

The Tides of Shallotte, LLC
639 Executive Place, Suite 400
Fayetteville, NC 28305

March 25th, 2026

Town of Shallotte, Technical Review Committee,
Planning Board, & Board of Alderman:

Attached is a Special Use Permit application from The Tides of Shallotte, LLC referencing The Tides community located at 4568 Tides Way, Shallotte. The intent of the application to seek approval to reclassify a Proposed 10' Public Path located behind garage #1 from Phase 5 to Phase 7. The reclassification will not modify any design elements of the approved SUP #21-52.

We appreciate your consideration of our request.

Thank you,

Watson Caviness



APPLICATION FOR SPECIAL USE

<i>Official Use Only</i>	
P&Z #:	_____
Date Rec'd:	_____
Rec'd By:	_____
Amount Paid: \$	_____

ALL MATERIAL NEEDED SUPPORT THIS APPLICATION WILL HAVE TO BE PRESENTED BY THE APPLICANT AT THE SUP HEARING

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 116 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All applications for special use must be complete and accompanied by the permit fee of \$360.00 (150.00 application, \$180.00 public notice fee, \$30.00 recording fee), payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional cost of public notices, which will be billed at a later time. All fees must be paid in full before a Zoning Permit will be issued and before an application will be submitted for review by the Board of Aldermen. Applicants or their agents are responsible for attending the Board of Aldermen meeting where this application will be considered.

Article 10 of the Town of Shallotte Unified Development Ordinance regulates which uses are conditional within the zoning districts in the Town's zoning jurisdiction. Special uses must be approved by the Board of Aldermen. All special uses must satisfy all standards in Section 6-8(B). Most special uses are also required to submit site and landscaping plans. Any plans required to be submitted shall be considered part of this application and special use permits issued are subject to the approved plans.

Project Name: <u>The Tides</u>		
SECTION 1: APPLICANT INFORMATION		
Applicant Name: <u>The Tides of Shallotte, LLC</u>		
Mailing Address: <u>639 Executive Place Suite 400 Fayetteville, NC 28305</u>		
Phone: <u>910-481-0503</u>	Fax: _____	Email: <u>casey@cavinessandcates.com</u>
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): _____		
Mailing Address: _____		
Phone: _____	Fax: _____	Email: _____
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: <u>4568 Tides Way Shallotte, NC 28470</u>		
Parcel ID #(s): <u>portion of 108820928230, portion of 109817012327</u>	Total Site Acres or Square Feet: <u>50.301ac</u>	
Current Zoning District(s): <u>Multi-Family Residential MF-10</u>		
SECTION 4: USE INFORMATION		
Detailed Description of Proposed Use (attach additional sheets as necessary): <u>Multi-family dwelling units</u>		

Use Classification (from Table of Uses): multi-family dwellings

SECTION 5: SPECIAL USE STANDARDS

In order to approve a special use, the Town Board of Aldermen must hold a hearing and find, based on the evidence presented, that the application adequately satisfies the special use standards identified in Section 6-8(B) of the Unified Development Ordinance and listed below. Please attach any documentation supporting how the proposed project satisfies the following standards, including a statement describing separately for each standard in significant detail the facts and arguments you intend to present to the Board during the hearing:

- (1) That the use will not materially endanger the public health and safety.
- (2) That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
- (3) That the use will be in harmony with the area in which it is to be located.
- (4) That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.
- (5) That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation, or other necessary infrastructure.
- (6) That the use meets all required conditions and specifications established by the Board of Aldermen.

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each application for special use must include:

- An application fee of \$360.00 in cash or check made payable to the Town of Shallotte.
- A Site/Landscaping Plan Application with required plans containing all required information from the Unified Development Ordinance.*
- One (1) 8.5' x 11' front building elevation indicating façade materials and colors.*
- A notarized letter of authorization if acting as the agent for the property owner(s).

NOTE: If conditional use is approved, two (2) sets of building plans shall be submitted before a Zoning Permit will be issued. Items marked with an asterisk (*) may be waived by the Zoning Administrator where a master plan or other development plan is also required, no site modifications are proposed, or other special situations exist.

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Application for Special Use, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature:  Date: 3/25/24
Watson Caviness

Official Use Only

TRC Meeting Date: _____ Recommendation: _____ Staff: _____

Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____

The Tides of Shallotte, LLC

SECTION 5: SPECIAL USE STANDARDS

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(1) That the use will not materially endanger the public health and safety.

The updated phasing plan will reclassify the walking path located behind garage 1 (see Attached Exhibit) from Phase 5 to Phase 7. This phasing reclassification will not endanger public health and safety.

2) That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).

The update to the phasing plan (see Attached Exhibit) should have no adverse effect on the value of adjoining or abutting properties. The planned site design and previously approved use noted in SUP #21-52 will remain the same.

(3) That the use will be in harmony with the area in which it is to be located.

The updated phasing plan will remain in harmony with the area it is located, the approved walking path will not be removed from the SUP #21-52 plan.

(4) That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.

The phasing plan revision does not remove any design elements from the approved SUP #21-52 and will remain in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans by the Board of Aldermen.

(5) That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and have adequate utilities, access roads, drainage, sanitation, or other necessary infrastructure.

The updated phasing plan will have adequate facilities; the approved design will not change. The phasing plan attached to the Special Use Permit application illustrates the standards are met.

(6) That the use meets all required conditions and specifications established by the Board of Aldermen.

The applicant attests that the previously approved use continues to meet all the required conditions and specifications established by the Board of Aldermen and will demonstrate by the site plan that the use is in keeping with the UDO and other established policies and procedures. The use approved by the Town Board previously with SUP #21-52 is unchanged. The focus of this SUP is to address the phasing of the walking path located behind Garage #1, a minor change that will not have an adverse effect on overall quality of life of residents.