

Town of Shallotte
Planning Board Meeting
July 14, 2026
5:30 PM

The Shallotte Planning Board met for their regularly scheduled meeting on July 14, 2026, at the Shallotte Town Hall Meeting Chambers with Chairman Richard Gannaway presiding.

Members Present: Edward Springer, Maria Paslick, Melodie Bryant, Richard Gannaway, Ron Johnson, Amy Causey and Amanda Dunn.

Members Absent: None

Staff Present: Brandon Eaton, Debra White and Natalie Goins

Public Comments: None

1. Approval of Agenda:

Maria Paslick made a motion to approve the agenda as presented, seconded by Edward Springer. The motion passed 7 yes, 0 no.

2. Approval of Minutes:

Ron Johnson made a motion to approve June 9, 2026, minutes as read, seconded by Edward Springer. The motion passed 7 yes, 0 no.

3. Conflict of Interest Statement

The Chairperson asks the Board members if they have any potential conflict of interest with the items on the agenda per NCGS 160D-109.

There was no conflict of Interest.

4. Action Items

I. Proposed Rezoning (REZ 26-01)

Gloria Bell has submitted a petition for rezoning of property located at 4740 Leona's Way SW (PID 21300048). The 2.19-acre parcel is currently zoned Residential Agricultural (RA-15). The property owner has requested that this parcel be zoned Residential Agricultural Manufactured Home (RAM-15).

Action Taken:

Melodie Bryant motioned to recommend approval to the Board of Aldermen of the rezoning of property at 4740 Leona's Way (PID 21300048) from RA-15 to RAM-15. Motion seconded by Amanda Dunn. Motion passed 7 yes, 0 no.

Ron Johnson motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Melodie Bryant. Motion passed 7 yes, 0 no.

II. Proposed Rezoning (REZ 26-02)

Rick and Joyce Carter have submitted a petition for rezoning of property located at 285 Holden Beach Road (PID 1980000802). The 0.88-acre parcel is currently zoned Residential Agricultural Manufactured Home (RAM-15). The property owners have requested that the parcel be zoned Highway Business (HB).

Action Taken:

Maria Paslick motioned to recommend approval to the Board of Aldermen of the rezoning of property at 285 Holden Beach Road (PID 1980000802) from RAM-15 to HB. Motion seconded by Edward Springer. Motion passed 7 yes, 0 no.

Melodie Bryant motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Edward Springer. Motion passed unanimously 7 yes, 0 no.

III. TXT 26-12 (Utility Substations)

Staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-03(II).

The proposed amendment to the Town's UDO updates the Town's ordinance to reclassify public utility substations from the requirement that an applicant obtain a special use permit in all districts, instead allowing the use to be permitted "by right" in specific zoning districts within the Town's jurisdiction.

The proposed amendment also establishes supplemental standards relating to public utility substations as a land use within the Town's jurisdiction, so as to protect the safety, welfare and property of residents.

Action Taken:

Board members discussed at length the proposed removal of the Special Use Permit requirement for utility substations. Several members expressed concern that eliminating the Special Use Permit process would reduce opportunities for public participation and Planning Board review of individual projects. Concerns included potential impacts on neighboring properties, property values, aesthetics, perceived health and safety issues, and the ability to address unforeseen circumstances on a case-by-case basis. Members also discussed the appearance of utility substations, suggesting that enhanced screening, buffering, or more attractive enclosure materials should be considered to minimize visual impacts. Additional discussion addressed wastewater lift stations and their placement within new developments.

Ron Johnson motioned to recommend approval to the Board of Aldermen of Zoning Text Amendment 26-12, Article 10, Section 10-03(II). Motion seconded by Melodie Bryant. Motion passed 4 yes, 3 no, with Amy Causey, Maria Paslick and Edward Springer voting in opposition.

Ron Johnson motioned that the Shallotte Planning Board approve the Zoning Map Statement of Consistency as read, seconded by Melodie Bryant. Motion passed 7 yes, 0 no.

5. Old & New Business

- a. Monthly Planning Dept. Staff Report for June 2026 – No action required.

On behalf of the Shallotte Planning Board, Richard Gannaway thanked Debra for her many years of dedicated service to the Planning Board and the Town of Shallotte, congratulated her on her upcoming retirement, and wished her the best in her future endeavors.

6. Adjournment

Melodie Bryant made a motion to adjourn, seconded by Amanda Dunn. The motion passed 7 yes, 0 no.

Respectfully Submitted,

Natalie Goins

Natalie Goins,
Town Clerk