



**Town of Shallotte  
Board of Aldermen  
Special Use Permit Findings**

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The Town of Shallotte Board of Aldermen met and considered the following application on the 7<sup>th</sup> day of January, 2025.

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|-----------------------------|---|
| <b>File Number:</b>         | SUP #24-13  |
| <b>Final Action Date:</b>   | 1/07/2025   |
| <b>Formal Hearing Date:</b> | 1/07/2025   |
| <b>Project Name:</b>        | Stanley Investments                               |
| <b>Applicant:</b>           | Chris Stanley                                     |
| <b>Location:</b>            | 4636 East Coast Ln.                               |
| <b>Tax Parcel Number:</b>   | 1970002005  |
| <b>Acreage:</b>             | +/- 2.32 ac                                       |
| <b>Zoning District:</b>     | HB  |
| <b>Proposed Use:</b>        | Multi-unit leasable office space with warehousing |

**Section 1 - Application**

Having reviewed the application materials submitted by the applicant, the Board of Aldermen finds that the following regarding the completeness of the application and its compliance with the technical requirements of the Shallotte Unified Development Ordinance (UDO):

**Completeness of Application [check one]:**

- The application is complete.
  - The application is incomplete in the following way(s):
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**Compliance with the UDO requirements [check one]:**

- The application complies with all applicable requirements of the UDO.
  - The application is *not* in compliance with the following requirement(s) of the UDO:
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**Section 2 – Specific Findings of Fact**

The Board of Aldermen must find as a specific finding of fact that the proposed use will comply with *all* of the following standards. Otherwise, the permit must be denied. In making their findings, the Board of Aldermen may impose conditions which, in its opinion, assure that the use in its proposed location will satisfy all of the following standards.

**Having heard all the evidence and arguments presented at the hearing, the Board of Aldermen hereby finds that the proposed use *will* comply with the following standards** [check all that apply]:

- That the use will not materially endanger the public health and safety.  
*Proposed uses comply will all public safety rules. Business activity is common to similar uses in the area.*
- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).  
*Proposed uses are similar to adjoining property use to the south (construction materials, restaurants, multifamily, single family and retail related). Project boundary buffers, landscape buffers, and existing vegetation will be utilized to minimize impact on adjacent residential properties. Sidewalk extensions provided for common public use.*
- That the use will be in harmony with the area in which it is to be located.  
*Property is located on US 17 business corridor and agrees with currently zoned uses.*
- That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.  
*Proposed uses conform with the town’s support of light commercial along major corridors and other aspects of the Land Use Plan.*

- That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure.

*The proposed plan allows for internal traffic circulation and a double access point onto East Coast Lane. The new building will be served by Brunswick County water and Town of Shallotte Sewer.*

- That the use meets all required conditions and specifications established by the Board of Aldermen.

*Proposed use will comply will all conditions set forth by the Town of Shallotte.*

**The following special conditions are hereby imposed by the Board of Aldermen to ensure compliance with the conditional use standards:**

1. All required fees shall be paid prior to final zoning approval; and
2. Per Sec. 12-12, all required site improvements, shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
3. All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
4. The site be maintained in accordance with the approved site plans; and

**Section 3 – Final Signature**

**Based on the evidence presented at the hearing and after careful consideration of the facts, a Conditional Use Permit is hereby:**

- Approved subject to the above conditions.
- Denied for failure to satisfy all of the conditional use standards as indicated above and further described herein:

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The foregoing decision was rendered by the Board of Aldermen on the 7<sup>th</sup> day of January, 2025 and a written copy of this decision was filed with the official minutes of that meeting in the Office of the Town Clerk and served by certified mail, return receipt

requested, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor, Town of Shallotte

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Town Clerk

**STATE OF NORTH CAROLINA**

**COUNTY OF BRUNSWICK**

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_  
County, do hereby certify that Natalie Goins personally came before me this day and  
acknowledged that she is the Town Clerk of the Town of Shallotte, and that by authority duly  
given and as the act of the Town, the foregoing instrument was signed and its name by its Mayor,  
sealed with its official seal and attested by herself as its Town Clerk.

WITNESS my hand and notarial seal this 7<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Notary Public

(NOTARY SEAL/STAMP)

My commission expires: \_\_\_\_\_