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SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

April 1, 2025

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on April 1, 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, and Karmen Custer

Aldermen absent: Bobby Williamson

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Adam Stanley, Robert Gravino, 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 4 yes 0 no.

II. INVOCATION & PLEDGE

Farrell Graves gave the Invocation. Boy Scouts Troop 262 and Girl Scouts Troop 1262 led the Board and audience in 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 identified a potential conflict with the third public hearing, Solserra annexation and PUD.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Karmen Custer seconded by Gene Vasile to approve the agenda as submitted. Motion carried 4 yes 0 no.

V. BOY SCOUTS TROOP 262 / GIRL SCOUTS TROOP 1262

Mayor Eccard recognized Boy Scout Troop 262 and Girl Scout Troop 1262 for their attendance to learn about government operations. He thanked them and their leaders for coming.

VI. PUBLIC COMMENTS

VII. DEPARTMENT REPORTS

1. Police

2. Fire

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3. Planning
4. Public Utilities
5. Finance
6. Media & Events
7. Administration
8. Mayors Monthly Activities

VIII. CONSENT AGENDA

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

- A. March 4, 2025 Regular Meeting minutes
- B. March 18, 2025 Work Session minutes

Motion carried 4 yes 0 no.

IX. PUBLIC HEARINGS

1. Bay Landing Annexation & PUD

Parcel ID # 2300005602, 230000503
Mr. & Mrs. Jones / Brian Fleer (agent)
County R-7500 to Shallotte PUD
25 acres +/-
75 Single Family Lots

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the Public Hearing.
Motion carried 4 yes 0 no.

Town Planner Robert Waring summarized the request for satellite annexation and initial zoning of Planned Unit Development (PUD) for approximately 25 acres along Bay Road. The proposal included 75 single-family lots with a density of 3 units per acre, consistent with the town's future land use plan. Robert noted that no traffic impact analysis was required due to the project size.

Brian Fleer, representing the applicant, provided additional details. The property has about 0.48 acres of wetlands. It is currently in a forestry production plan. There are a limited number of heritage trees. Density is lower than what county zoning would allow. Interconnectivity with existing developments improves public safety and access.

2. Public Comments/Questions

Ash Ramos (1260 Village Point Road) expressed concerns about infrastructure strain, threat to natural resilience and wetlands, and housing demand.

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Matt Wilson (1260 Village Point Road) expressed concerns with the effects of “outpaced” growth on the unemployment rate and empty homes impacting property values.

Holly Hewett Long (Shallotte Point) highlighted safety concerns regarding the intersection of Bay Road and Village Point Road.

Jeff McDonald (1109 Village Point Road) raised concerns about rapid growth and its impact on traffic and emergency services, as well as the potential for unfinished neighborhoods.

Brian Fleeer responded to some concerns, noting the entrance was moved to address safety concerns, roads are not at capacity according to NCDOT, the development aligns with or exceeds long-range planning requirements, and sewer and water infrastructure is available.

3. A motion was made by Jimmy Bellamy seconded by Larry Harrelson to close the public hearing. Motion carried 4 yes 0 no.

4. Board Comments/Questions

The Board discussed traffic impact analysis requirements, interconnectivity, timeline for the adjacent Forest Run development, and potential road improvements.

5. A motion was made by Gene Vasile seconded by Karmen Custer to approve Annexation Ordinance 25-09, annexing PIDs 2300005602 and 2300005003. Motion carried 3 yes 1 no, with Larry Harrelson voting in the negative.

6. A motion was made by Gene Vasile seconded by Karmen Custer to approve the Board of Aldermen Zoning Statement of Consistency. Motion carried 4 yes 0 no.

7. A motion was made by Gene Vasile seconded by Karmen Custer to approve rezoning PID 2300005602 to Planned Unit Development (PUD). Motion carried 4 yes 0 no.

2. PETITION FOR VOLUNTARY ANNEXATION: ALL-IN, INC PARCEL ID #'s (2140005803, 214IA005, 214IA006, 214IA007, 214IA008, 214IA009, 214IA004, 214IA012, 214IA011, 214IA010, 214IA013, 214IA016, 214IA014, 214IA003, 214IA002, & 214IA001). All-In, Inc. has submitted an Annexation Petition for property located at the above-referenced parcels, near the intersection of Copas Rd. and Greenwich Ct. SW.

