



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2025

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: TXT 25-28

MEETING DATE: 10-14-2025

DATE

SUBMITTED:

ISSUE/ACTION REQUESTED:

Request Planning Board's review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-2 (Table of Permitted Uses).

PUBLIC

HEARING:

☐

YES

☒

NO

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town's UDO updates ordinance language to transition away from the use of special use permits and the quasi-judicial process. The amendment introduces the use of conditional rezoning in place of special use permits where more appropriate and establishes a permitted-by-right designation for less intensive uses or uses with clearly defined supplemental standards.

Staff believe that recategorizing less intensive uses and establishing "by-right" and conditional rezoning standards will promote development without the heavy burden that often accompanies the quasi-judicial process.

- See attached "Exhibit A"

The Planning Board may vote to *recommend to*:

Approve the ordinance as written, or

Further amend the ordinance and vote to approve, or

Continue the Board's review and ask that the ordinance be further researched, or

Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES

☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES

☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES

☒ NO

REVIEWED BY FINANCE DIRECTOR

☐ YES

☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES

☒ NO

☐ N/A

ADVISORY BOARD RECOMMENDATION:

TBD

Staff recommend Planning Board approval

ATTACHMENTS:

1. Draft Language “Exhibit A”
2. Draft Statement of Consistency

APPROVED: ☐

DENIED: ☐

ATTEST:

CLERK TO THE BOARD

**DEFERRED
UNTIL:**

SIGNATURE

OTHER: