



MAJOR SUBDIVISION/ PRD/PUD APPLICATION

Official Use Only

P&Z #: _____
Date Rec'd: _____
Rec'd By: _____
Amount Paid: \$ _____

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 116 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All applications must be complete and accompanied by the appropriate application fee, payable in cash or by check made to the Town of Shallotte. Contact the Town of Shallotte Planning Department to determine the appropriate fee or consult the current Town of Shallotte Fee Schedule. Applicants will also be responsible for the full cost of public notices, if any, which will be billed at a later time. Additionally, applicants may be charged for the balance of any professional review fees that exceed the application fee. Contact the Town of Shallotte Public Works Department to determine utility fees. All fees due must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen or a preliminary or final plat will be signed.

The procedure and regulations for developing a Planned Residential Developments and Planned Unit Developments can be found in articles 15 and 16 respectively of the Unified Development Ordinance. Regulations for Major Subdivisions can be found in articles 27 through 31. Applicants are encouraged to schedule a pre-application meeting with staff prior to submitting a final application.

Project Name: Bay Road - Faatz Property		
SECTION 1: APPLICANT INFORMATION		
Applicant Name: Brian Fleer		
Mailing Address: 1001 Military Cutoff Rd, Suite 10, Wilmington, NC 28405		
Phone: 910-515-1830	Fax: _____	Email: brianfleer@kw.com
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): Aubrey and Amanda Faatz		
Mailing Address: 1125 Bay Rd SW Shallotte NC 28470-5343		
Phone: 910-754-2488	Fax: _____	Email: info@aubreyfaatzhomecrafters.com
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: East of Bay Rd, South of intersection of Bay Rd and Village Point Rd		
Parcel Tax ID #(s): PID 2290003505	Total Site Acres: 22.28 +/- acres to be annexed	
Current Zoning District(s): County zoned to R7500		
SECTION 4: PROJECT INFORMATION		
Proposed Zoning District(s): PUD 3du/ac ☒ PUD ☐ PRD Overlay		
Project to be developed in phases? ☐ YES ☒ NO		Phase Lines must be shown on Master Development Plans.
Brief Project Description: 22.34-acre, 66-lot single-family residential lot subdivision, 7,000 sq. ft. minimum lot size, 56-ft wide. Main Road throughout subdivision connecting to Bay Rd Project proposed to be a single-phase subdivision with Town of Shallotte sewer and Brunswick County water.		

SECTION 4: PROJECT INFORMATION (continued)

PROPOSED LAND USE MIX	UNITS	ACRES	SQUARE FOOTAGE
Single-Family Detached Residential	66	22.28 +/-	NA
Single-Family Attached Residential (Townhomes)	N/A		NA
Multi-Family Residential (Triplex, Quadraplex, Apartments, Condos)	N/A		NA
Office & Institutional (including religious, civic, and educational uses)	N/A		
Retail	N/A		
Other Non-retail Commercial	N/A		
Light Industrial	N/A		
Recreation & Open Space (privately owned and maintained)	NA		NA
Recreation & Open Space (dedicated to Town of Shallotte)	NA		NA

SECTION 5: SUPPLEMENTAL INFORMATION REQUIRED

Each application use must include:

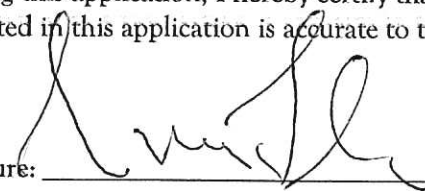
- ☐ An application fee in cash or check made payable to the Town of Shallotte.
- ☐ Applicable utility fees, including transmission recovery fees and sewer allocation fees.
- ☐ For conventional subdivisions: a preliminary plat pursuant to Appendix IV.
- ☐ For PUDs: a Master Development Plan/Land Use Plan/Site Plan pursuant to Section 16-9 and Appendix IV.
- ☐ For PRDs: a Master Development pursuant to Sections 15-4, 15-5, and Appendix IV.
- ☐ A Traffic Impact Study pursuant to Section 30-25, if required.
- ☐ A copy of property deeds and any referenced maps for all tracts under consideration.
- ☐ A notarized letter of authorization if acting as the agent for the property owner(s).

SECTION 6: APPLICANT/OWNER SIGNATURE

In filing this application, 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.

Signature: _____

Date: _____



7-16-2025

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

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

Comments: _____



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BF

6/7/2025 | 10:58 EDT