



Town of Shallotte Board of Aldermen
ACTION AGENDA ITEM
2025

TO: Board of Aldermen

ACTION ITEM #: REZ 24-27

FROM: Robert Waring, Planning Director

MEETING DATE: 4/1/2025

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED:

PUBLIC HEARING: YES NO

Review a request to annex the remainder of the Solserra (formerly San Rio) project & update/revise the master plan & take action on their request for annexation & rezoning.

BACKGROUND/PURPOSE OF REQUEST: The Solserra development is a partially plated subdivision along the Shallotte River off Grey Bridge Rd. Originally named San Rio, the development was permitted as a Planned Residential Development (PRD) circa 2007. The current master plan dated 2011 entails a 6-phase layout with a total of 2,022 residential units (708 single-family & 1,314 multi-family units). The 2011 plan’s listed density is 4 units/acre.

There are currently 151 SF lots recorded in phase 1. Subdivision plans for phase 3 totaling 108 SF lots have been submitted & will be approved as they are consistent with the 2011 plan. Phases 4, 5, & 6 were not annexed into the Town with the original plan, but did acknowledge that this would need to take place before sewer utilities could be extended.

The Town’s Future Land Use Map (FLU map) identifies the area “Medium Density Residential” with a target density of 4 to 6 dwellings/acre & desired uses as single-family, two-family, townhomes. Inappropriate uses include commercial, industrial, & multi-family development.

The developer has submitted a revised master plan showing the remaining tracts as a Planned Unit Development PUD & annex the entire project (including a new 17[±] acre tract around Tar Landing Rd.) into the Town. The PUD tracts would be broken into 3 phases with 1,019 residential units (545 SF, 300 MF, & 174 townhomes, 419 fewer units/lots). The proposed PUD would have a density of 2.8 units/acre.

NCDOT approved a new Traffic Impact Analysis for the project with those required improvements summarized in their approval letter. The internal roads will remain private, and the Town will need to review HOA documents providing for their maintenance as subdivision plans are approved.

Water will be provided via the County; sewer will be provided by the Town.

Once the revised master plan is approved, the developer will submit subdivision or site landscape plans for the various tracts. These plans will include greater detail for utility and road construction.

The Board may:

Vote to approve the proposed changes; or Vote to deny the proposed changes; 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

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

YES NO N/A

ADVISORY BOARD RECOMMENDATION: Planning Board recommended approval at their March 11 meeting

STAFF RECOMMENDATION: Staff believes the requested master plan updates to be consistent with the Town's objectives & policies; staff recommends approval with the following conditions:

1. HOA documents detailing SW and road maintenance be recorded with subdivision plats
2. Sewer allocation will be issued in 60 lot/unit increments
3. New Town of Shallotte SW permit applications be submitted with phased subdivisions
4. Copies of all state & federal permits (NCDOT, CAMA, USACE) be provided as they are available

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Area map
2. Annexation/Rezoning Application
3. Current Master Plan (2011)
4. Proposed Master Plan
5. NCDOT TIA Approval Letter
6. TRC Comments/Responses
7. Table of Permitted Uses
8. Town of Shallotte 2018 Land Use Plan, Medium Density Description
9. Signed Planning Board Statement of Consistency
10. Ordinance 25-08
11. Board of Aldermen Statement of Consistency

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

ATTEST:

CLERK TO THE BOARD

DENIED:

DEFERRED

UNTIL:

SIGNATURE

OTHER: