

Monthly Code Report (Town of Shallotte, NC) 3/2026
Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005 (4450 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-007

Latest Update: 3/26/26

- Conference call with developer on moving forward with project.
- (Currently In talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: PN-24-006 (4479 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-008

Latest Update: 4/1/26

- No changes
- CE has reached out to property owners again to see if they intend to comply with order.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property owner was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
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- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

3. Case Number: PN-25-008 (98 Wildwood St.)

Original Complaint: *Tall grass, debris, downed silt fencing.*

Latest Update: *4/1/26*

- *Property owner is working to correct violations. Will monitor.*
- *CE conducted a site visit. Some violations have been addressed, but more have surfaced since the last visit. Contact is being made with property owner to discuss.*
- *CE Still working to have the remaining violations abated.*
- *Some work completed, but abatement still needed. CE is reaching out to property owner.*
- *Violations have not been abated as required. Final notice being sent to serve as last step before civil penalties.*
- *NOV mailed. Owner has until 8/6/25 to comply.*

4. Case Number: PN-25-013 (103 Forest Dr.)

Original Complaint: *Tall grass/weeds, potential nuisance structure.*

Latest Update: *3/26/26*

- *CE spoke with property owner who said they would get someone out to clean up.*
- *Violation notice to mail 2/27/26.*
- *CE has not received response from property owner. One more attempt will be made to address nuisance issues before violation notice is mailed.*
- *Courtesy contact made.*

5. Case Number: PN-26-001 (Edom Ln.)

Original Complaint: *Residents filed complaints regarding construction debris and litter.*

Latest Update: *2/26/26*

- *Havenn Homes contacted about violations.*
- *Neighbors reported construction crews leaving trash and debris on lots and discarding items into adjacent property owners' yards.*

Zoning Violations

1. Case Number: Z-24-007

Original Complaint: *4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.*

Latest Update: *3/26/26*

- *Conference call with developer on moving forward with project.*
- *(Currently in talks) Waiting on potential application for commercial project on property that may eliminate the violation without cost to the Town.*
- *CE preparing for contract abatement of property.*
- *Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.*

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- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: Z-24-008

Original Complaint: 4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.

Latest Update: 4/1/26

- No changes.
- CE has reached out to property owners again to see if they intend to comply with order.
- CE preparing for contract abatement of property.
- Property owner has still not completed abatement. Code Enforcement has no new word on judgement. Public records show that property was recently arrested and has a court hearing scheduled for December of 2025. Mr. Simmons is out on a secured bond, so CE believes service of judgement information should be able to be accomplished.
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- The Town was awarded attorney fees related to the motion.

3. Case Number: Z-24-009

Original Complaint: Crane business not meeting the conditions of an issued special use permit.

Latest Update: 3/26/26

- CE is still waiting on court date and information.
- Property owner has filed an appeal in Superior Court.
- Town Clerk mailed Board Findings to property owner via certified mail
- Board of Adjustment hearing was conducted on 2/27/2025.

4. Case Number: Z-25-017 (Southeastern Christian Academy)

Original Complaint: Shipping/cargo containers being used as accessory structures.

Latest Update: 1/22/26

- Town management reached out to the property owner and has given the owner six months to comply with Town ordinance. CE will check back in six months for compliance.
- Notice of violation drafted to issue on 12/31/25.
- Site inspection conducted on 12/19.

5. Case Number: Z-26-001 (2950 Frontage Rd.)

Original Complaint: Potential land development without zoning approval.

Latest Update: 3/26/26

- Letter from DOT received. **Case closed 3/26/26.**
- Written information still not received. Property inspection shows piles of grading materials that may be used for the DOT project.
- The property owner reached out to Town management to state that “NCDOT is using the property for material laydown for the intersection project”. CE has requested written information substantiating these claims.

6. Case Number: Z-26-003 (422 Village Rd.)

Original Complaint: Former residential structure located in the HB zoning district potentially being used as an event center.

Latest Update: 3/26/26

- Planning staff are waiting for application submittal. Talks with the property owner’s engineer to inform that some of the proposed uses are not permitted.
- The property owner has retained an engineering firm that is in the early stages of site plan creation.
- CE reached out to the owners to inform them that zoning approval would be needed before using the home as commercial property. A site and landscape plan is required. The owners protested to CE, explaining that they were living in the home part time, and were only having guests over. CE will monitor.
- The property owner has been using social media to promote “open houses” to view the home’s renovations and the potential for its use as an event center/AirBnB.

7. Case Number: Z-26-004 (4710 Main St.)

Original Complaint: Structure in disrepair that has submitted an application for a building permit but does not have zoning approval.

Latest Update: 4/1/26

- Staff has reached out to the developer. Notice of violation is being drafted to mail.

8. Case Number: Z-26-005 (2159 Ocean Highway)

Original Complaint: Reported development without zoning approval.

Latest Update: 4/1/26

- CE has spoken with the project engineer. An application is in process and the project lead has informed the property owner that no work can be completed until approval has been given.

Vehicles

Currently no cases