



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: TXT 25-24

MEETING DATE: 08-12-2025

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Request Planning Board's review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 2, Section 2-2, Article 10, Tables 10-1 & 10-2, & Article 10, Section 10-3 (I).

PUBLIC

HEARING:

☐

YES

☒

NO

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town's UDO updates ordinance language to transition away from the use of special use permits and the quasi-judicial process for less intensive residential uses, instead utilizing conditional rezoning when more appropriate.

The proposed amendment also establishes and defines two categories of multi-family uses, major and minor, allowing for minor multi-family projects "by right" and to be approved administratively. At the request of the Board of Aldermen, the proposal also establishes additional language preventing developments from utilizing project phasing and/or adjacent properties in like ownership to circumvent the major/minor categorization process detailed within.

Staff feel that recategorizing less intensive uses and establishing "by right" and conditional rezoning standards will promote development without the heavy burden that often accompanies the quasi-judicial process.

- See attached "Exhibit A"

The Planning Board may vote to *recommend to*:

Approve the ordinance as written, or

Further amend the ordinance and vote to approve, or

Continue the Board's review and ask that the ordinance be further researched, or

Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES

☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES

☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES

☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES

☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES

☒ NO

☐ N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommends Planning Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Draft Language “Exhibit A”
2. Draft Statement of Consistency

<u>ACTION OF THE BOARD OF ALDERMEN</u>	
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DEFERRED UNTIL: _____	_____
OTHER:	SIGNATURE