

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

August 5, 2025

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on August 5, 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 (5:25)

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Adam Stanley, Paul Dunwell, Dan Formyduval and Attorney Laura Thompson (5:27).

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

Alderman Bobby Williamson 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. None stated.

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 amended agenda:

VI. Department Reports - 4. Public Utilities – **Table 2.** Meadows Sewer Dedication for further legal review.

Motion carried 4 yes 0 no.

V. PUBLIC COMMENTS

VI. DEPARTMENT REPORTS

1. Police

1. Promotions

A. Lieutenant – Jeremy Ferguson

Jeremy Ferguson received the Oath of Offices as he was sworn in as Lieutenant for the Town of Shallotte Police Department.

B. Sergeant – John Parkins

John Parkins received the Oath of Offices as he was sworn in as Sergeant for the Town of Shallotte Police Department.

2. Fire

3. Planning

4. Public Utilities

1. Requests for Sewer Adjustment

A. Tee Time Café

B. Cardinal Point

A motion was made by Larry Harrelson seconded by Gene Vasile to approve the requested sewer bill adjustments for Tee Time Café and Cardinal Point. Motion carried 5 yes 0 no.

2. Meadows Sewer Dedication: Phases 1A, 1B, 2 (Resolution 25-07) **TABLED**

3. Sewer Allocation Request

It was the consensus of the Board for Director of Public Services Dan Formyduval to participate in allocation discussions with the County and bring information back to the Board for consideration.

5. Finance

6. Media & Events

7. Administration

1. Personnel Policy

The Board was provided with copies of revised personnel policies for their review and were requested specifically to provide guidance on two sections: adverse weather and emergency or disaster compensation. This item will potentially be brought back before the Board at either the August work session or regular September meeting.

8. Mayors Monthly Activities

Mayor Eccard clarified that an incorrect monthly report had been submitted, and assured the Board that the accurate report would be distributed the following day.

VII. CONSENT AGENDA

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

A. June 26, 2025 Budget Public Hearing Minutes

B. July 1, 2025 Regular Meeting Minutes

C. Budget Adjustment: BA 25-26-1: \$89,376.92

D. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:

Annexation Petition: ANX 25-14

Parcel ID's: 1820005101 & 18200051

Oakland Plantation, Inc.

2.24 Acres +/-

- E. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:
Annexation Petition: ANX 25-22
Parcel ID: 2132B00101
Blum Investment Group Golf, LLC
3.10 Acres +/-
- F. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:
Annexation Petition: ANX 25-21
Parcel ID: 2290003505
Aubrey and Amanda Faatz
22.34 Acres +/-

Motion carried 5 yes 0 no.

VIII. PUBLIC HEARINGS

Planning Director Robert Waring prefaced the public hearings by explaining their common thread - moving away from special use permits toward conditional zoning and permitted by-right projects.

1. TXT 25-18 (SUP to CZ Phase 1)

- 1. A motion was made by Gene Vasile seconded by Larry Harrelson to open the Public Hearing.
Motion carried 5 yes 0 no.
Town Planner Brandon Eaton explained the proposed changes, including breaking multifamily into minor (79 or fewer units) and major (80+ units) categories. Minor multifamily in already-zoned multifamily areas would receive administrative approval.
- 2. Public Comments/Questions
- 3. A motion was made by Gene Vasile seconded by Bobby Williamson to close the public hearing.
Motion carried 5 yes 0 no.
- 4. Board Comments-Questions
Alderman Gene Vasile expressed concerns with developers circumventing the major project designation by staging adjacent minor developments. Alderman Larry Harrelson agreed, worrying that developers may use subsequent land purchases to piggyback projects. Following discussion, the Board reached consensus to have staff draft safeguards against circumventing the major project designation through phasing or adjacent development. Robert Waring confirmed this would require returning to planning board and re-advertising the public hearing.
No action was taken.

2. TXT 25-20 Multi-Family Supplemental Standards

- 1. A motion was made by Gene Vasile seconded by Karmen Custer to open the public hearing.
Motion carried 5 yes 0 no.
Planning Director Robert Waring explained this update to multifamily development standards to include: same sidewalk standards for multifamily as single-family subdivisions (5-foot on both sides or 8-foot on one), increased access requirements for 80+ unit developments, 30-foot minimum setback from single-family residential properties, radio frequency considerations per fire department requirements, and open space standards.
- 2. Public Comments/Questions
- 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
5. A motion was made by Karmen Custer seconded by Gene Vasile to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Ordinance 25-20 amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-2 (H). Motion carried 5 yes 0 no.

3. TXT 25-17 (Pervious Parking Area)

1. A motion was made by Jimmy Bellamy seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
Town Planner Brandon Eaton explained this amendment would allow certain zoning districts with 20 or fewer parking spaces to use pervious surfacing materials. Robert Waring added staff wanted to limit it to CB and industrial zones, keeping it to the rear of properties.
2. Public Comments/Questions
3. A motion was made by Larry Harrelson seconded by Gene Vasile to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Jimmy Bellamy seconded by Bobby Williamson to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Larry Harrelson seconded by Bobby Williamson to approve Ordinance 25-17 amending the Town of Shallotte Unified Development Ordinance, specifically Article 20, Section 20-3, Article 20, Section 20-7, and Article 20, Section 20-8. Motion carried 5 yes 0 no.

4. TXT 25-19 Planned Unit Development Minimum Size Requirements

1. A motion was made by Gene Vasile seconded by Larry Harrelson to open the public hearing. Motion carried 5 yes 0 no.
Planning Director Robert Waring explained the proposed amendment would lower the minimum acreage from 25 to 20 acres to make more thorough use of the PUD zone.
2. Public Comments/Questions
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
5. A motion was made by Larry Harrelson seconded by Karmen Custer to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Gene Vasile seconded by Karmen Custer to approve Ordinance 25-19 amending the Town of Shallotte Unified Development Ordinance, specifically Article 16, Section 16-2. Motion carried 5 yes 0 no.

IX. DISCUSSION

X. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn at 6:54 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk

DRAFT