

**SHALLOTTE BOARD OF ALDERMEN  
REGULAR MEETING  
JULY 5, 2022  
5:15 P.M.**

The Shallotte Board of Aldermen met for a regular meeting on July 5, 2022 in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

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

Aldermen absent: Carson Durham

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Paul Dunwell, Dan Formyduval, Adam Stanley, Isaac Norris and Attorney Laura Thompson

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

Mrs. Fran Salone-Pelletier gave the Invocation followed by the Board and audience reciting the Pledge of Allegiance.

III. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Gene Vasile, seconded by Jimmy Bellamy to approve the agenda as submitted. Motion carried 4 yes 0 no.

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

No comments were made.

V. DEPARTMENT REPORTS

1. Police
  - a. Promotions

1. Darby Lykins received the Oath of Offices as he was sworn in as Lieutenant for the Town of Shallotte Police Department.
2. Eddie Yates received the Oath of Offices as he was sworn in as Sergeant for the Town of Shallotte Police Department.
3. Garrett Baker 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 Works

a. Water bill adjustments

1. CVS

A motion was made by Gene Vasile, seconded by Larry Harrelson, to authorize staff to make water bill adjustment to account listed above. Motion carried 4 yes 0 no.

5. Finance

- Mayor Walt Eccard expressed thanks and congratulations to Finance Officer Isaac Norris for his annual comprehensive finance report for fiscal year ending June 30, qualifying for GFOA's Certificate of Achievement for Excellence.
- Gene Vasile also congratulated Administration on the budget year.

6. Administration

a. Approve Price Landing proposal by McGill & Associates

A motion was made by Bobby Williamson, seconded by Gene Vasile, to approve Price Landing proposal by McGill & Associates. Motion carried 4 yes 0 no.

7. Media & Events

8. Mayors Monthly Activities – Mayor spoke briefly on quarterly GSATS meeting. He handed out STIP packets to provide background/preparation for next month's meeting with DOT. He also expressed gratitude to Senator Bill Rabon and Representative Frank Iler for funding assistance for Price Landing project.

## VI. CONSENT AGENDA

A motion was made by Larry Harrelson, seconded by Jimmy Bellamy, to approve the following consent agenda items:

1. June 7, 2022 Regular Board Minutes
2. June 8, 2022 Budget Workshop Minutes

3. June 23, 2022 Budget Public Hearing Minutes
4. Adopt updated Uniform Guidance rules (Resolutions 08-11)

Motion carried 4 yes 0 no.

## VII. PUBLIC HEARING (1)

ZONING MAP AMENDMENT: ANX 22-06 BRUNSWICK PINES BRD Land Investment (on behalf of FMJ Holdings, LLC) has submitted a petition for the annexation & rezoning of property (311.12 acres) located in the area of Village Rd. (Hwy 179) (PID # 21300006). The property in question is immediately adjacent to the Rourke Woods subdivision and is currently vacant.

1. A motion was made by Larry Harrelson seconded by Jimmy Bellamy to open Public Hearing (1). Motion carried 4 yes 0 no.
2. Public Comments/Questions – Planning Director Robert Waring gave an overview and power point presentation of the proposed development.
  - Norma Ubaldi, 4771 Yellowwood Drive – Questioned if areas designated as wetlands would be developed. Robert Waring explained that the Army Corps of Engineers regulates wetlands and that any significant change to master plans would have to go back through process.
  - Mayor Walt Eccard asked about timeline. Kyle Dipresoro, responded that it was a projected 10 year build out, projecting the first phase by 2025.
  - Aldermen Bellamy asked if this project could had to be brought into the city limits to move forward and was told it could go through County process and also asked questions related to the TIA.

Mayor Eccard thanked everyone for their comments and input during the public hearing.

3. A motion was made by Gene Vasile seconded by Larry Harrelson to Close Public Hearing (1). Motion carried 4 yes 0 no.
4. A motion was made by Gene Vasile, seconded by Larry Harrelson to Approve ANX 22-06, annexing property located in the area of Village Rd. (Hwy 179) (PID# 21300006). Motion carried 4 yes 0 no.
5. A motion was made by Larry Harrelson, seconded by Gene Vasile, to Approve Board of Alderman Statement of Consistency. Motion carried 4 yes 0 no.

6. A motion was made by Gene Vasile seconded by Larry Harrelson to approve rezoning the property (Parcel ID # 21300006) from CO-R7500 into the Town's Planned Unit Development (PUD).

