



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

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December 19, 2024

Town of Shallotte Technical Review
Stars & Stripes 21, LLC.
Attn: Dan Weeks
1031 Marietta Street NW
Atlanta, GA 30318

RE: Solserra PUD (Master Plan) & Annexation ANX 24-27 Parcel ID # 1980000205, 198JB00115, 198JC001, 198JC002, & 198JC003

Mr. Weeks,

Please find the notes below, which were compiled from the recent Technical Review Committee meeting of your project. I will need responses to each comment as well as revised preliminary plans that reflect those comments and updates.

I will place your rezoning/PUD on the next available Planning Board agenda and subsequent Board of Alderman agenda once your responses and revised master subdivision plans have been reviewed.

Planning

1. Label plan as PUD master plan – **SHEETS L-1, L-2**
 - a. Note 21 will need to be changed to show the master, once approved as guiding document for the development & any significant changes will need to go back before the Board – **REVISED NOTE 21**
2. Please provide the information detailed in Sections 4 & 5 of the PUD application – **PROVIDED VIA EMAIL**
 - a. Staff suggests referencing the 2018 Shallotte CAMA Land Use Plan – **SEE NOTE 23**
3. Staff will need a list of adjacent property owners for notification of the public hearing- **PROVIDED VIA EMAIL**
4. Once approved, please include master plan sheet with all future plans and/or preliminary subdivision plans
5. Please label the proposed building height- **PROVIDED IN THE SITE TABULATIONS SHEET L-1**
 - a. Specify for single family, townhome, & M-F
6. We need to show the current phases on the plan for reference – **SEE SHEET L-2**
7. Please provide a table showing the differences in use and intensity between current plan and proposed – **SEE SHEET L-1 CHART**
8. Provide update on TIA approval- **PROVIDED BY RICHARD STEVENSON VIA EMAIL 2.3.2025**
 - a. Plans will need to detail TIA requirements & which phase they will be provided with
 - b. Note 12, Sheet L-1 needs to be revised to show TIA is required prior to master plan revision -**SEE NOTE 15**
9. Note, Tar Landing Rd. 7 Grey Bridge Rd. are maintained by NCDOT – **SEE NOTE 14**

10. How will the project be phased? -**SEE SHEET L-2**
 - a. The master plan will need to reflect the phasing
 - b. Final plats will need to match phase lines – **SEE NOTE 10**
 - c. Final zoning inspections will need to be conducted for all multi-family
11. There is a parcel denoted as multi-family, but there also appears to be additional M/F, please clarify **TOWNHOMES FOR SALE ARE ALSO PROPOSED (174units) LABELED ON L-1**
12. Please provide the source (NCDOT manual) of the road design- **NOVEMBER 2024 NCDOT ROADWAY DESIGN MANUAL LABELED UNDER CROSS SECTIONS**
13. Please show where each road cross section will be employed **LABELED ON L-1**
14. Please note if there will be any gates restricting access to the development – **SEE NOTE 24**
 - a. Any gates will need to be reviewed and approved by the Board of Aldermen
15. What are the cul-de-sac lengths?- **SHOWN ON SHEET L-1**
 - a. Note, these are limited to 750', Sec. 30-17
16. An access easement will need to cover the width of all private R/W – **SEE NOTE 11**
17. Sidewalks will be required along all streets – **SEE NOTE 21**
 - a. 5' (wide) both sides of the road or 8' along a single side Ref. Sec. 30-20
18. Plans need to include the details listed in Sec. 16-10 (c); this should include open space details. **PROVIDED TYPE OF OPEN SPACE USES ON SHEET L-1**
 - a. Note, SW ponds do not constitute open space- **DID NOT USE PONDS IN OPEN SPACE CALCULATIONS**
19. We will also need to see the draft HOA details listed in Sec. 16-11- **PROVIDED IN EMAIL**
 - a. Please ensure that HOA covenants restrict on-street (public streets) parking or modify street design to account for on-street parking – **THE PROPOSED STREET SECTIONS DO NOT PROPOSE ON STREET PARKING**
20. Will the development's proximity to the Shallotte River or other areas of environmental concern require buffering (CAMA)? - **SEE NOTE 27**
21. Please provide wetland delineations once approved by USACE - **PROVIDED VIA EMAIL**
22. Are there any heritage trees on the site? **WILL BE PROVIDED AT SITE SPECIFIC REVIEW**
23. Street names are to be submitted to Brunswick County for approval. **COMPLETED AND APPROVED BY GIS-JAN CLEMMONS – STREET NAMES ON SHEET L-1**
24. Once the county approves street names and assigns street range, we will assign addresses.
 - a. Please submit proposed road names to Brunswick County GIS and copy Debra Horn on correspondence -**don't have Debra Horn's email address- I sent you Jan Clemmons email 2.5.2025**
25. Please note that the Town will only accept performance guarantees for incomplete sidewalks, all other work must be complete and inspected prior to plat signature or final zoning inspection- **SEE NOTE 31**
26. Please ensure that all public infrastructure is dedicated to the Town prior to final zoning inspection/approval
27. The Town will review the street light plan site and Landscape Plan review- **SEE NOTE 17**
28. To avoid confusion, Development signs should be considered during planning - see sign ordinance below.
29. Sign permit will be reviewed and issued separately.- **SEE NOTE 25**
30.
 - a. Sewer fees will be assessed based on current fee schedules and collected as phased site plans are receiving initial zoning approval
31. Will they be paying water/sewer assessment fees all at once or as they build each home or by Phase? If all at once or per Phase, I will need the bedroom count per home (per Phase). If they pay as they build, I will calculate the fees as they submit the zoning application per home.
32. Must complete Zoning permit application and all fees must be paid prior to zoning permit approval.
33. Please provide copies of any permits and delineations from USACE -**PROVIDED VIA EMAIL**
34. Please provide copy of NCDOT driveway permit and NCDEQ stormwater permit as they are obtained

