

**SHALLOTTE BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 4, 2026
5:15 P.M.**

The Shallotte Board of Aldermen met for a recessed meeting on August 4, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

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

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Dan Formyduval, Jeremy Dixon, Isaac Norris, Paul Dunwell, Brandon Eaton and Attorney Laura Thompson.

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Bobby Williamson, seconded by Karmen Custer to open the meeting. Motion carried 5 yes 0 no.

II. INVOCATION & PLEDGE

Rev. Chris Eichorn of St. Luke Lutheran Church delivered the invocation followed by the Board and audience reciting the Pledge of Allegiance.

III. 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 regarding any item on the agenda. None declared.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Gene Vasile, seconded by Bobby Williamson, to make the following amendments: Add Item X. Closed Session. Renumber Adjourn as Item XI. Motion carried 5 yes 0 no.

V. PUBLIC COMMENTS

Dan O'Shea, 34 Country Club Drive, addressed the Board regarding drainage and irrigation concerns in Brierwood Estates. He described two failing drainage systems at the neighboring property at 36 Country Club Drive: an overgrown drainage gully and two collapsed stormwater pipes that he believes are impeding the natural conveyance of water to the Shallotte River. Mr. O'Shea presented photographic exhibits depicting erosion, sinkholes, and other conditions supporting his concerns, and requested the Town investigate the matter.

Brent Alchin, 425 Red Fox Street, expressed concerns about the accessibility and safety of the River Walk kayak launch, stating the incline from the floating dock to the water is too steep for safe extraction of a kayak. He asked that the design be reviewed before the new launch is opened to avoid repeating the same issue. He also inquired if the Town had any plans to provide additional recycling drop-off opportunities following the discontinuation of curbside recycling service.

VI. DEPARTMENT REPORTS

1. POLICE

Police Chief, Jeremy Dixon, stated RADAR certification was achieved by four officers. An error in the printed report listed only three officers.

2. FIRE

Fire Chief Paul Dunwell commended the coordinated response to the July 10 wildfire, recognizing the collaborative efforts of Town staff, law enforcement, and county and state agencies. He expressed appreciation for the teamwork and community support that contributed to the successful management of the incident.

3. PLANNING

4. PUBLIC WORKS

Public Works Director, Dan Formyduval, reported a correction to his written report: the number of 811 locate tickets processed was approximately 600, not the 266 printed.

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

Alderman Larry Harrelson stated that he had been contacted regarding mailbox placement along Village Point Road near Copas Road. Mailboxes for homes on one side of a road with a new turn lane are positioned on the opposite side of the street, creating a potential safety hazard. Town Manager, Mimi Gaither, acknowledged the Town's limited authority over U.S. Postal Service decisions but agreed to voice the safety concern.

8. MAYOR

Mayor Dornfeld expressed his appreciation to all first responders who assisted with the July 10 wildfire response.

VII. CONSENT AGENDA

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

A. July 7, 2026 Regular Meeting Minutes

B. Addition & Amendment of Personnel Policy

1. Article V. Condition of Employment

New Section 15. Artificial Intelligence (AI) Driven Tools in the Workplace

2. Article VIII. Separation & Reinstatement

Section 2. Resignation

VIII. PUBLIC HEARINGS

1. Rezoning (REZ 26-01)

4740 Leona's Way

PID# 21300048

2.19 Acres

Shallotte RA-15 to Shallotte RAM-15

Town Planner, Brandon Eaton, presented the rezoning petition for a 2.19-acre parcel, located at 4740 Leona's Way, proposing a change from Shallotte RA-15 to Shallotte RAM-15.

1. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to open the public hearing. Motion carried 5 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Gene Vasile, seconded by Larry Harrelson, 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 Zoning Amendment Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Karmen Custer, seconded by Larry Harrelson, to approve rezoning PID 21300048 to Shallotte RAM-15. Motion carried 5 yes 0 no.

2. Rezoning (REZ 26-02)

285 Holden Beach Road

PID# 1980000802

0.87 Acres

Shallotte RAM-15 to Shallotte HB

Town Planner, Brandon Eaton, presented the rezoning petition for a .87-acre parcel, located at 285 Holden Beach Road, proposing a change from RAM-15 to Highway Business (HB).

1. A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to open the public hearing. Motion carried 5 yes 0 no.
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 Karmen Custer, seconded by Gene Vasile, to approve the Zoning Amendment Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Larry Harrelson, seconded by Gene Vasile, to approve rezoning PID 1980000802 to Shallotte HB. Motion carried 5 yes 0 no.

3. TXT 26-12 (Utility Substations)

Town Planner, Brandon Eaton, presented Text Amendment 26-12, which amends the Town of Shallotte Unified Development Ordinance, Article 10, Section 10-03(II), relating to utility substations. The proposed amendment would reclassify public utility substations from requiring a special use permit, instead allowing the use to be permitted “by right” in specific zoning districts within the Town’s jurisdiction. The Planning Board heard this item at its July 14th meeting and voted 4–3 to recommend approval, a split decision staff considered notable for the Board's awareness.

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

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 Gene Vasile, 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 Bobby Williamson, seconded by Gene Vasile, to approve Ordinance 26-12 amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-03(II). Motion carried 5 yes 0 no.

IX. DISCUSSION

Town Manager, Mimi Gaither, introduced the topic of open burning restrictions, noting that Brunswick County had discussed the matter at a recent meeting, ultimately tabling action to allow staff to develop options. She asked the Board to gauge its interest in pursuing a similar ordinance for Shallotte focused initially on commercial land clearing, which would require developers to grind and haul vegetation rather than burn it on-site. The Board agreed that coordinating with Brunswick County would be appropriate. Staff were directed to monitor the County’s process and return with a proposed ordinance consistent with or complementary to the County’s approach.

X. CLOSED SESSION

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

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Brandon Eaton and Attorney Laura Thompson

A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to enter Closed Session in accordance with N.C.G.S. § 143-318.11(a)(3), to consider and give instructions concerning a judicial action titled Timothy Powell, Megan Powell, and B&B Crane vs. The Town of Shallotte. Motion carried 5 yes 0 no.

A motion was made by Gene Vasile, seconded by Larry Harrelson, to resume regular session. Motion carried 5 yes 0 no. The Board directed the Attorney to proceed with exploring a negotiated resolution in

coordination with Town staff, with the understanding that any specific terms would require Board approval before being finalized.

XI. ADJOURN

A motion was made by Larry Harrelson, seconded by Jimmy Bellamy, to adjourn the meeting. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins

Natalie Goins,

Town Clerk