

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

May 6, 2025

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on May 6, 2025 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

Aldermen present: Larry Harrelson, Gene Vasile, Jimmy Bellamy, Bobby Williamson and Karmen Custer

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Isaac Norris, Adam Stanley, Paul Dunwell, Dan Formyduval and Attorney Laura Thompson.

I. **CALL TO ORDER**

Mayor Eccard called the meeting to order. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the meeting. Motion carried 5 yes 0 no.

II. **INVOCATION & PLEDGE**

Mayor Eccard gave the Invocation followed by the Board and audience reciting the Pledge of Allegiance.

III. **CONFLICT OF INTEREST**

Mayor Eccard asked if any member of the Board had a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda. Alderman Larry Harrelson reported that the company he works for does work in San Rio (Solterra) He clarified, however, based on attorney advice that he could participate in the agenda item (VIII. Public Hearing -Solterra Annexation & PUD).

IV. **AGENDA AMENDMENTS & APPROVAL OF AGENDA**

A motion was made by Bobby Williamson seconded by Gene Vasile to make the following amendments and approve the agenda as amended:

VII. Consent Agenda

Add C. National Police Week Proclamation

Add D. National Public Works Week Proclamation

Motion carried 5 yes 0 no.

V. **PUBLIC COMMENTS**

Diana Dornfeld, Trustee of District 2 and Vice Chair of the Brunswick County Library Board, provided statistics on library usage and programs from January to April. She highlighted various activities offered and invited the Board to visit the library to see plans for a new learning garden. She thanked Police Chief Stanley and his department for participating in Read Across America and National Reading Month in March.

VI. DEPARTMENT REPORTS

1. Police

2. Fire

3. Planning

The engineer working on stormwater standard revisions is making good progress and expects to have updated data in June/July.

Two public nuisance cases and two zoning violations are scheduled for court later in the month.

4. Public Utilities

5. Finance

6. Media & Events

7. Administration

The kayak launch portion of Riverwalk arrived last week. Sea Dog is on-site to finish installation, expected within 3 weeks.

Price Landing - the bathroom walls are up and a roof is expected late this week or early next week. On the culvert side of Price Landing, awaiting bids from contractors to resolve a utility conflict

8. Mayors Monthly Activities

The draft environmental impact statement for the Carolina Bays project was approved. Public hearings are expected to be scheduled this summer.

1. Resolution 25-03 Opposing HB 765

A motion was made by Gene Vasile seconded by Larry Harrelson to approve Resolution 25-03 opposing HB 765, Local Gov. Development Regulations Omnibus. Motion carried 5 yes 0 no.

VII. CONSENT AGENDA

A motion was made by Bobby Williamson seconded by Karmen Custer to approve the following consent agenda items:

A. April 1, 2025 Regular Meeting minutes

B. 24-25 Audit Contract

C. National Police Week Proclamation

D. National Public Works Week Proclamation

Motion carried 5 yes 0 no.

VIII. PUBLIC HEARINGS

1. Solserra Annexation & PUD

Parcel ID # 19800002, 1980000205, 198JB00115 & 2140002302

Stars & Stripes 21, LLC.

Shallotte MF-10 & County R-7500 to Shallotte PUD

360 Acres +/-

545 Single-Family Lots, 174 Town-homes, 300 Multi-Family Units

Planning Director Robert Waring gave an overview of the request:

- The property is located on Gray Bridge Road.
- The 2011 plan had 2,022 total units (708 single-family, 1,300 multi-family) at 4 units/acre.
- The revised plan reduces density to 2.8 units/acre with 544 single-family lots, 300 multi-family units, and 174 townhomes.
- The multi-family component is moved away from the river.
- DOT has approved the traffic impact analysis and will have to approve all driveway cuts.
- Town will provide sewer. Existing sewer lift station is in place.
- Roads will remain private.

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the Public Hearing. Motion carried 5 yes 0 no.

Tom Hardy, representing the land owner, noted the new plan had less density than currently approved.

Tyler Bland, Exult Engineering, presented the traffic impact analysis findings and recommended improvements for three project phases.

Phase I – Northbound right turn lane on Red Bug Road and US 17, westbound right turn lane at Holden Beach Road and Red Bug Road, install cluster traffic signal at Holden Beach Road and Red Bug Road.

Phase II – Eastbound right turn lane on Holden Beach Road and Gray Bridge Road.

Phase III – Signalize San Rio Blvd. unless warranted to be installed in Phase II.

2. Public Comments/Questions

Carla White, 1775 Clemmons Road, expressed concerns with potential flooding issues after hearing the creek was connected to a retention pond.

Keith McKinney, 3014 Boverie Street, expressed concerns about the “enormous” size of the development, impacts on wildlife, and traffic. He inquired about the timeframe to which Tom Hardy replied a full buildout could take 8-10 years.

Dan Weeks of H+W Design explained that the new plan is more responsive to existing environmental conditions and has a reduction of 447 units.

3. A motion was made by Jimmy Bellamy seconded by Karmen Custer to close the public hearing. Motion carried 5 yes 0 no.

4. Board Comments/Questions

Alderman Jimmy Bellamy asked if roundabouts were considered in place of signals. Mr. Bland explained that due to right-of-way conflicts, signalization proved to be the better option.

5. A motion was made by Gene Vasile seconded by Bobby Williamson to approve Annexation Ordinance 25-08, annexing PIDs 19800002 and 2140002302. Motion carried 5 yes 0 no.
6. A motion was made by Gene Vasile seconded by Karmen Custer to approve the Board of Aldermen Zoning Statement of Consistency. Motion carried 5 yes 0 no.
7. A motion was made by Karmen Custer seconded by Gene Vasile to approve rezoning parcels 198000205, 198JB00115, 19800002, and 2140002302 to Shallotte Planned Unit Development (PUD). Motion carried 5 yes 0 no.

IX. DISCUSSION

1. Request from Conservation Society re Little Church
Town Manager Mimi Gaither noted this item was for information only and would be discussed at the next work session meeting.

X. ADJOURN

- A motion was made by Jimmy Bellamy seconded by Karmen Custer to adjourn the meeting at 6:16 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk