



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2026

TO: Planning Board

FROM: Brandon Eaton, Planner II

ACTION ITEM #: SUB 26-0015

MEETING DATE: 8/11/2026

DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review proposed updates to the previously approved Tideland Preserve preliminary subdivision plans, to now include phasing, and demonstrate that said plans conform to the standards for subdivisions detailed with the Town's Unified Development Ordinance.

PUBLIC HEARING: ☐ YES ☒ NO

BACKGROUND/PURPOSE OF REQUEST:

Updates to the preliminary subdivision plans have been submitted for Tidelands Preserve to allow for the addition of project phasing. The plans entail a 21.898-acre development with 39 single family-detached lots split into two phases.

Required infrastructure has been installed and the Town's stormwater engineer has signed off to issue the required stormwater permit.

The applicant is asking for the addition of phasing to the project which would allow for a portion of the originally approved single-family lots and required open space to be developed in two separate phases.

The Planning Board may:

Vote to approve updates to the preliminary subdivision as proposed; or

Vote to deny the updates to the preliminary subdivision if it is shown that the Town's standards have not been met; 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 approve the proposed updates to the preliminary subdivision plat with the following conditions:

1. Final plat must match approved preliminary plans.
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FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Proposed phasing updates.
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ACTION OF THE PLANNING BOARD

APPROVED: ☐
DENIED: ☐

ATTEST:

CLERK TO THE BOARD

**DEFERRED
UNTIL:**

SIGNATURE

OTHER: