



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

TO: Board of Aldermen

FROM: Robert Waring, Planning Director

ACTION ITEM #: ANX 26-11

MEETING DATE: 9/01/2026

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review application & plans for the proposed Gray Bridge Road PUD annexation/rezoning & demonstrate that said plans conform to the standards for Planned Unit Developments detailed with the Town's UDO.

PUBLIC HEARING: ☒ YES ☐ NO

BACKGROUND/PURPOSE OF REQUEST:

The project is a 98-acre tract (Parcel ID# 21400001) located along Gray Bridge Road across from Solterra (San Rio) subdivision. The property is currently zoned County-Residential 7500. The proposed zoning, Planned Unit Development will allow for single family home sites. The project currently includes single-family 400 lots.

The project contains a small tract across Shell Pt Rd. that is proposed for dedication to Brunswick County for a use that has yet to be determined.

The area is not shown on the Town's Future Land Use map. The surrounding properties are a combination of Residential Medium Density & Low Density. These two descriptions include a density range of 4-6 units/acre for medium & 3 units/acre for low. The project's proposed density is 4 units/acre.

Sewer utilities will be provided by the Town and will require the developer to extend a sewer line down Gray Bridge Rd. Water will be provided by Brunswick County.

The project specific TIA includes the extension/creation of turn lanes on Gray Bridge Rd, Shell Point, & Holden Beach Rd. NCDOT reviewed and approved the TIA. Internal roads will be designed/constructed to NCDOT standards & dedicated to the Town for maintenance.

Once the PUD master plan is approved a phased preliminary subdivision application will be required. Review of these plans & applications will include reviewing heritage tree preservation/replacement, stormwater, wetland impacts, rec space provisions & any other subdivision requirement.

The Board of Aldermen may:

Vote to approve the rezoning as proposed; or

Vote to deny the rezoning as proposed; or

Vote to modify the master plan; 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: At their August meeting, the Planning Board voted unanimously to recommend approval.

STAFF RECOMMENDATION: Staff recommend that the Board consider approval of the annexation & rezoning with the following conditions:

1. Preliminary subdivision plans/applications match PUD plans
2. Stormwater utilities be designed for the 100-yr storm event
3. A completed and signed sewer permit application be received prior to recording final plat
4. Tree canopy preservation/replacement within common areas & open space be maximized

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Annexation Petition & PUD Application
 2. Area Map
 3. PUD Plans
 4. TRC Comments & Responses
 5. Traffic Analysis
 6. Permitted Use Table
 7. Planning Board Statement of Consistency
 8. Draft Statement of Consistency
 9. Ordinance 26-11
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ACTION OF THE PLANNING BOARD

APPROVED:

☐

DENIED:

☐

**DEFERRED
UNTIL:**

ATTEST:

CLERK TO THE BOARD

SIGNATURE

OTHER: