



11/15/2024, 2024

Property: 3680 Express Dr, Shallotte

Special Use Application Standards.

1. 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.

2. That the use will not substantially injure the value of adjoining or abutting property.

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.

3. That the use will be in harmony with the area in which it is 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.

4. That the use will 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.

5. 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.

6. 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.