



Town of Shallotte Board of Aldermen  
**ACTION AGENDA ITEM**  
2025

**TO:** Board of Aldermen

**ACTION ITEM #:** ANX 24-28

**FROM:** Robert Waring, Planning Director

**MEETING DATE:** 4/1/2025

**DATE SUBMITTED:** \_\_\_\_\_

**ISSUE/ACTION REQUESTED:**

**PUBLIC HEARING:**  YES  NO

Review the Bay Landing PUD project & take action on their request for annexation & rezoning.

**BACKGROUND/PURPOSE OF REQUEST:** Mr. Brian Fler on behalf of Mr. & Mrs. Jones has submitted a petition for the annexation of property along Bay Rd. & adjacent to the Forest Run subdivision (PID # 2300005602 & 2300005003). He has requested that the property be rezoned to Planned Unit Development (PUD). The +/-25 acres property is vacant.

The PUD plans provided show a 75-lot single-family development with a density of 3 units/acre. This use & density is in keeping with the Future Land Use Plan prescription for the property, low density residential. This suggests a max density of 3 units/acre and uses limited to single-family residential. Please note the surrounding uses are all similar and thus would not require buffering.

The proposed project size falls below the Town’s threshold for Traffic Impact Analysis. A NCDOT driveway permit will be required for access to Bay Rd. SW. The project’s road layout will connect to adjacent roads in Forest Run & will stub to large undeveloped tracts. Internal roads will be designed to DOT standard and dedicated to the Town.

The development will connect to the Town’s sewer line with utility details to be provided with additional permitting. The project will require a Town & state stormwater permit. Wetland delineation will need to be approved by the Army Corps of Engineers. There are no mapped flood hazards on the property.

The surrounding properties are all zoned for residential use (County R-7500 or Shallotte R-10).

The Board may:

Vote to approve the proposed annexation & rezoning; or

Vote to deny the proposed annexation; 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

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**CONTRACTS/AGREEMENTS:**

**REVIEWED BY TOWN ATTORNEY:**

YES

NO

N/A

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

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**STAFF RECOMMENDATION:** Staff believes the project is consistent with the Town's objectives & policies & recommends approval with the following conditions:

1. HOA documents detailing SW maintenance be recorded with subdivision plats
2. New Town of Shallotte SW permit applications be submitted with phased subdivisions
3. Copies of all state & federal permits (NCDOT,CAMA, USACE) be provided as they are available

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**FINANCE RECOMMENDATION:** NA

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**ATTACHMENTS:**

1. Area map
  2. Annexation/Rezoning Application
  3. Proposed Master Plan
  4. TRC Comments/Responses
  5. Table of Permitted Uses
  6. Town of Shallotte 2018 Land Use Plan, Low Density Description
  7. Signed Planning Board Statement of Consistency
  8. Ordinance 25-09
  9. Board of Aldermen Statement of Consistency
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**ACTION OF THE BOARD OF ALDERMEN**

**APPROVED:**

**ATTEST:**

**CLERK TO THE BOARD**

**DENIED:**

**DEFERRED**

**UNTIL:**

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**SIGNATURE**

**OTHER:**