



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

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

File Number:	SUP #24-10
Final Action Date:	1/07/2025
Formal Hearing Date:	1/07/2025
Project Name:	Brunswick County Schools Operations Center
Applicant:	Grady Watkins
Location:	3680 Express Dr.
Tax Parcel Number:	1810005807
Acreage:	+/- 3.79 ac
Zoning District:	HB
Proposed Use:	Operations, printing, and storage for Brunswick Co. Schools

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):
-

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:
-

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.
Brunswick County Schools will not store or have on the premises any hazardous material inside or outside of the building that would endanger the health and or safety of the public and our employees. The items that will be stored consist of classroom furniture, educational books, files and records required by the State, possibly some electronics such as desktop and laptop computers. There will also be a work room with copying, binding and packaging equipment. This will be for internal use only (forms, educational documents, presentation material). Nothing will be stored at a height over 6'. The building has an existing fire alarm and fire suppression system.
- That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
Brunswick County Schools has a very high standard regarding the maintenance, grounds upkeep, and appearance of our properties. This property would be no exception. The improvements to the building and grounds will improve the curb appeal and will be an asset to the surrounding properties. There will be nothing stored around the exterior of the property.
- That the use will be in harmony with the area in which it is to be located.

The previous owner of the property did have a retail business there but 95% of the building was used as a furniture warehouse. Brunswick County Schools intend to use the building in the same fashion. The improvements to the building and high level of maintenance will enhance the appearance and will improve harmony with the surrounding properties and business.

- 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.

The use of this structure will greatly enhance Brunswick County Schools ability to service not only Shallotte Middle School but all 21 of our schools in a more timely, efficient and cost saving manner.

Purchasing learning related items such as books, computers, desks and chairs in bulk saves a tremendous amount of much needed funds. Since the building already exists there will be no extra burden placed on the town to provide infrastructure such as sewer and water.

Brunswick County Schools believes this building use will be conforming with the Town of Shallotte Land Use Plan, UDO, Thoroughfare Plan and any other plan approved by the Board of Aldermen.

- 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 Civil Engineer drawing shows adequate ingress and egress. There will be 2 employees at the building on a daily basis so there will be no congestion or negative impact on the traffic pattern for Express Dr. There is an abundance of parking on the property. There is existing drainage on the property. The existing utilities are adequate for our use. There is a male and female restroom inside the building. There will be a small dumpster located at the rear of the building for any debris.

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

Brunswick County Schools believes the use of the building at 3680 Express Dr. meets all required conditions and specifications established by the Board of Aldermen.

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:

The foregoing decision was rendered by the Board of Aldermen on the 7th 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.

Mayor, Town of Shallotte

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 7th day of January, 2025.

Notary Public

(NOTARY SEAL/STAMP)

My commission expires: _____