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the public hearing. Motion carried 4 yes 0 no.

Town Planner Brandon Eaton presented the petition for annexation and rezoning of 16 parcels near the intersection of Greenwich and Copas.

Thomas Scheetz, civil engineer for the project, provided details: Intention to create a residential subdivision, plans to construct a pump station to connect to town sewer, rezoning request from R-15 to R-10. Preliminary layout shows density of about 1.9 units per acre. Plans include oversized stormwater ponds, looped road, and preservation of wetlands.

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2. Public Comments/Questions

3. A motion was made by Larry Harrelson seconded by Jimmy Bellamy to close the public hearing. Motion carried 4 yes 0 no.

4. Board Comments/Questions

5. A motion was made by Larry Harrelson seconded by Gene Vasile to approve Annexation Ordinance 25-07. Motion carried 4 yes 0 no.

6. A motion was made by Karmen Custer seconded by Gene Vasile to approve the Board of Aldermen Zoning Statement of Consistency. Motion carried 4 yes 0 no.

7. A motion was made by Gene Vasile seconded by Larry Harrelson to approve rezoning the property from RA-15 to R-10. Motion carried 4 yes 0 no.

3) SOLSERRA ANNEXATION & PUD

Parcel ID # 1980000205, 198JB00115, 198JC001, 198JC002, 198JC003, & 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

1. A motion was made by Gene Vasile seconded by Karmen Custer to open the public hearing. Motion carried 4 yes 0 no.

2. A motion was made by Jimmy Bellamy seconded by Karmen Custer to continue the public hearing to the May 6, 2025 Board of Aldermen meeting. Motion carried 4 yes 0 no.

4) SPECIAL USE PERMIT PARCEL IDs # 1670006004 (HARDWICK OFFICE & YARD) *Quasi-judicial*

Norris & Bland Consulting Engineers, P.C., on behalf of S&H Investment Group, LLC, has submitted a request for consideration of a Special Use Permit (SUP) so as to develop a sales office and warehouse for a metal fabrication business-- with no fabrication occurring on-site, at the parcel/address listed. The property is zoned Business 2 (B-2).

1. A motion was made by Jimmy Bellamy seconded by Karmen Custer to open the public hearing. Motion carried 4 yes 0 no.

2. Town Clerk Natalie Goins administered the Oath to the following:

- Brandon Eaton
- Phil Norris
- Sandy Schumacher

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Town Planner Brandon Eaton gave an overview of the request. The property is a 4.71 acre vacant parcel fronting Hwy 17/Ocean Hwy. W., zoned B-2, located within the Town's corporate jurisdiction.

Phil Norris, Norris & Bland Consulting Engineers, stated they were already in the process of applying for permits and feels this project, if approved, will fit nicely with the community.

3. Public Comments/Questions

4. A motion was made by Larry Harrelson seconded by Gene Vasile to close the public hearing.

5. Board Comments/Questions

6. A motion was made by Gene Vasile seconded by Larry Harrelson to approve the Specific Findings of Fact. Motion carried 4 yes 0 no.

7. A motion was made by Larry Harrelson seconded by Karmen Custer to approve SUP 24-05 with the following imposed special conditions:

- 1) A full site and landscape plan application must be submitted; and
- 2) No outside storage shall be allowed; and
- 3) No fabrication may be conducted on site; and
- 4) All rooftop mechanical equipment such as HVAC hardware must be screened according to Town UDO standards.
- 5) Existing project boundary buffer shall be preserved as is, or when/if future updates are made, shall conform to the UDO standard at the time any updates are conducted; and
- 6) All required fees shall be paid prior to final zoning approval; and
- 7) Per Sec. 12-12, all required site improvements shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
- 8) All required local, state, and federal permits shall be obtained and copies provided prior to final zoning approval; and
- 9) The site be maintained in accordance with the approved site plans.

The applicant agreed to the conditions.

Motion carried 4 yes 0 no.

X. DISCUSSION

Mayor Eccard reminded the Board and staff of the Budget Retreat Friday, April 4, 2025 beginning at 8:00 a.m.

XI. ADJOURN

A motion was made by Bobby Williamson seconded by Karmen Custer to adjourn the meeting at 6:41 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk