

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

September 2, 2025

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on September 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, Jimmy Bellamy, Bobby Williamson and Larry Harrelson (5:20)

Aldermen absent: Karmen Custer

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Adam Stanley, Paul Dunwell, Dan Formyduval and Attorney Laura Thompson (left at 5:37).

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 3 yes 0 no.

II. INVOCATION & PLEDGE

Mayor Walt 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. None stated.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

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

VI. Department Reports

7. Administration – Move Items 1. Recommendation of Attorney for CM@R contract and 2. Price Landing Update to beginning of Department Reports. Add 4. ABC Committee.

8. Mayor – Add Item 1. Mayor Pro Tem Presentation. Reorder items.

Motion carried 3 yes 0 no.

V. PUBLIC COMMENTS

Dane Stanley, resident at 740 Marvin's Trail SW in Shallotte, addressed the Board regarding the collector street plan survey. Mr. Stanley explained that he owns about 2 acres in the middle of a 41-acre tract that has been in his family for over 75 years. Mr. Stanley emphasized that they have no intentions of selling the property. Their desire is to keep the property in the family and "preserve our way of life". He requested that the Board consider this information when reviewing the related plans.

VI. DEPARTMENT REPORTS

7. Administration

1. Recommendation of Attorney for CM@R contract

A motion was made by Gene Vasile seconded by Larry Harrelson to approve hiring Matt Bouchard with Poyner Spruill law firm as attorney for the Construction Manager at Risk contract, at a municipal rate of \$395 per hour.

2. Price Landing Update

Michael Norton (Principal Engineer with McGill & Associates) and Alex Lapinsky (Project Manager with McGill & Associates) provided updates on the Price Landing project including the following:

- North parking lot: Has had subgrade issues but is progressing with sand being brought in; expected to be paved within 2 weeks
- North boardwalk: Complete and approved by the county and structural engineer
- Restroom: Working through county approvals; roof sheeting to be installed soon with final inspection expected within 1-2 weeks
- Pavilion: 100% complete
- Sidewalk in front of pavilion and restroom: Poor workmanship being corrected; torn out and being redone
- South boardwalk: About 60% complete; some piles were set incorrectly and being replaced
- Concrete stairs and sidewalk: Being torn out and rebuilt

The Board agreed to revisit the matter at the next meeting to assess progress and discuss possible courses of action if the project remains incomplete.

1. Police

Mayor Eccard read a message of appreciation recognizing Detective Heather Newman and the police department for their efforts in recovering a stolen purse.

2. Fire

3. Planning

4. Public Utilities

1. Deed of Easement: Bennett Property (Resolution 25-08)

A motion was made by Larry Harrelson seconded by Bobby Williamson to approve Resolution 25-08 accepting the deed of easement for the Bennett property and approving the \$2280.91 payment for the easement. Motion carried 4 yes 0 no.

5. Finance

6. Media & Events

7. Administration

3. Personnel Policy

Town Manager Mimi Gaither stated she had received a few responses on the personnel policy and that this item will be brought back to the Board at the October meeting for approval.

4. ABC committee

Town Manager Mimi Gaither announced that ABC Board Chairman Roy Mintz would be retiring. A motion was made by Gene Vasile seconded by Jimmy Bellamy to approve a committee consisting of Alderman Bobby Williamson, Town Manager Mimi Gaither, ABC store manager Artie Duncan, and an ABC board member to review applications for the position. Motion carried 4 yes 0 no.

8. Mayors Monthly Activities

1. Mayor Pro Tem Presentation

Mayor Pro Tem Bobby Williamson presented an enlarged copy of an original article listing the Town of Shallotte's first officers from the date of incorporation, March 6, 1899. He requested the Town accept the document, as it represents Shallotte's founding governing body. The Board, with appreciation, accepted the document and agreed it will be appropriately displayed in Town Hall or another municipal building.

2. Colonial Heritage Month Proclamation – October 2025

A motion was made by Gene Vasile seconded by Jimmy Bellamy to approve proclaiming the month of October 2025 as Colonial Heritage Month in the Town of Shallotte. Motion carried 4 yes 0 no.

3. Fire Service Funding

Mayor Eccard briefed the Board on the proposed fire service funding scenarios. He recommended that Aldermen Gene Vasile and Karmen Custer lead further study on this issue and report back.

VII. **CONSENT AGENDA**

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

- A. August 5, 2025 Regular Meeting Minutes
- B. Budget Adjustment: BA 25-26-2: Mulberry Park Mulch \$36,550.00
- C. Budget Adjustment: BA-25-26-3: Vision Infrastructure contract \$138,300.00
- D. Meadows Sewer Dedication: Phases 1A, 1B, 2 (Resolution 25-07)

Motion carried 4 yes 0 no.

VIII. **PUBLIC HEARINGS**

1. **REZONING PETITION (RZ 25-13): 117 Al St.**

Mr. David Summerlin has submitted a request on the behalf of David & Ellen Frazee for consideration of a rezoning petition for the property located at 117 Al St. (0.88 Acres +/-). Parcel ID # 198AB006. The property is currently zoned Residential (R-10) and has been requested to rezone into the Central Business (CB) zoning district.

- 1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the public hearing. Motion carried 4 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 4 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Gene Vasile seconded by Larry Harrelson to approve the Zoning Statement of Consistency. Motion carried 4 yes 0 no.
6. A motion was made by Gene Vasile seconded by Larry Harrelson to approve rezoning PID 198AB006 from R-10 to CB. Motion carried 4 yes 0 no.

2. Annexation (Oakland Plantation)

4492 Main St. Parcel IDs # 18200051 & 1820005101

Oakland Plantation, Inc.

