

SHALLOTTE BOARD OF ALDERMEN
REGULAR MEETING
September 6, 2022
5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on September 6, 2022 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

Aldermen present: Larry Harrelson, Gene Vasile, Carson Durham, 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 Gene Vasile to open the meeting. Motion carried 5 yes 0 no.

II. INVOCATION & PLEDGE

Catherine Moore 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 Larry Harrelson seconded by Carson Durham to make the following amendments and approve the amended agenda:

- VIII. DEPARTMENT REPORTS – Public Utilities – Add Item C. Water/Sewer CIP
- X. PUBLIC HEARING – SUP hearing for mini/self-storage center along Smith Ave. Parcel ID# 19800019

Motion carried 5 yes 0 no.

V. PROCLAMATION OF CONSTITUTION WEEK 2022

Mayor Eccard read aloud the proclamation declaring September 17th through 23rd as Constitution Week. A motion was made by Carson Durham seconded by Gene Vasile to approve the proclamation. Motion carried 5 yes 0 no.

VI. RESOLUTION EMERGENCY MANAGEMENT

A motion was made by Carson Durham seconded by Larry Harrelson to approve Resolution 22-14 Declaring September as "Preparedness Month" in the Town of Shallotte. Motion carried 5 yes 0 no.

VII. PUBLIC COMMENTS

- Janet Todd of The Highlands community questioned use for property adjacent to Chick-Fil-A. She expressed concerns with that area becoming more dangerous with the increasing traffic. Robert Waring informed Ms. Todd that he could not be sure which parcel she was referring to, and asked that she email him for more discussion.
- Marsha Grissett asked rezoning status of Tryon Rd. Robert Waring explained that the applicant had withdrawn the application but is going to resubmit, and that notices will go out again informing property owners of new hearing date.

VIII. DEPARTMENT REPORTS

1. Police

A. Promotions

- Cory McLamb received the Oath of Offices as he was sworn in as Lieutenant for the Town of Shallotte Police Department.
- Woody Dunn 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 Utilities

A. Potential Funding Options for Biosolids at BC Regional Sewer Plant

A motion was made by Carson Durham seconded by Bobby Williamson to approve Option II B, a 20 year term resulting in an increase of \$0.37 per 1,000 gallons, with the sewer rate being re-evaluated at the completion of the term. This option would have the least impact on Town of Shallotte citizens.

B. Village Point Estates Road Request

Kate Inman spoke on behalf of neighbors of Village Point Estates, asking for the Town to take over the roads in Village Point Estates, after being made aware of T&M Developers' intent to turn the roads over to the HOA. It was the consensus of the Board to have Public Works Director, Dan Formyduval, to provide a preliminary review of the current conditions of the roads.

C. Water/Sewer CIP

A motion was made by Gene Vasile seconded by Carson Durham to approve the Water and Sewer Fund Capital Improvements Plan as submitted. Motion carried 5 yes 0 no.

5. Finance

6. Media & Events

- RSVPs were requested for the Wall Street Ribbon Cutting ceremony – September 20th at 12:00 pm.
- The Board was in agreement to co-sponsor banners for Main St. with West Brunswick, celebrating their 50th anniversary. Events budget will cover \$2,500 cost.

7. Administration

8. Mayors Monthly Activities

A. Donation Recap and Request

Mayor Eccard discussed the distribution of last year's charitable grants and made a request to set aside \$30,000 from the second tranche of ARP funds for nonprofits in Shallotte. A motion was made by Gene Vasile seconded by Carson Durham to approve this request. Motion carried 5 yes 0 no.

IX. CONSENT AGENDA

A motion was made by Jimmy Bellamy seconded by Carson Durham to approve the following consent agenda items:

1. August 2, 2022 Regular Meeting Minutes
2. Budget Adjustments
3. Gov Deals Jeep Surplus Sale
4. Direct the Clerk to "Investigate the Sufficiency Thereof and to Certify the Result of the Investigation" for the Following Annexation Request:
Christopher and Karen Moshoures - Parcel ID# 21300040 being 0.40 acres located at 755 Village Point Road.

Motion carried 5 yes 0 no.

X. PUBLIC HEARING (*Quasi- Judicial Hearing*)

Special Use Permit Parcel ID # 19800019 (Smith Ave.)

The Tides of Shallotte LLC., has submitted a request for consideration of a Special Use Permit (SUP) for a mini/self- storage center along Smith Ave. Parcel ID # 19800019. The property is zoned Highway Business (HB) and such use is a special use within the HB zoning district.

1. A motion was made by Carson Durham, seconded by Gene Vasile, to open the Public Hearing. Motion carried 5 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. Documents were entered in as evidence for the hearing.

- Robert Waring – Town of Shallotte Planning Director
- Thomas Scheetz, P.E. – Norris & Tunstall Consulting Engineers
- Watson Caviness – Caviness Land Development
- Robert High – Pinnacle Storage

3. Public Comments/Questions – Mr. Waring gave an overview of the proposed mini storage project along Smith Ave. The property in question is immediately adjacent to the Tides multi-family project. It will be accessed off of Smith Ave. and also share an access with the multi-family development. The property owner, Watson Caviness, introduced engineer, Thomas Scheetz, and developer, Robert High, to speak about the project. Mr. Scheetz stated that permits had been applied for; grading permit already approved and state’s stormwater is in process. They will be submitting a Town stormwater permit application and are working with the Town on water/sewer submittals.
4. Board Comments/Questions – There were general comments asked by the BOA and answered by the developer and engineer.
 - Alderman Durham questioned if the shared drive access meant a shared traffic impact as well. Robert Waring stated the TIA for the multi-family project included some additional trips for the adjacent property driveway as well.
 - Alderman Vasile asked about buffering requirements along Smith Ave. Robert Waring advised that this project would have the standard 8 foot street buffer. Mr. Scheetz also mentioned the fencing as part of the landscape plan.
 - Alderman Williamson questioned if this project was in conjunction with the adjacent multi-family project. Robert High answered no, that there was a demand here in Shallotte, and that it was for the community at large.
 - Alderman Harrelson questioned the selection of plants included in the landscape design. He felt the proposed selection would be very dense, and that a variation would be more aesthetic.
 - Mayor Eccard asked that the owners take into consideration the comments made in regard to the landscaping.
 - No one from the general public had questions or comments.
5. A motion was made by Carson Durham seconded by Gene Vasile to close the public hearing. Motion carried 5 yes and 0 no. Alderman Harrelson asked to be excused from the meeting at 6:20 p.m.

Alderman Williamson voted in the negative on the following conditional use standards:

- #2. That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be public necessity).
- #3. That the use will be in harmony with the area in which it is to be located.

6. A motion was made by Gene Vasile seconded by Carson Durham to approve Special Use Permit (SUP) Parcel ID # 19800019 (Smith Ave). The following special conditions are also imposed:
 - 1) A Town of Shallotte stormwater permit application shall be completed prior to final approval; and
 - 2) All required fees, to include System Development & in lieu of sidewalk construction fees shall be paid prior to final zoning approval; and
 - 3) Per Sec. 12-12, site improvements shall commence within 12 months of SUP approval date or applicant shall request an extension of up to six months from the Shallotte Board of Aldermen; and
 - 4) All required local, state, and federal permits shall be obtained and copies provided prior to final zoning

approval; and

- 5) The applicant shall sign the SUP below
- 6) Applicant will work with the Town on plant selection for this project.

Motion carried 4 yes 0 no.

- XI. **CLOSED SESSION** - Pursuant to G.S. 143-318.11(a)(5), a motion was made by Gene Vasile seconded by Jimmy Bellamy to go into closed session at 6:31 p.m. to instruct staff on acquisition of real property located at 4709 Main Street, Shallotte, NC 28470. Owners are Edward and Carolyn Sweatt. A motion was made by Carson Durham seconded by Gene Vasile to resume regular session at 6:45 p.m. Motion carried 4 yes 0 no.

A motion was made by Carson Durham seconded by Gene Vasile to instruct Town Manager, Mimi Gaither, to proceed with discussion with property owner and report back to the Board. Motion carried 4 yes 0 no.

- XII. **ADJOURN**

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to adjourn the meeting at 6:47 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk