



REZONING PETITION

Jun 06 2025 Official Use Only 9:11A	
P&Z #:	_____
Date Rec'd:	_____
Rec'd By:	_____
Amount Paid: \$	_____

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 106 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All petitions for rezoning must be complete and accompanied by the application fee of **\$330.00** (150.00 plus a \$180.00 advertising fee), payable in cash or by check made to the Town of Shallotte. Applicants will also be responsible for any additional advertising costs, which will be billed at a later time. All fees must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen. Applicants are responsible for attending all Planning Board and Board of Aldermen meetings where this application will be considered.

A rezoning is a change in the zoning of a tract of land. Rezonings are also known as map amendments and are amendments to the Unified Development Ordinance (UDO). Article 9 of the UDO describes the zoning districts within the Town's zoning jurisdiction. Article 10 identifies which uses are allowable in each zoning district and whether a use is permitted by right or as a conditional use. Article 4 describes the procedures for amending the UDO.

Project Name (if applicable): **117 Al Street**

SECTION 1: APPLICANT INFORMATION

Petitioner Name: **South Brunswick Development c/o David Summerlin**

Mailing Address: **1430 Commonwealth Dr Suite 102 Wilmington, NC 28403**

david.summerlin@scpccommercial.com

Phone: (910) 444-9012

Fax: _____

Email: _____

SECTION 2: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s): **David & Ellen Frazee**

Mailing Address: **4 WHITTIER DR
ACTON, MA 01720**

Phone: (978) 881-4167

Fax: _____

Email: **dfrazee83@gmail.com**

SECTION 3: PROPERTY INFORMATION

Street Address and/or Description of Location: **117 Al St. Shallotte, NC 28470**

Parcel Tax ID #(s): **198AB006**

Total Site Acres or Square Feet: **.88 Acres**

Current Zoning District(s): **SH-R10**

Proposed Zoning District(s): **SH-CB**

NOTE: If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include fifteen (15) 24" x 36" maps prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.

SECTION 4: LAND USE COMPATIBILITY ANALYSIS

Future Land Use Map designation:

Is the proposed zoning consistent with the Land Use Plan? ☒ YES ☐ NO

Please explain why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (use additional sheets as necessary):

SECTION 5: STATEMENT OF REASONABLENESS

Please describe why the proposed rezoning is reasonable, including how it is appropriate in relation to its surroundings and how it benefits the town and the neighboring properties (use additional sheets as necessary):

The property immediately adjacent to the subject property is zoned SH-CB and all of the property directly across the street is zoned SH-CB. Therefore, we feel that the highest and best uses for the subject property will be the same as those uses allowed on surrounding properties

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each rezoning petition use must include:

- ☒ An application fee of \$330.00 in cash or check made payable to the Town of Shallotte.
- ☐ If any portion of a proposed zoning district boundary does not follow an existing property line, the petition must include three (3) paper maps and one (1) digital copy (PDF, CAD, or GIS file) prepared by a licensed surveyor providing bearings and distances of such zoning district boundaries.
- ☒ A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

David Frazee

dotloop verified
05/28/25 7:55 AM EDT
JZG4-BAV9-SCQ5-8IYK

David Summerlin

dotloop verified
05/27/25 7:46 PM EDT
CNDX-ZX7Q-EZSY-OKAK

Signature

Ellen Frazee

dotloop verified
05/28/25 8:04 AM EDT
VGG9-MCJX-Q7OA-6YYS

Date: _____

Official Use Only

Planning Board Hearing Date: _____ Recommendation: _____ Staff: _____

Board of Aldermen Hearing Date: _____ Action: _____ Staff: _____

Dear Town of Shallotte Staff & Board Members,

We do fully authorize David Summerlin with South Brunswick Development LLC to represent us as we pursue the rezoning of our property at 117 Al Street in Shallotte. He will act on our behalf and all communication regarding this matter can be made through David Summerlin. Thank you for your understanding and we look forward to working through this process.

Sincerely,

David Frazee

Ellen Frazee



Commonwealth of Massachusetts
County: Middlesex

On this 29 day of May 2025. David Frazee &
Ellen Frazee personally appeared before me.

