

Monthly Code Report (Town of Shallotte, NC) 8/2025
Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005 (4450 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-007

Latest Update: 8/26/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: PN-24-006 (4479 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-008

Latest Update: 8/26/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

3. Case Number: PN-25-002

Original Complaint: Neighbor reported tall grass. Yearly offender.

Latest Update: 8/26/25

- Property is not in violation. Property to be regularly inspected for future violation. **Case closed 8/26/2025.**
- CE is looking into additional violation information.
- Complainant reached out to CE again to expand complaint to include potential unkept access easement. Will investigate the potential violation.
- CE has explained to complainant that the Town cannot maintain the aesthetic of private property in the way that an HOA/POA could and also detailed our ordinance to illustrate items we can regulate.

- Reinspection shows no current nuisance violation. Property will be monitored for changes.

4. Case Number: PN-25-007 (27 Brierwood Rd.)

Original Complaint: Tall grass, debris, dilapidated structure. Surrounding property owners have been maintaining the property as they can.

Latest Update: 8/26/25

- Property owner has been working to abate violations. Property scheduled for reinspection.
- A new inspection is scheduled for 7/29/2025. Civil penalties will begin if violations remain. An order will also be issued relating to nonresidential violations.
- Violation notice mailed. The owner had until 7/25/25 to abate violations.
- A hearing before the code enforcement officer was scheduled for 7/24/25 relating to nonresidential code violations. The property owner did not show up or reach out to CE.

5. Case Number: PN-25-008 (98 Wildwood St.)

Original Complaint: Tall grass, debris, downed silt fencing.

Latest Update: 7/29/25

- NOV mailed. Owner has until 8/6/25 to comply.

6. Case Number: PN-25-009 (109 Smith Ave.)

Original Complaint: Tall grass.

Latest Update: 8/26/25

- Violations have been removed. **Case closed to CE 8/1/25.**
- The property manager reached out to notify CE that the property would be mowed on 7/28/25.

7. Case Number: PN-25-010 (139 Edom Ln.)

Original Complaint: Tall grass.

Latest Update: 8/12/25

- NOV mailed with a compliance date of 8/27/2025.
- Inspection scheduled for 7/29/2025

Zoning Violations

1. Case Number: Z-24-007

Original Complaint: 4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.

Latest Update: 8/26/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
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- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: Z-24-008

Original Complaint: 4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.

Latest Update: 8/26/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

3. Case Number: Z-24-009

Original Complaint: Crane business not meeting the conditions of an issued special use permit.

Latest Update: 8/26/25

- CE is still waiting on court date and information.
- Property owner has filed an appeal in Superior Court.
- Town Clerk mailed Board Findings to property owner via certified mail
- Board of Adjustment hearing was conducted on 2/27/2025.

4. Case Number: Z-25-005 (4600 Main Street)

Original Complaint: Illegal signage and potential business operating without zoning approval.

Latest Update: 8/27/25

- Civil penalty notice to mail 8/27/25.
- Final NOV to mail 7/30/25.
- CE has not had any response to NOV. CE removed sign in ROW.
- Notice issued 5/28/25.
- Inspection conducted on 5/21/25. Business operating without zoning approval.
- CE opened a case and has initiated the inspection and notice process.

5. Case Number: Z-25-007 (5054 Main St.)

Original Complaint: Food truck without permit.

Latest Update: 8/26/25

- Violation not found during inspection but has been said that it is generally in operation on weekends. CE is continuing to monitor.

6. Case Number: Z-25-008 (5285 Main St Unit 1)

Original Complaint: Restaurant operating outside of the conditions approved in the initial permit. Business is also preparing food inside a semi-permanent food truck/trailer to serve inside in a seated environment. Illegal signage also installed.

Latest Update: 8/26/25

- The tenant still does not have a valid food truck permit, but has not been seen cooking on site to serve in the restaurant. CE has been in communication with the County regarding potential health code violations, and is crafting a comprehensive list of violations and necessary abatement requirements, which include revocation of the original permit (which was applied for using incorrect information) and the stipulation that the tenant must apply for a new permit to continue operations as a restaurant. This does **not** permit the tenant to cook and/or prepare food on the food truck and sell inside the restaurant.
- Sign has been removed from ROW as well.
- Property owner reached out on 7/30/25 to ask for a week to try and get the tenant to come into full compliance.
- Notice issued 6/25/25.
- Inspection conducted on 6/18/25.

7. Case Number: Z-25-011 (4530 White St.)

Original Complaint: Office of funeral home reported being used as full-service funeral home without zoning approval. Only approved to be an office.

Latest Update: 8/27/25

- Owner of the business in question reached out to the Town today to inquire about who reported the potential violation. CE reached out to inform the owner that the complaint was internal and inquired about an SUP.
- CE has not heard back from property owner about moving forward with an SUP. CE has no reasonable cause to suspect property is not being used as was permitted, at this time.
- CE spoke with property owner who says he is only using the building for sales and blames industry sabotage for the complaint. The owner says he may still apply for an SUP (required for this use) but is retaining legal services.

8. Case Number: Z-25-012 (4407 Owenden Dr.)

Original Complaint: Shipping container being used as accessory building.

Latest Update: 8/26/25

- 8/26/2025, property owner came by Town Hall on the last day of compliance before civil penalties were set to be issued, requesting an extension of another month. CE informed the property owner that these containers are not allowed for any time and that an extension until 9/15/25, was the best we could do.
- Final NOV mailed 8/12/25 giving owner until 8/26/2025 to remove the violation.

Vehicles

Currently no cases