



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

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

File Number:	SUP #24-05
Final Action Date:	3/04/2025
Formal Hearing Date:	3/04/2025
Project Name:	Hardwick Office & Yard
Applicant:	Norris & Bland Consulting Engineers, P.C., on behalf of S&H Investment Group, LLC.
Location:	1395 Ocean Hwy W.
Tax Parcel Number:	1670006004
Acreage:	+/- 4.71 ac
Zoning District:	B-2
Proposed Use:	Metal fabrication office space with warehousing – no fabrication on-site.

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):
-

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:
-

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 proposed use will not endanger the public health and safety. Adequate fire protection systems will be installed. The site will have accessible roadways & parking for passenger & emergency vehicles. Erosion will be controlled via silt fence, diversion ditches, & a sediment basin. Stormwater will be controlled via a pond designed to all local and state requirements. Utilities will be available and served by the County. The entrance and exit to the site will be designed and permitted to all NCDOT standards.

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

The proposed use will enhance the commercial value of the adjoining/abutting property by provided a service to those in need of metal building fabrication. The site will be designed to meet all setback and landscaping requirements which will create an attractive business that customers can enjoy visiting or observing as they drive by on US 17.

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

The proposed site is located immediately next door to a similar commercial use. The remainder of the surroundings are either vacant or commercial. The site is located along US17 which is a growing commercial thoroughfare for the Town of Shallotte as well as Brunswick County.

- 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 proposed commercial use is in conformity with the Future Land Use Plan as it shows it as general commercial. It is our professional opinion that the proposed use of Building Materials Sales & Storage falls under general commercial use.

- 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 site will be served by an existing right turn lane which will be extended and permitted per NCDOT requirements. The roadway and parking have been designed to meet all state and local requirements. The pond has been designed to handle all drainage from the site. The pump station has been designed to handle all wastewater from the site.

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

All conditions and specifications will be or have been met.

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. 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.

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:

The foregoing decision was rendered by the Board of Aldermen on the 4th 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

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 4th day of March, 2025.

Notary Public

(NOTARY SEAL/STAMP)

My commission expires: _____