1. Allocation of sewer is issued to only 60 lots at a time.
 2. Gravity sewer is to be installed wherever possible. Pressure Sewer is only allowed by the approval of the Board of Aldermen. (Code of Ordinances 52.030 B)
 - a. No utility line may be placed deeper than 10'
 3. All sewer must be permitted by the state prior to construction of water/sewer lines, lift-stations, etc.
 4. Lift station must be built according to state requirements and Town of Shallotte specs. – **SEE NOTE 1**
 5. A final for the state permits we be required prior to any sewer connections.
 6. Must have easement access to lift station and all sewer lines.- **SEE NOTE 26**
 7. Lift station is to be located on a separate parcel which is included with the dedication of the utility to the Town.
 8. All water and sewer lines are to have copper wiring for locating.
 9. Any damage to pavement, concrete, etc. due to removing/replacing sewer tank or lines will not be the responsibility of the town. **SEE NOTE 35**
 10. Need at least a 10-foot utility easement on both side of the roads – **SEE NOTE 20**
 11. Correct As-builds in CAD form need to be submitted to the Town’s engineer prior to c/o.
 12. Landscape cannot block access to water or sewer meter and lines or lift station(s).
 13. Need at least a 10-foot utility easement on both side of the roads (Dan may recommend a larger easement).
 14. Any amenities (clubhouse, pools, etc.) that require system development fees, need to apply for zoning compliance individually and pay system developing fees prior to issuing a zoning compliance.
- Debra Horn, CZO Development & Regulatory Compliance Manager dphorn@atmc.net

1. Master Plan Sheet L-1 General Notes – Note 1. Please remove water from Shallotte reference and only utilize Brunswick County for water. **REVISED NOTE 1**
2. Master Plan Sheet L-1 General Notes – Note 5. Fire Hydrant Distance? **REVISED 500’**
3. Master Plan Sheet L-1 General Notes – Note 15. Screening standards for pump stations may not be applicable for individual grinder services.- **SEE NOTE 18**
4. Master Plan Sheet General Notes – Text similar to “DRAINAGE EASEMENT AND STORMWATER SYSTEM MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER OR HOA, INCLUDING PONDS, PIPES, AND INFILTRATION BASINS AND TRENCHES. ALL EXISTING DITCHES AND OUTFALLS SHALL BE PROPERLY MAINTAINED AND FREE OF ALL VEGETATIVE DEBRIS OR ENCUMBRANCES.” Should be added to General Notes. **SEE NOTE 33**
5. Add NCDOT SR numbers for Gray Bridge and Tar Landing roads .- **ADDED TO SHEET L-1**
6. For every unit with its own power service there will be an individual sewer service. For example, a duplex with two power meters would require two separate sewer services.
7. For multifamily parcel would prefer to see private gravity fed to a control manhole that ties into existing lift station.
8. Existing lift station may require upgrade of pumps for flow.
9. Existing lift station will require developer to provide one pump of whatever capacity is need to support the entirety of flow into the station.
10. Existing lift station WILL require the addition of odor control. **SEE NOTE 30**
11. Any Pressure Sewer to be installed 6” in diameter or larger is to be C-900 DR 18 or, as required, ductile.
12. While the proposed transportation infrastructure is intended to be private it will be inspected as if it were public during construction specifically for proof rolling of subgrade, stone, and asphalt relief in relation to curb.
13. Is the curb typical shown on L-1 an NCDOT typical? **AS PER NOVEMBER 2024 NCDOT DESIGN MANUAL**

Further comment reserved for the submission of actual utility drawings.

