



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2026

TO: Planning Board

ACTION ITEM #: TXT 26-01

FROM: Brandon Eaton, Planner II

MEETING DATE: 01-13-2026

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Planning Board’s review of a citizen-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 20, Section 20-3(E).

PUBLIC HEARING: YES NO

BACKGROUND/PURPOSE OF REQUEST:

The proposed amendment to the Town’s UDO updates ordinance language to allow property owners in the Central Business Zoning District (CB) to install parking areas in front and side yards in cases where the property falls within a CAMA Urban Waterfront Area designation, as determined by the North Carolina Department of Environmental Quality (DEQ).

Currently, gravel parking is permitted in the Central Business Zoning District for lots with fewer than twenty parking spaces, provided the parking area meets certain supplemental standards, including the requirement that it be located to the rear of the primary structure and out of view from the right-of-way.

- 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:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CAPITAL PROJECT ORDINANCE REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRE-AUDIT CERTIFICATION REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
REVIEWED BY FINANCE DIRECTOR	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommends Planning Board approval for the installation of these types of parking areas if the property falls within the CAMA Urban Waterfront designation.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

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

ACTION OF THE BOARD OF ALDERMEN

APPROVED:
DENIED:

ATTEST: **CLERK TO THE BOARD**

**DEFERRED
UNTIL:**

SIGNATURE

OTHER: