



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

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TO: Planning Board
FROM: Robert Waring, Planning Director
DATE: December 10, 2024
RE: Monthly Planning Department Report

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

1. The Town's Planning Board met November 12
 - a. The Board considered two text amendments to the UDO
 - b. The Board's next meeting is scheduled for December 10
2. The Town's TRC did not meet for the November meeting:
 - a. The next meeting scheduled for December 19
3. As of 11/26, we have received one application for appointment to Planning Board. Staff have asked those current members that wish to be reappointed to update their board application. Staff will deliver these to the Board as they are received.
4. Staff has completed the 2025 Planning Schedule, attached
5. Staff participated in a Zoom call hosted by the American Planning Assoc. to discuss the affects of Senate Bill 382 which states in part the following:

(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property ~~shall be initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning ~~amendment,~~ amendment. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

 - (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.*
 - (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.*
 - (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.*
6. Staff met with McGill Engineering to begin the process of updated the Town's SW regulations
7. Staff attended the project meetings for the Town Hall project and the Riverfront Committee
8. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner, beaton@townofshallotte.org Phone: (910) 754-4032
9. The Town collected \$58,179 fees for Nov.24. Fees collected Nov. 23 totaled \$26,650