



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2026

TO: Board of Aldermen

FROM: Robert Waring, Planning Director

ACTION ITEM #: SUP # 21-52
MEETING DATE: 05/05/2026
DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

- (1) Conduct a quasi-judicial hearing for the proposed revisions to the approved Special Use Permit (SUP) as submitted by the Tides of Shallotte, LLC. to move the construction of a public walking path to the development's final phase.
- (2) Consider specific aspects of the proposed revision, consider conditions specific to the revision's impacts, and consider approval of the revised SUP application & plan.

PUBLIC HEARING: YES NO
5/5/26

BACKGROUND/PURPOSE OF REQUEST:

The Tides project is a multi-phase apartment project consisting of approximately 397 units that are currently being constructed in 7 phases. The initial SUP was approved by the Board of Aldermen on 9/07/2021.

The Board put in place several conditions with the initial SUP approval; one of which that a 10' wide public walking path be constructed with the project. The Town intends to connect to this pathway with a future expansion of the Riverwalk project.

The applicant has proceeded with construction and completed Phase 1 through 4.

The applicant has requested that the phasing plans be revised to allow construction of the walkway shown on their plans to take place in the final phase of construction. Staff felt that the requested change should go back to the Board for their approval. Staff has observed no issues with project construction/development.

The Board should review the six findings and consider their approval of each based upon the material and testimony provided during the hearing. Note, since this is a revision to a project that is well underway, the Board should limit their focus to the changes requested by the applicant and the remaining work.

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

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION: NA

TOWN ADMINISTRATOR'S RECOMMENDATION:

Staff typically develops conditions that may be applied by the Board when reviewing SUP requests. Staff's draft conditions focus on the requested revision.

These conditions can be revised or removed by the Board. The applicant will need to indicate their consent to the conditions at the SUP hearing.

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.

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Revised SUP Application
2. Revised Phasing Plans
3. Applicants' Supplemental Information
4. Approved findings from 2021 hearing
5. Draft Findings

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

ATTEST:

CLERK TO THE BOARD

DENIED:

DEFERRED

UNTIL:

SIGNATURE

OTHER: