

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

February 7, 2023

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on February 7, 2023 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

Aldermen present: Carson Durham, Larry Harrelson, Gene Vasile, Jimmy Bellamy and Bobby Williamson.

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Isaac Norris, Paul Dunwell, Adam Stanley, 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 Carson Durham to open the meeting. Motion carried 5 yes 0 no.

II. **INVOCATION & PLEDGE**

Reverend Joe Needham of Calvary Baptist Church 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. **PRESENTATION – JEFF NIEBAUER, TAX ADMINISTRATOR FOR BRUNSWICK COUNTY – Revaluation Update**

Mr. Niebauer gave a power point presentation of the 2023 Revaluation. A copy of the power point presentation has been included with the minutes.

V. **AGENDA AMENDMENTS & APPROVAL OF AGENDA**

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

- VIII. Consent Agenda
 - Add 3. D.R. Horton Performance Guarantee Agreement
- Add XI. Closed Session
 - Pursuant to N.C.G.S. 143-318.11 (a) (6), a motion to go into closed session to discuss a personnel matter.
- Add XII. Recess

Motion carried 5 yes 0 no.

VI. **PUBLIC COMMENTS**

No public comments.

VII. DEPARTMENT REPORTS

1. Police

A. Presentation: Officer of the Year

Police Chief Adam Stanley presented Sgt. Eddie Yates with the Officer of the Year award.

2. Fire

3. Planning

Planning Director, Robert Waring, gave updates on the following:

- 275 Smith Ave. – Final zoning inspection was completed and found to have deficiencies. Mayor Eccard asked Mr. Waring to request owner to provide an updated report to the Board for next month's meeting.
- 152 Mulberry St. – Property owner is in the process of having the old cold storage unit torn down.

4. Public Utilities

5. Finance

A. FY 23-24 Budget Schedule

6. Media & Events

A. STDA Board Nomination

A motion was made by Carson Durham seconded by Gene Vasile to approve the appointment of Ben Sachdeva, owner of Days Inn, to the Tourism Development Board. Motion carried 5 yes 0 no.

7. Administration

A. Creech & Association Contract

A motion was made by Carson Durham seconded by Gene Vasile to approve the contract with Creech & Associates. Motion carried 5 yes 0 no.

B. R.D. White Sign Agreement

Mr. White is asking the Town to renew the lease regarding the "Welcome to Shallotte" sign that has been on his property since 2000. He is also asking for payment of \$700 - \$900 per month for the property lease.

It was the consensus of the Board to table this item, as more information is needed. The Board directed Town Manager, Mimi Gaither, to research comparable lease pricing. Mr. White was also advised to provide the Board with a specified dollar amount.

8. Mayors Monthly Activities

A. Shallotte Shuttle Update

B. Signalization Study

C. Carolina Bays Update

VIII. CONSENT AGENDA

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

1. January 7, 2023 Regular Meeting Minutes

2. Budget Adjustments
 - BA-22-23-9 (November/December 2022 Police Dept. Donations: \$600.00)
 - BA-22-23-10 (January 2023 Police Dept. Donations: \$2500.00)
 - BA-22-23-11 (Council Chambers Air Conditioner: \$6000.00)
3. D.R. Horton Performance Guarantee Agreement

Motion carried 5 yes 0 no.

IX. **PUBLIC HEARING (1)**

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT

ORDINANCE 22-15: ARTICLE 19, PART I

Staff initiated text amendment to the Town's UDO which will provide an update to the Town's zoning regulations specific to the residential lighting standards.

1. A motion was made by Larry Harrelson 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 Carson Durham 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 Carson Durham seconded by Bobby Williamson to deny Ordinance 22-15. Motion carried 5 yes 0 no.

X. **PUBLIC HEARING (2) *(Quasi-judicial)***

[Continued from January 3, 2023 meeting]

SPECIAL USE PERMIT PARCEL ID # 198AE01302 (4726 Main Street)

Mr. Samuel Varnam, All-In, LLC, has submitted a request for revision of an existing Special Use Permit (SUP) including removing limitations on the number of rental vehicles and a revised screen for the storage of said vehicles at Scott's Farm & Family Store located at 4726 Main Street.

1. A motion was made by Larry Harrelson seconded by Jimmy Bellamy to open the Public Hearing. Motion carried 5 yes 0 no.
2. Town Clerk, Natalie Goins, administered the Oath to those that wished to speak during the public hearing. A record of those who were sworn in will be added to the minutes.
 - Robert Waring - Town of Shallotte Planning Director
 - Sammy Varnam – Property owner
3. Public Comments/Questions
 - Mr. Waring again, gave a brief overview, explaining that this hearing was continued from the January 3, 2023 Board of Aldermen meeting, and is a request for revision of a previous 2016 Conditional Use Permit (CUP). The application submitted requested to increase the number of rental vehicles and to modify the screening plan.
 - Mr. Varnam addressed the Board and submitted an updated screening plan for the storage of rental vehicles and trailers. He presented the details and layout of the plan, explaining the type and number of plants proposed.
4. A motion was made by Jimmy Bellamy seconded by Carson Durham to close the Public Hearing. Motion carried 5 yes 0 no.

5. Board Comments/Questions

Mayor Eccard read aloud the Specific Findings of Fact:

- 1) That the use will not materially endanger the public health and safety.
 - 2) That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
 - 3) That the use will be in harmony with the area in which it is to be located.
 - 4) That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen.
 - 5) That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also to have adequate utilities, access roads, drainage, sanitation or other necessary infrastructure.
 - 6) That the use meets all required conditions and specifications established by the Board of Aldermen.
6. A motion was made by Carson Durham seconded by Bobby Williamson to approve Special Use Permit. The following conditions are also imposed:
1. The landscaped berms noted on plans will satisfy screening requirements; and
 2. Regular storage of rental vehicles and trailers shall only be allowed behind the landscaped berms; and
 3. The landscape and screening improvements shall be completed within three (3) months of this hearing date; and
 4. The applicant shall sign the SUP findings indicating agreement with the Board's assigned conditions.

Motion carried 5 yes 0 no.

XI. CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11 (a) (6), a motion was made by Jimmy Bellamy seconded by Gene Vasile to go into closed session at 6:45 p.m. to discuss a personnel matter. Motion carried 5 yes 0 no.

A motion was made by Carson Durham seconded by Gene Vasile to resume regular session at 7:06 p.m. Motion carried 5 yes 0 no.

XII. ADJOURN

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to adjourn the meeting at 7:07 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk