



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

FROM: Brandon Eaton, Planner II

ACTION ITEM #: SUP 24-05

MEETING DATE: 3-04-2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

(1) Conduct a quasi-judicial hearing for the proposed Special Use Permit (SUP) as submitted by Norris & Bland Consulting Engineers, P.C., on behalf of S&H Investment Group, LLC, for a proposed sales office and warehouse for a metal fabrication business-- with no fabrication occurring on-site-- located at 1395 Ocean Hwy W. (Parcel ID # 1670006004).

(2) Consider any specific aspects of the proposed project, consider any conditions specific to the project's impacts, and consider approval of the SUP application & site plan.

BACKGROUND/PURPOSE OF REQUEST:

The property is a +/- 4.71-acre vacant parcel fronting Hwy 17/Ocean Hwy. W., zoned Business 2 (B-2), located within the Town's corporate jurisdiction.

The applicant intends to develop an office and warehouse for metal building fabrication with no fabrication occurring on the property. Warehouses require the issuance of a special use permit within the Town's development jurisdiction.

The project has been reviewed by staff and the Town's TRC, with comments and plans updated accordingly.

The Board may:
Vote to approve the SUP as proposed; or
Vote to deny the SUP as proposed; or
Continue the item until additional information is presented.

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 DIRECTOR OF FISCAL OPERATIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES NO N/A

ADVISORY BOARD RECOMMENDATION: N/A

STAFF RECOMMENDATIONS:

1. A full site and landscape plan application must be submitted; and
2. No outside storage shall be allowed; and
3. No fabrication may be conducting on-site; and
4. All rooftop mechanical equipment such as HVAC hardware must be screened according to Town UDO standards.
5. Existing project boundary buffer shall be preserved as is, or when/if future updates are made, shall conform to the UDO standard at the time any updates are conducted; and
6. All required fees shall be paid prior to final zoning approval; and
7. Per Sec. 12-12, all required site improvements, shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
8. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
9. The site be maintained in accordance with the approved site plans.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. SUP Application
2. Site Plan
3. TRC Notes & Response Memo
4. Applicant's findings/justification responses
5. Final SUP

ACTION OF THE BOARD OF ALDERMEN

APPROVED: <input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DENIED: <input type="checkbox"/>	_____
DEFERRED UNTIL: _____	_____
OTHER:	SIGNATURE