



# TOWN OF SHALLOTTE

## PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459

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October 21, 2024

### Town of Shallotte Technical Review Committee

Brunswick County Schools  
Attn: Grady Watkins  
35 Referendum Dr.  
Bolivia, NC 28422  
RE: Brunswick County Schools Storage Operations

Grady Watkins,

Attached are notes and comments from the Technical Review Committee in regards to the school operations project. I will need responses to each comment as well as revised preliminary plans that reflect those comments and any updates.

The proposed use requires the issuance of a special use permit for operation. Special use permits are quasi-judicial in nature, and require a public hearing before the Board of Aldermen. As such, once satisfactory TRC responses and revised plans have been received, I will review the responses and plans, and add the project to the next available Aldermen agenda.

Feel free to reach out to me with any questions or concerns.

Best regards,

Brandon Eaton, CZO, CCEO  
Town of Shallotte  
Planner II/Code Administrator  
Office: (910) 754-4032  
beaton@townofshallotte.org

**Town of Shallotte Planning**

1. What is the total scope of the use of the building(s)?
2. Are all of the buildings on the site plan included in the project or just the former furniture store?
3. This building has lost any legal nonconforming status (grandfathering) from the prior use, due to the length of time since the prior use was operational. As such, the current use must meet all current UDO requirements, including signage.
4. Have conversations taken place with the Senior Center about fire apparatus access to the proposed new senior living development adjacent to the school operations project? If so, what sort of agreement would be in place?

Brandon Eaton – Town Planner - [beaton@townofshallotte.org](mailto:beaton@townofshallotte.org)

Robert Waring- Planning Director/Assistant Town Administrator [rwaring@townofshallotte.org](mailto:rwaring@townofshallotte.org)

**Stormwater**

1. No Town stormwater comments at this time.

David Bowman – Town of Shallotte Engineer - [dbowman@atmc.net](mailto:dbowman@atmc.net)

**Zoning**

1. Must complete Zoning permit application and all fees must be paid prior to zoning permit approval.
2. Sign permit will be reviewed and issued separately.

**Zoning/Utilities**

No further comments.

Debra White, CZO, Development & Regulatory Compliance Manager - Town of Shallotte PO Box 2287  
Shallotte, NC 28459 – (910) 754-4032 [debratos@outlook.com](mailto:debratos@outlook.com)

**Brunswick County Utilities**

1. Brunswick County Utilities did not submit comments to TRC.

William L. Pinnix, P.E. - Director of Engineering, Brunswick County - Office: 910.253.2408 - Cell: 910.409.2557 - Fax: 910.253.2704 - [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

**Shallotte FD**

1. Existing structure to comply with the Brunswick County Fire Prevention Ordinance
2. See Brunswick County Fire Code Official's comments.

Paul F. Dunwell, IV, Town of Shallotte Fire/Rescue Chief; Emergency Management Coordinator-  
[pdunwell@townofshallotte.org](mailto:pdunwell@townofshallotte.org) (910) 754-6262

**Brunswick County Plan Review (Fire Inspection & Floodplain)**

1. No comments. If building is used for high-piled storage in accordance with NC Fire Code then will need to access that for any changes.

Joe Oliver Brunswick County, Deputy Fire Marshal 910-676-4392 [Joseph.oliver@brunswickcountync.gov](mailto:Joseph.oliver@brunswickcountync.gov)

**Brunswick County 911 Communications**

**Recommendations and notes:**

1. No comment from 911.

Brian Ross, Deputy Director - Central Communications Division - Brunswick County Sheriff's Office  
[brian.ross@brunswickncsheriff.gov](mailto:brian.ross@brunswickncsheriff.gov)

**Brunswick County Floodplain Administration**

1. No floodplain comments.

James Paggioli, CFM Floodplain Administrator Brunswick County [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

**Brunswick County Building Inspections Plan Review**

1. No comment from County Code Department.

Jeff McIntosh, Building Plans Reviewer III Brunswick County - [jeff.mcintosh@brunswickcountync.gov](mailto:jeff.mcintosh@brunswickcountync.gov)

**NCDOT**

1. DOT has not currently submitted comments.

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

**Shallotte Public Utilities**

1. No comments from Public Utilities

Town of Shallotte – Public Works Utility Supervisor - [dformyduval@townofshallotte.org](mailto:dformyduval@townofshallotte.org)