



Town of Shallotte Board of Aldermen  
**ACTION AGENDA ITEM**  
2026

**TO:** Board of Aldermen

**ACTION ITEM #:** \_\_\_\_\_

**FROM:** Robert Waring, Planning Director

**MEETING DATE:** 06/02/2026

**DATE**

**SUBMITTED:** \_\_\_\_\_

**ISSUE/ACTION REQUESTED:**

**PUBLIC**

YES

NO

To evaluate a request for a Fee In Lieu of Recreation area dedication for a proposed residential subdivision.

**HEARING:**

**BACKGROUND/PURPOSE OF REQUEST:**

The Forest Ridge is an 80-lot subdivision proposed for a 15.8-acre tract located along Forest St. Ext. The property was rezoned to MF-14 in 2025. The preliminary subdivision plans will go to Planning Board for approval once the fee in-lieu of rec area is determined.

The zoning allows for residential lots by right at 3,000 ft<sup>2</sup> with a max density of 14 units/acre. The site is not encumbered by any significant wetlands or flood plain.

The Town's UDO requires that developers dedicate a minimum of 2,178 ft<sup>2</sup> (.05acre) of rec. area per lot; this land is to be available and suitable for recreation for the residents of that subdivision. This would total 174,240 Ft<sup>2</sup> (4 acres) of dedicated/suitable rec area.

Sec 29-6 details standards for the payment of a fee in lieu of construction for recreation area (open space) within residential subdivisions. This would require an appraisal of the land that could be applied to the area needed. The Board may agree with this appraisal or commission an appraisal of their own. There is language that determines what value to use if there is a significant difference in appraised value.

The property owner's attached appraisal values the total property at \$510K. The plans show provision of 3.22 acres rec area, leaving a need for .78 acres.

The appraised value would yield a fee in lieu of totaling \$25,209.

It should be noted that the Town does not have program in place to identify where these funds could be used. In lieu of fees must be spent on the type of infrastructure that is not being built and should be spent on a project that is in proximity to the subdivision. The Town's UDO language does not include these details.

**FISCAL IMPACT:**

**BUDGET AMENDMENT REQUIRED:**

YES

NO

**CAPITAL PROJECT ORDINANCE REQUIRED:**

YES

NO

**PRE-AUDIT CERTIFICATION REQUIRED:**

YES

NO

**REVIEWED BY DIRECTOR OF FISCAL OPERATIONS**

YES

NO

**CONTRACTS/AGREEMENTS:**

**REVIEWED BY TOWN ATTORNEY:**

YES

NO

N/A

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**ADVISORY BOARD RECOMMENDATION: NA**

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**STAFF:**

1. Approve the fee in lieu of and hold the funds for an appropriate recreation project.
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**FINANCE RECOMMENDATION: NA**

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**ATTACHMENTS:**

1. Section 29-6, Shallotte UDO
2. Preliminary subdivision plan, Forest Ridge (located along Forest St. Ext.)
3. Appraisal

**ACTION OF THE BOARD OF ALDERMEN**

**APPROVED:**

**ATTEST:**

**CLERK TO THE BOARD**

**DENIED:**

**DEFERRED**

**UNTIL:**

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**SIGNATURE**

**OTHER:**