

Attachment

A

Area A is to remain the same as approved PRD

Area B is proposing a rezoning from PRD-R-10 to PUD

Red line denotes 304 acres being annexed into the Town Of Shallotte

Area C once annexed into the Town of Shallotte is proposing to be zoned PUD

A

EXISTING/PROPOSED +119 ACRES
TOWN OF SHALLOTTE
R-10/PRD ZONING TO REMAIN
259 SINGLE FAMILY LOTS

B

EXISTING +56 ACRES
TOWN OF SHALLOTTE
MF-10/PRD ZONING
PROPOSED
TOWN OF SHALLOTTE
REZONE TO PUD
91 SINGLE FAMILY LOTS
36 TOWNHOUSE UNITS

C

EXISTING +304 ACRES
BRUNSWICK COUNTY
PROPOSED
TOWN OF SHALLOTTE
ANNEXATION TO PUD
442 SINGLE FAMILY LOTS
136 TOWNHOUSE UNITS
300 MULTI-FAMILY UNITS

Solserra Intensity of Uses

PREVIOUS PRD APPROVED MASTER PLAN (WITHIN PUD SECTION)

SINGLE FAMILY UNITS	458
TOWNHOMES	285
CONDO(MF)	720
total units	1463

* Please note that the condo units were approved directly adjacent to the Shallotte River

PROPOSED PUD SECTION OF MASTER PLAN

SINGLE FAMILY UNITS	545
TOWNHOMES	174
MULTY-FAMILY UNITS	300
total units	1019

* Please note that the multi-family units are located directly adjacent to Gray Bridge Road away from the Shallotte River



H+W DESIGN
2 5 1 2
Independence Blvd.
Suite 200
Wilmington, NC
2 8 4 1 2
November 13, 2024

This plan is a graphic representation and should be utilized for discussion purposes only. This plan approximates existing conditions relating to property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at time of approvals and/or development activity.
NOT FOR CONSTRUCTION.

Conceptual Zoning Exhibit

SOLSERRA

Town of Shallotte, North Carolina