



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: REZ 25-13

MEETING DATE: 08-12-2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

Review rezoning petition REZ #25-13 and supporting documentation and provide a recommendation to the Board of Aldermen.

PUBLIC HEARING: ☐ YES ☒ NO

BACKGROUND/PURPOSE OF REQUEST:

David Summerlin has submitted a petition for rezoning of property located at 117 Al St. (PID # 198AB006) on behalf of David & Ellen Frazee.

The property owner has requested that this parcel be zoned Central Business (CB). The property is currently zoned Residential (R-10).

The site is comprised of one parcel fronting Al Street, containing an existing single-family home and accessory structure.

The Town's Future Land Use Map identifies the area as "Mixed Use".

The proposed zoning is consistent with future land use map.

The surrounding properties are zoned as follows:

North - CB

South - CB

East – R-10

West – CB

The Planning Board may:

Vote to recommend the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

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

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION:

The proposed change is consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
 2. Area map
 3. Mixed Use Description
 4. Table of Permitted Uses
 5. Draft Statement of Consistency
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<u>ACTION OF THE BOARD OF ALDERMEN</u>		
APPROVED: <input type="checkbox"/>	ATTEST:	CLERK TO THE BOARD
DENIED: <input type="checkbox"/>		
DEFERRED UNTIL: _____		
OTHER: <input type="checkbox"/>	SIGNATURE	