## VIII. PUBLIC HEARING (2)

### *QUASI JUDICIAL HEARING*

#### Special Use Permit Parcel ID # 1820001701 (Smith Ave & Main St.)

Shallotte Properties, LLC has submitted a request for consideration of a Special Use Permit (SUP) so as to develop 80 multi-family units to be located on Parcel ID #1820001701. The property is zoned MF-14 and such use requires a SUP. Project is called Coastal Walk Apartments.

1. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to open Public Hearing (2). Motion carried 4 yes 0 no.
2. Swear in Parties – 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
  - Donald Bennett (Davenport)
  - Brandy Zackery (Arnold Consulting Engineering Services)
  - Bill Arndt (Makson Inc.)
3. Public Comments/Questions – Mr. Waring gave an overview of the proposed project. The proposed multi-family project is sited upon a 7.07 acre lot located to the rear of the Coastal Walk shopping center and will consist of multi-family residential structures along with necessary parking, mail kiosk area, and dumpster area for tenant use.

The project civil engineer, Brandy Zackery, traffic engineer, Donald Bennett, and developer, Bill Arndt, all spoke about the project, including the TIA Report (Traffic Impact Analysis). They entered SUP application, site plan, conditional use standards, traffic impact analysis, technical review responses and agent authorization letter from current landowner as evidence for the hearing.

4. Board Comments/Questions – There were general comments asked by the BOA and answered by the developer and his engineers.
  - Mayor Eccard questioned the traffic increase from the earlier single family concept. Mr. Bennett does believe the current plans will be sufficient. Mayor Eccard also asked about the time frame for building. Mr. Arndt projects a September/October start date, with a buildout of 18 months.
  - Alderman Bellamy questioned targeted economic level for the residents. Mr. Arndt stated 100% workforce housing.

- Alderman Harrelson asked about anticipated traffic flow through parking lot of Coastal Walk. Ms. Zackery explained both the primary entrance off Wall and secondary access of Main would create the flow along the backside of the project and not impede parking.
  - Alderman Vasile's concern was anticipated "stacking" onto Smith or Main streets. Ms. Zackery did not anticipate any problem, stating traffic would have to back up throughout whole commercial development to pose this issue.
  - No one from the general public had questions or comments.
5. A motion was made by Bobby Williamson seconded by Jimmy Bellamy to close the public hearing. Motion carried 4 Yes and 0 No.
  6. A motion was made by Gene Vasile seconded by Bobby Williamson to approve Special Use Permit (SUP) parcel ID # 1820001701 (Smith Ave & Main St). The following special conditions are also imposed:
    - o A Town of Shallotte Site & Landscape Plan application be provided for TRC review; and
    - o Site & Landscape Plans provide all information detailed within Sec. I 0-3 (H) or SUP be returned
    - o to Board of Aldermen for review; and
    - o Town of Shallotte stormwater application be submitted for review; and
    - o Internal sidewalks be connected so as to provide walking connections to all internal facilities; and
    - o Sidewalks be connected to the external sidewalk network; and
    - o The existing lift station shall be upgraded so as to handle the additional flow from the project, to include generator and pumps; and
    - o They must show that the existing lift station and generator is adequately sized to handle the additional flow
    - o Copy of all required floodplain permit and documentation be provided; and
    - o Copies of all state and federal permits be provided as they are acquired; and
    - o The applicant shall sign the SUP below

Motion carried 4 yes 0 no.

## IX. DISCUSSION ITEMS

1. Riverwalk – The Mayor and Town Manager updated the Board regarding Phase II of the Riverwalk. Funding for this project will come from the remainder of funds secured by Senator Rabon from the

State. A motion was made Bobby Williamson, seconded by Gene Vasile to proceed with the design shown with the kayak launch in the boat slipway and the floating dock off of the main walkway.

X. CLOSED SESSION

1. Pursuant to NCGS 143-318.11 (a) (6), a motion was made by Jimmy Bellamy seconded by Gene Vasile to go into closed session at 6:42 p.m. for a personnel matter. A motion was made by Larry Harrelson, seconded by Jimmy Bellamy to resume regular session at 6:50 p.m. Motion carried 4 yes 0 no.
2. A motion was made by Gene Vasile, seconded by Bobby Williamson, to give Administrator Mimi Gaither a 2% merit increase.

XI. ADJOURN

A motion was made by Jimmy Bobby Williamson, seconded by Jimmy Bellamy to adjourn the meeting at 6:50 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

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Natalie Goins, Town Clerk

Date