



Town of Shallotte Board of Aldermen  
**ACTION AGENDA ITEM**  
2025

**TO:** Board of Aldermen

**FROM:** Brandon Eaton, Planner II

**ACTION ITEM #:** SUP 24-12

**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 Blum Investment Group Golf, for a proposed golf course, clubhouse with restaurant, and other recreational amenities, located at 27 Brierwood Rd. (Parcel IDs # 2132B00101, 2132B001, 2141A001, 2141A092, & 2132A038).

(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 +/- 76.5-acre former golf course with clubhouse, zoned Residential (RA-15), located in a residential neighborhood within the Town's ETJ.

The applicant intends to develop a new golf course where one existed in the past, rehabilitate the former clubhouse and add a restaurant, and install other amenities such as pickleball and basketball courts. Golf courses 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:**

YES  NO

**CAPITAL PROJECT ORDINANCE REQUIRED:**

YES  NO

**PRE-AUDIT CERTIFICATION REQUIRED:**

YES  NO

**REVIEWED BY DIRECTOR OF FISCAL OPERATIONS**

YES  NO

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**CONTRACTS/AGREEMENTS:****REVIEWED BY TOWN ATTORNEY:** YES NO N/A

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**ADVISORY BOARD RECOMMENDATION: N/A**

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**STAFF RECOMMENDATIONS:**

1. A full site and landscape plan application must be submitted; and
  2. Plans must include a landscape plan which notes 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.
  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.
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**FINANCE RECOMMENDATION: NA**

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**ATTACHMENTS:**

1. SUP Application
  2. Site Plan
  3. Project elevation
  4. TRC Notes & Response Memo
  5. Applicant's findings/justification responses
  6. Final SUP
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**ACTION OF THE BOARD OF ALDERMEN**

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