



**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 5th day of May, 2026

File Number:	SUP #21-52 (REV)
Final Action Date:	5/05/2026
Formal Hearing Date:	5/05/2026
Project Name:	The Tides Multi-Family
Applicant:	NC Shallotte Smith, LLC
Location:	4568 Tides Way
Tax Parcel Number:	1980001914 & 1980001901
Acreage:	+/-50 Acres
Zoning District:	MF-10
Proposed Use:	Multi-Family Residential

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:
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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 updated phasing plan will reclassify the walking path located behind garage 1 (See Attached Exhibit) from phase 5 to Phase 7. This phasing reclassification will not endanger public health and safety.
- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
The update to the phasing plan (See Attached Exhibit) should have no adverse effect on the value of adjoining or abutting properties. The planned site design and previously approved use noted in SUP # 21-52 will remain the same.
- That the use will be in harmony with the area in which it is to be located.
The updated phasing plan will remain in harmony with the area it is located, the approved walking path will not be removed from SUP# 21-52 plan.
- 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 phasing plan revision does not remove any design elements from the approved SUP #21-52 and will remain in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans by the Board of Aldermen.

- 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 updated phasing plan will have adequate facilities; the approved design will not change. The phasing plan attached to the Special Use Permit application illustrates the standards are met.

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

The applicant attests that the previously approved use continues to meet all the required conditions and specifications established by the Board of Aldermen and will demonstrate by the site plan that the use is in keeping with the UDO and other established policies and procedures. The use approved by the Town Board previously with SUP #21-52 is unchanged. The focus for this SUP is to address the phasing of the walking path located behind Garage #1, a minor change that will not have an adverse effect on overall quality of life of residents.

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

1. The conditions approved with the initial SUP remain in place; and
 2. An easement over the area public walking path be recorded prior to additional final approval of future phases; and
 3. The applicant indicates acceptance of these conditions.
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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 *5th day of May, 2026* and a written copy of this decision was filed with the official minutes of that meeting in the Office of the Town Clerk and served by certified mail, return receipt

requested, on the _____ day of _____, 20__.

Mayor, Town of Shallotte

Applicant Signature

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: _____