



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: ANX: 25-21

FROM: Robert Waring, Planning Director

MEETING DATE: 9/2/2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review the annexation petition 25-21, a petition for annexation into the Town & a request to rezone the property to Planned Unit Development.

PUBLIC HEARING: ☒ YES ☐ NO

BACKGROUND/PURPOSE OF REQUEST: Mr. Brian Fleer, on behalf of Aubrey & Amanda Faatz has submitted a petition for the annexation & rezoning of property located along Bay Rd. (PID # 2290003505). The 22.28-acre property is currently vacant.

The property owner has requested that the property be rezoned into the Town's Planned Unit Development (PUD). Their master plan consists of 66 single family lots & maximum proposed density of 3 units/acre. The site meets the minimum size requirement for a PUD and provides the appropriate amount of open space.

The Town's 2018 Land Use Plan-Future Land Use Map identifies that area as "Low Density Residential" which entails a max density of 3 units/acre and prescribes single-family residential as desired uses.

The Town does not require buffering between similar uses i.e. single-family residential to single-family residential.

Although the proposed project falls below the threshold for traffic impact analysis (TIA) the applicant drafted a study and considered the other developments in the area. The TIA calls for the construction of a site drive as a westbound approach with one ingress and one egress lane striped as a shared left-turn/right-turn lane. They will need to apply for an NCDOT driveway permit along Bay Rd. The proposed street layout does provide stub connections to the adjacent undeveloped properties. Internal roads will be designed/constructed to NCDOT standards & dedicated to the Town for maintenance.

The development will make use of Town sewer with design specifics to be provided with future preliminary subdivision plans. The project will also be required to submit stormwater permit applications to the Town and NC Dept. of Natural Resources. Some wetlands have been documented with the USACE, though this plan shows they are not being impacted. There are no flood hazards located on the property.

The surrounding properties are zoned as follows:
North- County Residential-7500 (CO R-7500) & Shallotte PUD
South- CO R-7500 & CO R-6000
East- CO R-7500
West- CO R-7500

The Board is asked to review the supporting material & either approve or deny Annexation Ordinance 25-21; and if approved
Review Statement of Consistency 25-21 & approve or deny the proposed PUD zoning

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:

Planning Board voted unanimously to recommend approval of the PUD zoning and proposed master plan.

STAFF RECOMMENDATION: Staff believe that the proposed project is consistent with the 2018 Shallotte CAMA Land Use Plan, specifically the FLU Map, desired use type, & density.

Staff recommends approval with the following conditions:

- Subdivision plans remain consistent with the master plan and recommendations of the the submitted TIA
- All local, state, & federal permits be provided as they are obtained
- No construction or land clearing commence until preliminary subdivision application and plans have been reviewed and approved

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Area Map
 2. PUD Application
 3. Master Plan
 4. TIA
 5. TRC Comments & Responses
 6. Article 16 & Table of Permitted Uses
 7. Draft Statement of Consistency
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ACTION OF THE BOARD OF ALDERMEN**APPROVED:**☐**DENIED:**☐**DEFERRED****UNTIL:****ATTEST:****CLERK TO THE BOARD**

SIGNATURE

OTHER: