SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

December 2, 2025

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on December 2, 2025 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

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

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, 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 Karmen Custer to open the meeting. Motion carried 5 yes 0 no.

II. **INVOCATION & PLEDGE**

Susan Usher gave the Invocation followed by the Board and audience reciting the Pledge of Allegiance.

III. **OATHS OF OFFICE**

Town Clerk Natalie Goins administered the Oath of Office to the following:

Mayor – Art Dornfeld
Alderman – Gene Vasile
Alderman – Jimmy Bellamy

Outgoing Mayor Walt Eccard congratulated newly elected Mayor Art Dornfeld and vacated the mayoral seat. Mayor Dornfeld then assumed the seat and expressed his appreciation to Mayor Eccard for his 20 years of service to the Town.

IV. **APPOINTMENT OF MAYOR PRO-TEMPORE**

Mayor Dornfeld opened the floor for nominations for Mayor Pro Tem. Jimmy Bellamy nominated Karmen Custer, and the nomination was seconded by Bobby Williamson. Larry Harrelson nominated Gene Vasile, and the nomination was seconded by Karmen Custer. Hearing no further nominations, Mayor Dornfeld asked to close nominations. A motion to close nominations was made by Jimmy Bellamy and seconded by Larry Harrelson. Mayor Dornfeld called for a vote on nominee Karmen Custer, with votes cast by Jimmy Bellamy, Bobby Williamson, and Karmen Custer. Mayor Dornfeld then called for a vote on nominee Gene Vasile, with votes cast by Larry Harrelson and Gene Vasile. By a vote of 3–2, Karmen Custer was appointed Mayor Pro Tem.

V. CONFLICT OF INTEREST

Mayor Dornfeld 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. None identified.

VI. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to approve the agenda as submitted. Motion carried 5 yes 0 no.

VII. PUBLIC COMMENTS

VIII. DEPARTMENT REPORTS

1. Police

2. Fire

3. Planning

4. Public Utilities

   Director of Public Services Dan Formyduval provided an overview of potential expansion of the Town's sewer utility over the next 20 years. He distributed a map showing areas with existing utility (green), planned developments under construction (yellow), and areas with recent developer inquiries (dark pink). He explained this was part of a request to the county to increase flow capacity, requiring a 20-year perspective plan. He asked board members to review the map over the next 30 days so a formal submission could be prepared in January.

   A. Bill Adjustment

   A motion was made by Karmen Custer seconded by Jimmy Bellamy to approve a requested bill adjustment for Davidge Dellinger (2930 Ash Dr.) Motion carried 5 yes 0 no.

5. Finance

6. Media & Events

7. Administration

   A. Expiring Board Appointments - January 2026

   A motion was made by Gene Vasile, seconded by Karmen Custer, to approve the listed reappointments, with one modification: appointing Isaac Norris to replace Mimi Gaither on the Fireman's Relief Fund. Motion carried 5 yes 0 no.

   <u>ABC Board</u>

   1. Gordy Lewis (Roy Mintz term)

   <u>Fireman's Relief Fund</u>

   1. Tony Hewett

2. Mimi Gaither - Appoint Isaac Norris

COG Representatives

1. Bobby Williamson

2. Gene Vasile (Alternate)

Shallotte Tourism Development Authority (STDA)

1. Brian McCall - Chairman

IX. CONSENT AGENDA

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to approve the following consent agenda items:
Motion carried 5 yes 0 no.

A. November 5, 2025 Regular Meeting Minutes
B. November 18, 2025 Work Session Meeting Minutes
C. Summers Walk
D. ANX 25-33 (Clerk Certification of Sufficiency – 0 Smith Avenue)
E. Future Land Use Map Agreement
A motion was made by Larry Harrelson seconded by Gene Vasile to approve the amended contract, removing paragraph 7. Indemnification and paragraph 8. Independent Legal Review. Motion carried 5 yes 0 no.

X. PUBLIC HEARINGS

1. Rezoning (Hayden Pointe Phase 4-6)
Parcel IDs # 1820004221 & 1820004201
96.03 Acres
Shallotte B-2 & RA-15 to Shallotte PUD

Town Planning Director Robert Waring gave an overview of the rezoning request of 96 acres located along Forest Street Extension and Hwy 17. The project would form phases 4-6 of the Hayden Pointe PUD and includes 207 single-family home lots at approximately 2 units per acre.

1. A motion was made by Jimmy Bellamy seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
   - Brandon Truesdale with G3 Engineering reviewed the project, stating that connecting the development to Express Drive was a priority and would be completed in the first phase. He noted the development would include stub-outs to Green Bay Village, Pinecrest Street, and a right-of-way reservation for potential future connection to Highland Forest.
2. Public Comments/Questions
   - Larry Pawlowski, a resident of the Highlands, expressed concern about increased traffic on Frontage Road. He requested that the connection to Express Drive be built first, starting from the Express Drive end, to avoid bringing construction equipment through Frontage Road, which is not

built for heavy traffic. He also requested no-parking signs on both sides of the road near Chick-fil-A and a "no outlet" sign on Frontage Road.

- Austin Lyles, a resident of Green Bay Village, expressed safety concerns about the connection through neighborhoods rather than creating a main throughway visible to everyone.
- Ray Lyles, a resident of Shallotte's ETJ, suggested that extending Frontage Road to Express Drive would make more sense than routing traffic through neighborhoods where children play.

3. A motion was made by Bobby Williamson seconded by Gene Vasile to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
   - Alderman Vasile noted that the proposal would begin to address a vexing problem the town had faced for years regarding access to the area.
   - Mayor Dornfeld agreed that providing another way out for residents of the Highlands dissatisfied with the current intersection would be a plus.
   - Alderman Bellamy questioned the possibility of widening Frontage Road.
   - Alderman Custer acknowledged the "rock and a hard place" situation - while development creates strain on current roads, it's also the only way to get the needed connection built.
5. A motion was made by Gene Vasile seconded by Karmen Custer to approve the Zoning Amendment Statement of Consistency with the following conditions:
   1) The road connection from Forest St. Ext. across the Express Dr. property be completed in the first phase of construction.
   2) Plans and applications for the subsequent tract/phases be submitted for review preliminary subdivision review prior to any work on the site.

   Motion carried 5 yes 0 no.
6. A motion was made by Gene Vasile seconded by Bobby Williamson to approve rezoning PID 1820004221 and 1820004201 to Shallotte PUD. Motion carried 5 yes 0 no.

XI. DISCUSSION

XII. ADJOURN

A motion was made by Jimmy Bellamy seconded by Karmen Custer to adjourn at 6:35 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk