



The Shallotte Planning Board met for their regularly scheduled meeting on December 9, 2025 at the Shallotte Town Hall Meeting Chambers with Chairman Richard Gannaway presiding.

Members Present: Maria Paslick, Edward Springer, Richard Gannaway, Ron Johnson, Melodie Bryant and Amy Causey

Members Absent: Amanda Dunn

Staff Present: Robert Waring, Brandon Eaton and Debra White

Aldermen Liaison: Absent

- 1. Agenda Amendment:** None
- 2. Public Comments** None
- 3. Approval of Agenda:**

Maria Paslick motioned to approve the agenda as presented, seconded by Melodie Bryant. The motion passed 6 yes, 0 no.

4. Approval of Minutes:

Melodie Bryant motioned to approve the November 12, 2025 minutes as read, seconded Amy Causey. The motion passed 6 yes, 0 no.

5. Conflict of Interest Statement

The Chairperson ask the Board members if they have any potential conflict of interest with the items on the agenda per NCGS 160D-109.

There was no conflict of Interest.

- 6. Zoning Text Amendment TXT 25-35 – Citizen-Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 21, Section 21-13 (D) to allow Rooftop Signage in Central Business on commercial structures that are located more than 150 feet off the center line of Main Street. (Exhibit A)**

Staff drafted a proposed alternate language that would allow rooftop signage on all commercial structures within the Central Business zoning with supplement standards outlined. (Exhibit B).

Action Taken:

Ron Johnson motioned to recommend approval to Board of Aldermen Exhibit B of the Citizen-Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 21, Section 21-13 (D) to allow Rooftop Signage in Central Business, with corrections below:

- #6 to change wording to state “with no signs to go above the roof ridge” instead of “maximum building height.”
- Add language stating “for commercial structures that are located more than 150 feet off the center line of Main Street.”

Motion seconded by Melodie Bryant. The motion was tied 3 yes 3 no. Maria Paslick, Richard Ginnaway and Amy Causey voted no.

A second motion was made.

Maria Paslick motioned to recommend denial to Board of Aldermen of the Citizen-Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 21, Section 21-13 (D) to allow Rooftop Signage in Central Business on commercial structures that are located more than 150 feet off the center line of Main Street. (Exhibit A). Motion seconded by Amy Causey. The motion was approved 4 yes 2 no. Ron Johnson and Melodie Bryant voted no.

Maria Paslick motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Edward Springer. The motion passed 6 yes, 0 no.

7. Zoning Text Amendment TXT 25-34 - Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 10, Section 10-3(G).

The proposed amendment to the Town’s UDO updates ordinance language to create a zoning definition of “Data Centers” as a use and establishes supplement regulations governing such use within the Town’s zoning jurisdiction.

Data centers are becoming more common with advancements in artificial intelligence and other technologies. Areas across the State of North Carolina have started seeing more interest in data centers as a land use. Staff believes a proactive approach of allowance via conditional rezoning in Heavy Industrial zoning district is key.

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 25-34, Article 10, Section 10-3(G). Motion seconded by Edward Springer. The motion passed 6 yes 0 no.

Ron Johnson motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Amy Causey. The motion passed 6 yes, 0 no.

Old & New Business

- Monthly Planning Dept. Staff Report – No action required.

8. Adjournment

Edward Springer made a motion to adjourn, seconded by Ron Johnson. The motion passed 6 yes 0 no.

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk