



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: REZ 26-01

MEETING DATE: 07-14-2026

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

Review rezoning petition REZ #26-01 and supporting documentation and provide a recommendation to the Board of Aldermen.

PUBLIC HEARING: ☐ YES ☒ NO

BACKGROUND/PURPOSE OF REQUEST:

Gloria Bell has submitted a petition for rezoning of property located at 4740 Leona's Way SW (PID # 21300048).

The property owner has requested that this parcel be zoned Residential Agricultural Manufactured Home (RAM-15). The property is currently zoned Residential Agricultural (RAM-15).

The site is comprised of one parcel fronting Leona's Way, containing an existing single-family home.

The Town's Future Land Use Map identifies the area as "Low Density Residential."

The proposed zoning is consistent with future land use map.

The surrounding properties are zoned as follows:

North - PUD

South – CO-NC

East – RAM-15

West – RA-15

The Planning Board may:

Vote to recommend the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

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: NA

STAFF RECOMMENDATION:

The proposed change is consistent with the current FLU Map.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
 2. Area map
 3. Low Density Residential Description
 4. Table of Permitted Uses
 5. Draft Statement of Consistency
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ACTION OF THE BOARD OF ALDERMEN

APPROVED:

DENIED:

ATTEST:

CLERK TO THE BOARD

DEFERRED

UNTIL:

SIGNATURE

OTHER:

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