



MAJOR SUBDIVISION/ PRD/PUD APPLICATION

<i>Official Use Only</i>	
P&Z #:	_____
Date Rec'd:	_____
Rec'd By:	_____
Amount Paid: \$	_____

Town of Shallotte • PO Box 2287, Shallotte, NC 28459 • 116 Cheers Street, Shallotte, NC 28470 • Phone: (910) 754-4032 • Fax: (910) 754-2740

All applications must be complete and accompanied by the appropriate application fee, payable in cash or by check made to the Town of Shallotte. Contact the Town of Shallotte Planning Department to determine the appropriate fee or consult the current Town of Shallotte Fee Schedule. Applicants will also be responsible for the full cost of public notices, if any, which will be billed at a later time. Additionally, applicants may be charged for the balance of any professional review fees that exceed the application fee. Contact the Town of Shallotte Public Works Department to determine utility fees. All fees due must be paid in full before an application will be submitted for review by the Planning Board or Board of Aldermen or a preliminary or final plat will be signed.

The procedure and regulations for developing a Planned Residential Developments and Planned Unit Developments can be found in articles 15 and 16 respectively of the Unified Development Ordinance. Regulations for Major Subdivisions can be found in articles 27 through 31. Applicants are encouraged to schedule a pre-application meeting with staff prior to submitting a final application.

Project Name: Bay Road Landing		
SECTION 1: APPLICANT INFORMATION		
Applicant Name: Brian Flear		
Mailing Address: 1001 Military Cutoff Rd, Suite 10, Wilmington, NC 28405		
Phone: 910-515-1830	Fax: _____	Email: brianflear@kw.com
SECTION 2: PROPERTY OWNER INFORMATION (if different from above)		
Owner Name(s): James and Marion Jones		
Mailing Address: 534 Planters Ridge Drive		
Phone: 910-575-5072	Fax: _____	Email: ab4d63@atmc.com
SECTION 3: PROPERTY INFORMATION		
Street Address and/or Description of Location: West of Bay Rd, near intersection of Bay Rd and Village Point Rd		
Parcel Tax ID #(s): PID 2300005602	Total Site Acres: 25 of 28.88 acres to be annexed	
Current Zoning District(s): County zoned to R7500		
SECTION 4: PROJECT INFORMATION		
Proposed Zoning District(s): PUD - 3 units per acre <input checked="" type="checkbox"/> PUD <input type="checkbox"/> PRD Overlay		
Project to be developed in phases? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<i>Phase Lines must be shown on Master Development Plans.</i>
Brief Project Description: 25-acre, 75-lot single-family residential lot subdivision, 7,000 sq. ft. minimum lot size, 56-ft wide. Main Road throughout subdivision connecting Bay Rd to Weir Rd in the neighboring Forest Run - Village Point Rd subdivision. Project proposed to be a single-phase subdivision with Town of Shallotte sewer and Brunswick County water.		

SECTION 4: PROJECT INFORMATION (continued)			
PROPOSED LAND USE MIX	UNITS	ACRES	SQUARE FOOTAGE
Single-Family Detached Residential	75	25	NA
Single-Family Attached Residential (Townhomes)	N/A		NA
Multi-Family Residential (Triplex, Quadraplex, Apartments, Condos)	N/A		NA
Office & Institutional (including religious, civic, and educational uses)	N/A		
Retail	N/A		
Other Non-retail Commercial	N/A		
Light Industrial	N/A		
Recreation & Open Space (privately owned and maintained)	NA		NA
Recreation & Open Space (dedicated to Town of Shallotte)	NA		NA
SECTION 5: SUPPLIMENTAL INFORMATION REQUIRED			
<p>Each application use must include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An application fee in cash or check made payable to the Town of Shallotte. <input type="checkbox"/> Applicable utility fees, including transmission recovery fees and sewer allocation fees. <input type="checkbox"/> For conventional subdivisions: a preliminary plat pursuant to Appendix IV. <input type="checkbox"/> For PUDs: a Master Development Plan/Land Use Plan/Site Plan pursuant to Section 16-9 and Appendix IV. <input type="checkbox"/> For PRDs: a Master Development pursuant to Sections 15-4, 15-5, and Appendix IV. <input type="checkbox"/> A Traffic Impact Study pursuant to Section 30-25, if required. <input type="checkbox"/> A copy of property deeds and any referenced maps for all tracts under consideration. <input type="checkbox"/> A notarized letter of authorization if acting as the agent for the property owner(s). 			
SECTION 6: APPLICANT/OWNER SIGNATURE			
<p>In filing this application, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.</p> <p>Signature: _____ Date: _____</p>			

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Planning Board Hearing Date: _____	Recommendation: _____	Staff: _____
Board of Aldermen Hearing Date: _____	Action: _____	Staff: _____
Comments: _____		
