

Monthly Code Report (Town of Shallotte, NC) 5/2026
Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005 (4450 Main Street)

Original Complaint: Tall grass/junk, etc. * See also Z-24-007

Latest Update: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- Talks with the developer have not provided real traction. CE suggests moving forward with town abatement.
- Conference call with developer on moving forward with project.
- (Currently In talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: PN-24-006 (4479 Main Street)

Original Complaint: Tall grass/junk, etc. * See also Z-24-008

Latest Update: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- CE suggests moving forward with town abatement for all properties under injunction.
- No changes
- CE has reached out to property owners again to see if they intend to comply with order.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property owner was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
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- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

3. Case Number: PN-25-013 (103 Forest Dr.)

Original Complaint: Tall grass/weeds, potential nuisance structure.

Latest Update: 4/29/26

- Property owner has demolished and cleared violations. **Case closed 5/27/2026.**
- Property owner was issued a demolition permit to remove structures and clean up property. They are now working with Brunswick County to receive a County permit.
- CE spoke with property owner who said they would get someone out to clean up.
- Violation notice to mail 2/27/26.
- CE has not received response from property owner. One more attempt will be made to address nuisance issues before violation notice is mailed.
- Courtesy contact made.

4. Case Number: PN-26-001 (Edom Ln.)

Original Complaint: Residents filed complaints regarding construction debris and litter.

Latest Update: 5/25/26

- Final inspection shows no debris or tall grass. **Case closed 5/25/26.**
- Follow-up Inspection scheduled for 4/30.
- Havenn Homes contacted about violations.
- Neighbors reported construction crews leaving trash and debris on lots and discarding items into adjacent property owners' yards.

5. Case Number: PN-26-002 (Edom Ln. Grass)

Original Complaint: Residents filed complaints regarding tall grass.

Latest Update: 5/25/26

- Final inspection shows no debris or tall grass. **Case closed 5/25/26.**

Zoning Violations

1. Case Number: Z-24-007

Original Complaint: 4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.

Latest Update: 5/05/26

- Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.
- Talks with the developer have not provided real traction. CE suggests moving forward with town abatement.

- *Conference call with developer on moving forward with project.*
- *(Currently in talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
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- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

2. Case Number: Z-24-008

Original Complaint: *4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.*

Latest Update: *5/05/26*

- *Code enforcement is researching abatement contractors at the suggestion of the Town Attorney. Previously used contractor would not contract with the Town due to scheduling.*
- *CE suggests moving forward with town abatement.*
- *No changes.*
- *CE has reached out to property owners again to see if they intend to comply with order.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*
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- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

3. Case Number: Z-24-009

Original Complaint: *Crane business not meeting the conditions of an issued special use permit.*

Latest Update: *4/29/26*

- CE is still waiting on court date and information. Property owner becomes more non-compliant as time moves on.
- Property owner has filed an appeal in Superior Court.
- Town Clerk mailed Board Findings to property owner via certified mail
- Board of Adjustment hearing was conducted on 2/27/2025.

4. Case Number: Z-25-017 (Southeastern Christian Academy)

Original Complaint: Shipping/cargo containers being used as accessory structures.

Latest Update: 1/22/26

- Town management reached out to the property owner and has given the owner six months to comply with Town ordinance. CE will check back in six months for compliance.
- Notice of violation drafted to issue on 12/31/25.
- Site inspection conducted on 12/19.

5. Case Number: Z-26-003 (422 Village Rd.)

Original Complaint: Former residential structure located in the HB zoning district potentially being used as an event center.

Latest Update: 5/27/26

- Application and plans still not received. CE is reaching out to see if project intends to move forward.
- Project engineer in talks with staff.
- Planning staff are waiting for application submittal. Talks with the property owner's engineer to inform that some of the proposed uses are not permitted.
- The property owner has retained an engineering firm that is in the early stages of site plan creation.
- CE reached out to the owners to inform them that zoning approval would be needed before using the home as commercial property. A site and landscape plan is required. The owners protested to CE, explaining that they were living in the home part time, and were only having guests over. CE will monitor.
- The property owner has been using social media to promote "open houses" to view the home's renovations and the potential for its use as an event center/AirBnB.

6. Case Number: Z-26-004 (4710 Main St.)

Original Complaint: Structure in disrepair that has submitted an application for a building permit but does not have zoning approval.

Latest Update: 5/22/26

- Property owner has obtained a permit to begin interior demolition and to close the back portion of the building to temporarily halt violation status.
- Staff has spoken to the property owner. Property owner asked for more time to figure out plans for the structure. Three weeks have gone by without action. CE to contact owner on 4/30 and then issue violation notice if no action is immediately taken.
- Staff has reached out to the developer. Notice of violation is being drafted to mail.

7. Case Number: Z-26-005 (2159 Ocean Highway)

Original Complaint: Reported development without zoning approval.

Latest Update: 5/27/26

- TRC complete. Project engineer was reminded that all violations must be removed before the special use permit hearing.
- Project scheduled for May TRC.
- CE has spoken with the project engineer. An application is in process and the project lead has informed the property owner that no work can be completed until approval has been given.

8. Case Number: Z-26-008 (PID# 2132A001)

Original Complaint: Reported development without zoning approval. Kevin Blum/repeat offender.

Latest Update: 5/14/26

- 5/14/26, at the direction of CE, the property owner returned the site to its original state. **Case closed**
5/14/26.
- Owner issued a Final Notice of Violation on 4/29/2026.

Vehicles

Currently no cases