



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2026

TO: Planning Board

FROM: Robert Waring, Planning Director

ACTION ITEM #: ANX 26-11

MEETING DATE: 8/11/2026

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review application & plans for the proposed Gray Bridge Road PUD annexation/rezoning & demonstrate that said plans conform to the standards for Planned Unit Developments detailed with the Town's UDO.

PUBLIC HEARING: ☐ YES ☐ NO

BACKGROUND/PURPOSE OF REQUEST:

The project is a 98-acre tract (Parcel ID# 21400001) located along Gray Bridge Road across from Solterra (San Rio) subdivision. The property is currently zoned County-Residential 7500. The proposed zoning, Planned Unit Development will allow for single family home sites. The project currently includes single-family 400 lots.

The area is not shown on the Town's Future Land Use map. The surrounding properties are a combination of Residential Medium Density & Low Density. These two descriptions include a density range of 4-6 units/acre for medium & 3 units/acre for low. The project's proposed density is 4 units/acre.

Sewer utilities will be provided by the Town and will require the developer to extend a sewer line down Gray Bridge Rd. Water will be provided by Brunswick County.

The project specific TIA includes the extension/creation of turn lanes on Gray Bridge Rd, Shell Point, & Holden Beach Rd. NCDOT reviewed and approved the TIA. Internal roads will be designed/constructed to NCDOT standards & dedicated to the Town for maintenance.

Once the PUD master plan is approved a phased preliminary subdivision application will be required. Review of these plans & applications will include reviewing heritage tree preservation/replacement, stormwater, wetland impacts, rec space provisions & any other subdivision requirement.

The Planning Board may:

Vote to recommend approval the rezoning as proposed; or
Vote to recommend denying the rezoning as proposed; or
Vote to recommend the master plan be modified; or
Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES ☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES ☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES ☒ NO

REVIEWED BY DIRECTOR OF FISCAL OPERATIONS

☐ YES ☒ NO

CONTRACTS/AGREEMENTS:**REVIEWED BY TOWN ATTORNEY:**☐ YES☒ NO☐ N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION: Staff requests that the Planning Board recommend to the Board of Aldermen that the PUD zoning be approved with the following conditions:

1. Preliminary subdivision plans match PUD plans
2. A completed and signed sewer permit application be received prior to recording final plat
3. Tree canopy preservation/replacement within common areas & open space be maximized

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Annexation Petition & PUD Application
 2. PUD Plans
 3. TRC Comments & Responses
 4. Traffic Analysis
 5. Permitted Use Table
 6. Draft Statement of Consistency
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ACTION OF THE PLANNING BOARD

APPROVED:

☐

DENIED:

☐

**DEFERRED
UNTIL:**

ATTEST:

CLERK TO THE BOARD

SIGNATURE

OTHER: