

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

June 2, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on June 2, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

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

Aldermen absent: Karmen Custer

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Jeremy Dixon, Paul Dunwell, Dan Formyduval, and Attorney Laura Thompson.

I. CALL TO ORDER

Mayor Dornfeld 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

Fran Salone-Pelletier delivered the invocation followed the Board and audience reciting the Pledge of Allegiance.

III. CONFLICT OF INTEREST

Mayor Dornfeld 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 declared.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Larry Harrelson seconded by Jimmy Bellamy to make the following amendments:

Under IX. Discussion, add 1. Riverwalk. Motion carried 4 yes 0 no.

A motion was made by Bobby Williamson seconded by Gene Vasile to approve the agenda as amended. Motion carried 4 yes 0 no.

V. PUBLIC COMMENTS

VI. DEPARTMENT REPORTS

1. POLICE

2. FIRE

3. PLANNING

A. CAT Replacement

Planning Director Robert Waring reported that a member of the Community Action Team

(CAT) had become unresponsive and needed to be replaced.

A motion was made by Gene Vasile seconded by Bobby Williamson to appoint Ron Johnson as the replacement. Motion carried 4 yes 0 no.

B. Forest Ridge – Fee In Lieu of Rec. Area

A motion was made by Larry Harrelson seconded by Gene Vasile to approve a request for a Fee In Lieu of Recreation area (0.78 acres) for a proposed Forest Ridge residential subdivision. The appraised value would yield a fee in lieu of totaling \$25,209. Motion carried 4 yes 0 no.

C. Smart Moves Consulting Agreement

A motion was made by Bobby Williamson seconded by Gene Vasile to approve a contract with Smart Moves Consulting for grant management services for the DA-funded Mulberry Street sidewalk project. Total cost not to exceed \$7,500. Motion carried 4 yes 0 no.

4. PUBLIC UTILITIES

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Gene Vasile seconded by Bobby Williamson to approve the following consent agenda items. Motion carried 4 yes 0 no.

A. May 5, 2026 Regular Meeting Minutes

B. May 7, 2026 Budget Workshop Minutes

C. May 19, 2026 Work Session Minutes

VIII. PUBLIC HEARINGS

1. ORD 26-08 (Future Land Use Map Update 2026)

1. A motion was made by Jimmy Bellamy seconded by Bobby Williamson to open the public hearing. Motion carried 4 yes 0 no.

Wes MacLeod with Anchorpoint Planning presented the proposed update to the Town's 2016 Future Land Use map.

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 Larry Harrelson seconded by Gene Vasile to approve Ordinance 26-08, approving updates to the Town's Future Land Use Map. Motion carried 4 yes 0 no.

6. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Resolution 26-06, approving updates to the Town's Future Land Use Map. Motion carried 4 yes 0 no

2. Annexation 26-06 (Omnistorage)

Town Planner Brandon Eaton presented the petition for annexation and rezoning of a currently vacant Parcel (1970007504), intended for commercial use.

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 Bobby Williamson to approve Annexation Ordinance 26-06, annexing PID 1970007504. Motion carried 4 yes 0 no.
6. A motion was made by Larry Harrelson seconded by Bobby Williamson to approve the Board of Aldermen Zoning Statement of Consistency. Motion carried 4 yes 0 no.
7. A motion was made by Bobby Williamson seconded by Gene Vasile to approve rezoning PID 1970007504 to HB. Motion carried 4 yes 0 no.

3. The Tides Multi-Family (tabled from 5/5/26 meeting)

1. A motion was made by Gene Vasile seconded by Bobby Williamson to reconvene the public hearing. Motion carried 4 yes 0 no.
2. Town Clerk Natalie Goins administered the oath to the following:
 - Robert Waring
 - Watson CavinessTown Planner Robert Waring provided background for SUP 21-52, granted in 2021, and an overview of the requested revision. The applicant has requested that the multi-use pedestrian path be moved from phase 5 to the final phase of the project. Staff proposed a condition requiring the applicant to grant an easement to the town over the path area prior to or concurrent with final approval of future phases, so the town could proceed with its Riverwalk work if completed before the applicant reaches the final phase.
Watson Caviness provided documentation demonstrating compliance with the special use standards.
3. Public Comments/Questions
4. A motion was made by Bobby Williamson seconded by Gene Vasile to close the public hearing. Motion carried 4 yes 0 no.
5. A motion was made by Larry Harrelson seconded by Jimmy Bellamy to approve the Specific Findings of Fact. Motion carried 4 yes 0 no.
6. Mr. Caviness confirmed agreement to the conditions of approval for the record.
7. A motion was made by Larry Harrelson seconded by Gene Vasile to approve revisions to SUP 21-52 with the following imposed conditions. Motion carried 4 yes 0 no.
 - 1) The conditions approved with the initial SUP remain in place; and
 - 2) An easement over the area public walking path be recorded prior to additional final approval of future phases; and
 - 3) The applicant indicates acceptance of these conditions.

IX. DISCUSSION

1. Riverwalk

Alderman Larry Harrelson brought forward a request received from the Eccard family to install a commemorative plaque at the Riverwalk in honor of former Mayor Walt Eccard, in recognition of his work and dedication in bringing the Riverwalk project to fruition. The plaque would be funded entirely at the family's expense. A motion was made by Gene Vasile seconded by Bobby Williamson to approve installation of a commemorative plaque at the Riverwalk. Motion carried 4 yes 0 no.

X. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn the meeting at 6:10 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk