

TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT



TO: Planning Board
FROM: Robert Waring, Planning Director
DATE: February 10, 2026
RE: Monthly Planning Department Report

This memo & attached reports provide a summary of the Planning & Zoning Dept. in the past month:

1. The Planning Board met on January 13 to review the following:
 - a. TXT 25-35 gravel parking, CB
 - b. The Board's next meeting is scheduled for February 10.
2. TRC did not meet in January for lack of business:
 - a. The next meeting scheduled for February 19
3. Staff attended the Board's monthly workshop meeting to review
4. Staff attended the bi-monthly traffic impact analysis meetings with NCDOT
5. Staff attended the November GSATS TCC meeting to discuss the following:
 - a. MTIP Updates
 - b. STIP Updates
 - c. Safety Performance Targets
6. Staff attended a meeting with the County Manager to discuss fire fees & standards
7. Staff has scheduled the first CAT meeting for the Town's NCRCCP (resiliency) grant
 - a. Staff has received an application from James Murray for the CAT & would ask he be appointed to the committee
8. Staff has received any alternatives for the GSATS/NCDOT adaptive signalization project discussed for Main St.
 - a. Staff will discuss potential design & funding with GSATS & NCDOT
9. Staff met with developers to discuss the following potential projects:
 - a. Palm Bay vested right subdivision, Pigot Rd.
 - b. Expansion to the Creekside Landing PUD (Copas to Village Pt. Rd.)
10. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner,
beaton@townofshallotte.org Phone: (910) 754-4032
11. The Town collected \$91,090 for January 2026
 - a. Fees collected in January 2025 totaled \$42,982