



**Town of Shallotte  
Board of Aldermen  
Special Use Permit Findings**

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The Town of Shallotte Board of Aldermen met and considered the following application on the 4<sup>th</sup> day of March, 2025.

<b>File Number:</b>	SUP #24-12
<b>Final Action Date:</b>	3/04/2025
<b>Formal Hearing Date:</b>	3/04/2025
<b>Project Name:</b>	Brierwood Golf Club
<b>Applicant:</b>	Blum Investments Golf
<b>Location:</b>	27 Brierwood Rd.
<b>Tax Parcel Number:</b>	2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038
<b>Acreage:</b>	+/- 76.5 ac
<b>Zoning District:</b>	RA-15
<b>Proposed Use:</b>	Golf course with clubhouse and other amenities.

**Section 1 - Application**

Having reviewed the application materials submitted by the applicant, the Board of Aldermen finds that the following regarding the completeness of the application and its compliance with the technical requirements of the Shallotte Unified Development Ordinance (UDO):

**Completeness of Application [check one]:**

- The application is complete.
  - The application is incomplete in the following way(s):
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**Compliance with the UDO requirements [check one]:**

- The application complies with all applicable requirements of the UDO.
  - The application is *not* in compliance with the following requirement(s) of the UDO:
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**Section 2 – Specific Findings of Fact**

The Board of Aldermen must find as a specific finding of fact that the proposed use will comply with *all* of the following standards. Otherwise, the permit must be denied. In making their findings, the Board of Aldermen may impose conditions which, in its opinion, assure that the use in its proposed location will satisfy all of the following standards.

**Having heard all the evidence and arguments presented at the hearing, the Board of Aldermen hereby finds that the proposed use *will* comply with the following standards [check all that apply]:**

- That the use will not materially endanger the public health and safety.

*The Brierwood Golf Club and restaurant have operated in the recent past without endangering the public’s health and safety. The Applicant will obtain liability insurance policies and implement standard golf course and restaurant amenity safety precautions through staff training and quality assurance programs. Reasonable safety protocols as dictated by insurers and management staff will be established by the Applicant in order to address potential health and safety concerns of the golf course and restaurant guests.*

- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).

*In reopening the golf course and restaurant along with enhancing the neighborhood’s recreational amenities, the value of adjoining property owners will be enhanced. A golf course, restaurant and recreational amenities improves the desirability of the neighborhood and provides dining and recreational opportunities to the public and the neighborhood residents. The Applicant has retained local appraiser Mike Powell to provide valuations of adjoining parcels and the impact of reopening the golf course will have on property values.*

- That the use will be in harmony with the area in which it is to be located.

*The Brierwood golf course which opened in 1967 was one of the original golf courses in Brunswick County. The neighborhood's connection to the golf course and restaurant has existed over the past several decades. The neighborhood was developed as a golf course community and the reopening of the course and restaurant along with recreational amenities provides for natural harmony within the neighborhood as envisioned by Dr. Ben Ward and his family, the original developers of the property. Reopening the golf course and restaurant will restore the natural compatibility of the neighborhood and the golf course and restaurant.*

- That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.

*The Brierwood community was one of the earliest subdivisions to develop in the Town. As the town has grown and developed over time, the Town Land Use and Thoroughfare Plans have established developed development standards. The Applicant's submission for the Special Use Permit presents a plan of development that is consistent with and meets the Town's Land Use and Thoroughfare standards.*

- That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure.

*The Brierwood neighborhood roads will not be negatively impacted by the golf course and restaurant reopening. Traffic volume will naturally increase as the public and neighborhood residents frequent the facilities during peak golfing and dining time frames. This increased volume will not be a burden on the ingress and egress on neighborhood roads due to the facility's central location and the existing roads in and out of the neighborhood. As a result of the golf course and restaurants' previous existence, infrastructure, drainage and sanitation services have been addressed and are in place to handle the property's use as a golf course and restaurant.*

- That the use meets all required conditions and specifications established by the Board of Aldermen.

*The applicant has worked with the Town and Staff to address conditions and specifications in the facilities reopening process. The Applicant is committed to cooperating with all Town requirements and conditions to allow for the successful reintroduction of the golf course and restaurant to the neighborhood and surrounding community.*

**The following special conditions are hereby imposed by the Board of Aldermen to ensure compliance with the special use standards:**

1. A full site and landscape plan application must be submitted; and
2. Plans must include a landscape plan including any required project boundary buffering in accordance with Shallotte UDO Section 17-14; and
3. Parking must be clearly detailed on submitted plans, specifically in Phase 2; and
4. Parking lot for Phase 2 and maintenance building must consist of impervious pavement; and
5. Building elevation shall be submitted detailing required screening; and
6. A lighting plan must be submitted, particularly detailing the areas of expanded recreation; and
7. Stormwater drainage crossings for proposed course needs to be surveyed and repaired, if necessary, with a copy of the survey provided to the Town; and
8. All required fees shall be paid prior to final zoning approval; and

9. 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
10. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
11. The site be maintained in accordance with the approved site plans.

**Section 3 – Final Signature**

**Based on the evidence presented at the hearing and after careful consideration of the facts, a Special Use Permit is hereby:**

- Approved subject to the above conditions.
  - Denied for failure to satisfy all of the special use standards as indicated above and further described herein:
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The foregoing decision was rendered by the Board of Aldermen on the 4<sup>th</sup> *day of March, 2025* and a written copy of this decision was filed with the official minutes of that meeting in the Office of the Town Clerk.

requested, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor, Town of Shallotte

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Town Clerk

**STATE OF NORTH CAROLINA**

**COUNTY OF BRUNSWICK**

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, do hereby certify that Natalie Goins personally came before me this day and acknowledged that she is the Town Clerk of the Town of Shallotte, and that by authority duly given and as the act of the Town, the foregoing instrument was signed and its name by its Mayor, sealed with its official seal and attested by herself as its Town Clerk.

WITNESS my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

(NOTARY SEAL/STAMP)

My commission expires: \_\_\_\_\_