2.24 Acres +/-

2 Commercial Parcels

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 gave an overview of the request.
John Mclendon, representing the property owner, spoke in favor of the annexation and noted the parcels would likely be combined once annexed.
2. Public Comments/Questions
3. A motion was made by Jimmy Bellamy seconded by Gene Vasile to close the public hearing. Motion carried 4 yes 0 no.
4. Board Comments/Questions
5. A motion was made by Gene Vasile seconded by Larry Harrelson to approve Annexation Ordinance 25-14, annexing PIDs 1820005101 & 18200051. Motion carried 4 yes 0 no.

3. Thamesmen Annexation & PUD

Bay Road SW Parcel ID # 2290003505

Aubrey & Amanda Faatz

County 7500 to Shallotte Planned Unit Development

22.3 Acres +/-

66 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 Planning Director Robert Waring gave an overview of the request.
Brian Fleer, representing the developer, emphasized that the traffic impact analysis was conducted in response to concerns raised at a previous meeting.
Caroline Cheeves, DRMP traffic engineer, explained that their analysis found all intersections in the Bay Road corridor were operating acceptably to NCDOT standards.
2. Public Comments/Questions
Victoria Inman, adjacent property owner, expressed concerns about her 7-acre tract becoming landlocked by the new development.
3. A motion was made by Larry Harrelson seconded by Gene Vasile to close the public hearing. Motion carried 4 yes 0 no.
4. Board Comments/Questions
Alderman Bobby Williamson voiced concerns with the existing left turn at Bay Road and Village Point Road.

The Board carefully considered the matter of the Victoria Inman tract. Following discussion, Brian Fleer offered to provide a driveway easement from the Inman property out to Bay Road as a condition of approval. The Board was in agreement with adding the following condition:

A driveway easement be provided from Bay Rd. SW to the Inman tract (PID 2290004303).

5. A motion was made by Jimmy Bellamy seconded by Gene Vasile to approve Annexation Ordinance 25-21, annexing PID 2290003505. Motion carried 4 yes 0 no.
6. A motion was made by Gene Vasile seconded by Jimmy Bellamy to approve the Board of Aldermen Zoning Statement of Consistency with the following conditions:
 1. Subdivision plans remain consistent with the master plan and recommendations of the submitted TIA.
 2. All local, state, and federal permits be provided as they are obtained.
 3. No construction or land clearing commence until preliminary subdivision application and plans have been reviewed and approved.
 4. A driveway easement be provided from Bay Rd. SW to the Inman tract (PID 2290004303).Motion carried 4 yes 0 no.
7. A motion was made by Larry Harrelson seconded by Gene Vasile to approve rezoning PID 2290003505 to Planned Unit Development (PUD). Motion carried 4 yes 0 no.

4. Annexation (Blum Investment Group Golf, LLC)

27 Brierwood Rd. Parcel IDs # 2132B00101

Blum Investment Group Golf, LLC.

3.10 Acres +/-

1 Single-Family Lot

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 gave an overview of the request.
2. Public Comments/Questions
3. A motion was made by Gene Vasile seconded by Bobby Williamson to close the public hearing. Motion carried 4 yes 0 no.
4. Board Comments/Questions
5. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Annexation Ordinance 25-22, annexing PID 2132B00101. Motion carried 4 yes 0 no.

5. TXT 25-23 (Screening in Front Yards)

The proposed amendment to the Town's UDO updates ordinance language to permit the installation of fencing, walls, and other methods of screening within front yards in all zoning districts, for purposes pertaining to utilities and/or other critical infrastructure.

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the public hearing. Motion carried 4 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 4 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Gene Vasile seconded by Larry Harrelson to approve the Board of Aldermen Statement of Consistency. Motion carried 4 yes 0 no
6. A motion was made by Larry Harrelson seconded by Gene Vasile to approve Ordinance 25-23 amending the Town of Shallotte Unified Development Ordinance, specifically Article 2, Section 2-2; and Article 10, Section 10-4(H). Motion carried 4 yes 0 no.

6. TXT 25-24 (SUP to CZ Phase 1)

The proposed amendment to the Town's UDO updates ordinance language to transition away from the use of special use permits and the quasi-judicial process for less intensive residential uses, instead utilizing conditional rezoning when more appropriate.

1. A motion was made by Larry Harrelson seconded by Gene Vasile to open public hearing
2. Public Comments/Questions
3. A motion was made by Gene Vasile seconded by Larry Harrelson 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 the Board of Aldermen Statement of Consistency. Motion carried 4 yes 0 no.
6. A motion was made by Gene Vasile seconded by Larry Harrelson to approve Ordinance 25-24 amending the Town of Shallotte Unified Development Ordinance, specifically Article 2, Section 2-2, Article 10, Tables 10-1 & 10-2, & Article 10, Section 10-3 (I). Motion carried 4 yes 0 no.

7. TXT 25-25 (Tattoo & Body Piercing)

The proposed amendment to the Town's UDO updates ordinance language to bring Town regulations regarding tattoo and body piercing establishments up to date with current standards regarding the use and in line with how the use is regulated in surrounding communities.

1. A motion was made by Jimmy Bellamy seconded by Bobby Williamson to open the public hearing.
Motion carried 4 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Jimmy Bellamy seconded by Gene Vasile to close the public hearing.
Motion carried 4 yes 0 no
4. Board Comments-Questions
5. A motion was made by Gene Vasile seconded by Larry Harrelson to approve the Board of Aldermen Statement of Consistency. Motion carried 4 yes 0 no.
6. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Ordinance 25-25 amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-2; and Article 10, Section 10-4(GG). Motion carried 4 yes 0 no.

IX. DISCUSSION

There were no additional discussion items.

ADJOURN

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to adjourn at 7:41 p.m.
Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk

DRAFT