

Town of Shallotte
Planning Board Meeting
August 11, 2026
5:30 PM

The Shallotte Planning Board met for their regularly scheduled meeting on August 11, 2026, at the Shallotte Town Hall Meeting Chambers with Chairman Richard Gannaway presiding.

Members Present: Edward Springer, Maria Paslick, Richard Gannaway, Ron Johnson, Amy Causey and Amanda Dunn (5:43).

Members Absent: Melodie Bryant

Staff Present: Robert Waring, Brandon Eaton, and Natalie Goins

Public Comments: None

1. Approval of Agenda:

Ron Johnson made a motion to approve the agenda as presented, seconded by Maria Paslick. The motion passed 6 yes, 0 no.

2. Approval of Minutes:

Maria Paslick made a motion to approve July 14, 2026, minutes as read, seconded by Ron Johnson. The motion passed 6 yes, 0 no.

3. Conflict of Interest Statement

The Chairperson asks the Board members if they have any potential conflict of interest with the items on the agenda per NCGS 160D-109.

There was no conflict of Interest.

4. Action Items

I. SUB 26-0015

Hammocks @ Shallotte Pointe, LLC. has submitted a request to amend the previously approved preliminary plan for the Tidelands Preserve subdivision (22.09 acres, 39 lots) to allow for project phasing, splitting the development into two phases. Phase 2 would consist of lots 31-39.

Alan Lewis of East Coast Engineering explained that the phasing request was necessitated by a temporary delay in the design of a pedestrian overwalk.

Robert Waring clarified that an improvement guarantee is not allowable for the pedestrian infrastructure, making phasing the appropriate mechanism to ensure the work is completed while allowing the developer to proceed with Phase 1 lot recording.

Action Taken:

A motion was made by Maria Paslick, seconded by Amy Causey, to approve the preliminary subdivision plat update for SUB 26-0015, Tidelands Preserve, to allow phasing as presented. The motion passed 6 yes, 0 no.

II. ANX 26-11

OI Investment Properties, LLC has submitted a petition for annexation and rezoning of 98 acres of property (PID 21400001) located along Gray Bridge Road across from Solterra subdivision.

The property owner has requested the property be rezoned from County R-7500 to Shallotte Planned Unit Development (PUD). The master plan consists of 400 single-family lots with a proposed density of 4 units/acre.

Action Taken:

Ron Johnson made a motion to recommend approval to the Board of Aldermen of Zoning Map Amendment ANX 26-11 for the property located along Gray Bridge Road (PID# 21400001), rezoning the property from County R-7500 to Shallotte PUD upon approval of the annexation, subject to the following conditions:

1. Preliminary subdivision plans match PUD plans
2. A completed and signed sewer permit application be received prior to recording final plat
3. Tree canopy preservation/replacement within common areas & open space be maximized

Motion seconded by Maria Paslick. Motion passed 6 yes, 0 no.

Edward Springer motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Maria Paslick. Motion passed unanimously 6 yes, 0 no.

5. Old & New Business

- a. Monthly Planning Dept. Staff Report for July 2026 – No action required.

6. Adjournment

Edward Springer made a motion to adjourn, seconded by Amy Causey. The motion passed 6 yes, 0 no.

Respectfully Submitted,

Natalie Goins

Natalie Goins,
Town Clerk