Dan Formyduval, Public Works Utility Supervisor dformyduval@townofshallotte.org

Town Engineer Service

- 1.

David B. Bowman, PE, CFM
Town Engineer
dbowman@atmc.net

Shallotte FD

1. Attached separately
Paul Dunwell, Shallotte Fire Chief

Brunswick County Plan Review (Fire Inspection)

1. Fire hydrants to be minimum spacing at 500 feet. Fire hydrants will be required to produce minimum 1,000 GPM for residential and minimum 1,500 GPM for commercial. Refer to Brunswick County Fire Prevention Ordinance on specific flow requirements.
2. Minimum road width for any fire apparatus road including one way streets is 20 feet. -**SEE NOTE 34**
3. Any fire apparatus road over 150 feet in length shall have an approved turnaround.- **SEE NOTE 28**
4. Non-sprinkled buildings (townhomes or amenity buildings) shall have all exterior walls within 150 feet of the fire apparatus. Any buildings that have an approved sprinkler system can have the exterior walls within 200 feet of the fire apparatus road. This is measured by an approved route from where the apparatus would park and how you would walk around the building. Multiple points can be used on the apparatus road.
5. A fire development permit will be required. This will check the roads, street signage, hydrant locations and hydrant flow before any buildings are approved or combustibles arrive on site. Note any building with sprinkler system shall be shown with underground fire line size, post indicator valve for each line and state if backflow preventer is inside the building or show its location on outside of building.

Joe Oliver, Deputy Fire Marshal 910-253-2043 Joseph.oliver@brunswickcountync.gov

NC DCM

1. Parcel ID # 1980000205, along the Shallotte River - may require a CAMA permit depending on it's development in proximity to the Shallotte River- **SEE NOTE 27**

Phil D'Angelis, Division of Coastal Management phil.dangelis@deq.nc.gov

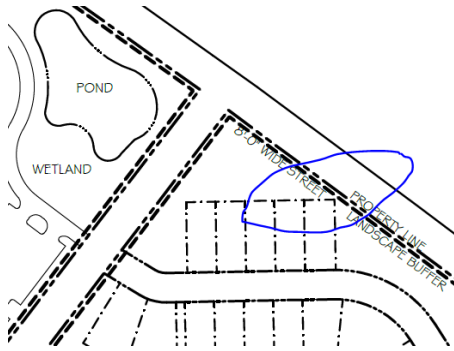
Floodplain

1. .

James Paggioli, CFM
Floodplain Administrator
Brunswick County
james.paggioli@brunswickcountync.gov

NCDOT

1. Solserra (Formerly San Rio) PUD, Grey Bridge Rd, Stars and Stripes 21, LLC. Gray Bridge Rd (SR 1134) and Tar Landing Rd (SR 1135) access proposed. Previous comments:
2. REF: phase 1 was B-1532 (Sandler at Shallotte); Attached both B-1532 and B-1532 R-1 for reference.
3. Driveway permit is required.
4. Note 10 – If roads are built to be private, the note should reference will be built to NCDOT pavement standards only. – **SEE NOTE 11**
5. Approved TIA to be followed and submitted to NCDOT
6. Remove Stormwater ponds from NCDOT ROW – also do the storm water ponds drain to the NCDOT right of way? If so provide storm water calculations for hydraulics review. Confirm that the pond and pond slopes are at minimum 5' from the right of way line. (10' preferred) **THE PONDS ARE NOTE LOCATED WITHIN THE NCDOT ROW OR 8' BUFFER**
7. Verify sight stopping distance is met without obstruction – particularly here at Tar Landing Rd: **REVISED AND MOVED AWAY FOR PROPERTY LINE AND BUFFER**



8. Protected Stem length is preferred between 50-100 feet from Gray Bridge Rd. **PROPOSED 342' STEM LENGTH FROM THE CENTERLINE OF GRAY BRIDGE RD TO THE INTERSECTION OF MISTY HARBOR WAY**
9. Sidewalk to be submitted for approval by encroachment if located within NCDOT ROW- **SEE NOTE 29**
10. All encroachments (utility) within NCDOT ROW to be obtained through encroachment agreements with NCDOT via the online portal.
11. Driveway and utility encroachments to be submitted to NCDOT by use of the electronic portal:

<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>

Angela Hammers - Engineering Technician III, NCDOT Div. 3 District 3 – (910) 398-9100 / 9119 - akhammers@ncdot.gov.

Sent via e-mail 12/19/2024

RW