

SHALLOTTE BOARD OF ALDERMEN
REGULAR MEETING AGENDA
December 5, 2023
5:15 P.M.

I. CALL TO ORDER

ACTION: Motion to call meeting to order.

II. INVOCATION & PLEDGE

III. CONFLICT OF INTEREST

Does any member of the Board have a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda, and if so, please state so at this time?

IV. OATHS OF OFFICE

1. Alderman – Larry Harrelson
2. Alderman – Bobby Williamson
3. Alderman – Karmen Custer

V. APPOINTMENT OF MAYOR PRO-TEMPORE & GSATS REPRESENTATIVE

1. Discussion: Volunteers/Nominations
2. **ACTION:** Motion to appoint Mayor Pro-Tem & GSATS Rep

VI. AGENDA AMENDMENTS & APPROVAL OF AGENDA

ACTION: Motion to approve/amend/deny agenda.

VII. PUBLIC COMMENTS (3 minutes or less per person please)

VIII. DEPARTMENT REPORTS

1. Police
2. Fire
3. Planning
4. Public Utilities
5. Finance

6. Media & Events

A. Riverwalk Book Library

ACTION: Motion to approve/deny W. Brunswick Book Club library at Riverwalk

7. Administration

A. Refund of System Development Fees

ACTION: Motion to approve/deny refunding Mr. McMullen's SDFs

B. Sea Dog Marine – Design/Build Contractor for Riverwalk Phase II

ACTION: Motion to approve/deny Sea Dog Marine as Riverwalk Phase II contractor

C. Additional Services for Price Landing

ACTION: Motion to approve/deny additional services for Price Landing

8. Mayors Monthly Activities

IX. CONSENT AGENDA

1. November 8, 2023 Regular Meeting Minutes
2. Certificates of Sufficiency
 - a. 9 & 11 Wendy Lane (PID 2132A013 & 2132A014)
 - b. River's Edge Golf Club Fairway 13 (PID 21400106)
 - c. 832 Fox Street (PID 213FA037)

X. PUBLIC HEARING

ZONING MAP AMENDMENT (REZONING) PARCEL ID # 197DA001 (Corner of White & Mulberry St.).

Old Dominion Development, LLC, has submitted a request for consideration of a zoning map amendment from HB & R-10 to MF-14, so as to install a multi-family residential development at the parcel/address listed above. The Town's 2018 Land Use Plan/Future Land Use Map identifies this area as "Light Commercial & High Density Residential".

1. **ACTION:** Motion to open Public Hearing
2. Public Comments/Questions
3. **ACTION:** Motion to close Public Hearing
4. Board Comments/Questions
5. **ACTION:** Motion to approve/deny the Zoning Amendment Statement of Consistency
6. **ACTION:** Motion to approve/deny rezoning parcel 197DA001 from HB & R-10 to MF-14

XI. PUBLIC HEARING

VOLUNTARY ANNEXATION & ZONING MAP AMENDMENT (REZONING) PARCEL IDs # 2132A013 & 2132A014 (9 & 11 Wendy Ln.)

Mildred Plifka & Cathy Potter, have submitted a voluntary annexation petition and request for consideration of a zoning map amendment from RA-15 to R-10, so as to construct a single-family

residential dwelling at the parcel/address listed above. The Town's 2018 Land Use Plan/Future Land Use Map identifies this area as "Medium Density Residential".

1. **ACTION:** Motion to open Public Hearing
2. Public Comments/Questions
3. **ACTION:** Motion to close Public Hearing
4. Board Comments/Questions
5. **ACTION:** Motion to approve/deny Annexation Ordinance 23-04
6. **ACTION:** Motion to approve/deny the Zoning Amendment Statement of Consistency
7. **ACTION:** Motion to approve/deny rezoning parcels 2132A013 & 2132A014 from RA-15 to R-10

XII. PUBLIC HEARING

VOLUNTARY ANNEXATION OF PARCEL ID # 21400106

River's Edge Golf Club and Services, LLC, has submitted a voluntary annexation petition, so as to construct a concessions area and public restroom at the parcel/address listed above. The Town's 2018 Land Use Plan/Future Land Use Map identifies this area as "Medium Density Residential".

1. **ACTION:** Motion to open Public Hearing
2. Public Comments/Questions
3. **ACTION:** Motion to close Public Hearing
4. Board Comments/Questions
5. **ACTION:** Motion to approve/deny Annexation Ordinance 23-08

XIII. PUBLIC HEARING

VOLUNTARY ANNEXATION & ZONING MAP AMENDMENT (REZONING) PARCEL ID # 213FA037 (832 Fox St.)

Rigoberto Lomeli & Iliana Pedraza De Leon, have submitted a voluntary annexation petition and request for consideration of a zoning map amendment from RA-15 to R-10, so as to construct a single-family residential dwelling at the parcel/address listed above. The Town's 2018 Land Use Plan/Future Land Use Map identifies this area as "Medium Density Residential".

1. **ACTION:** Motion to open Public Hearing
2. Public Comments/Questions
3. **ACTION:** Motion to close Public Hearing
4. Board Comments/Questions
5. **ACTION:** Motion to approve/deny Ordinance 23-09
6. **ACTION:** Motion to approve/deny the Zoning Amendment Statement of Consistency
7. **ACTION:** Motion to approve/deny rezoning parcel 213FA037 from RA-15 to R-10

XIV. PUBLIC HEARING

UDO TEXT AMENDMENT, ORDINANCE 23-10: ARTICLE 10, SECTION 10-2 & ARTICLE 13, SECTION 13-2

A staff initiated zoning text amendment to Sections 10-2 & 13-2 of the Town's UDO which will restrict the zoning districts in which Residential Cluster Developments would be permitted. The Town of Shallotte Planning Board recommended approval of the text amendment November 17, 2023.

1. **ACTION:** Motion to open Public Hearing
2. Public Comments/Questions
3. **ACTION:** Motion to close Public Hearing
4. Board Comments/Questions
5. **ACTION:** Motion to approve/deny Ordinance 23-10 Amending the Town of Shallotte Unified Development Ordinance, Specifically Article 10, SECTION 10-2 & ARTICLE 13, SECTION 13-2
6. **ACTION:** Motion to approve/deny Board of Aldermen Statement of Consistency

XV. ADJOURN

ACTION: Motion to adjourn meeting.