SHALLOTTE BOARD OF ALDERMEN
REGULAR MEETING
SEPTEMBER 1, 2026
5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on September 1, 2026, at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

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

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

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Jimmy Bellamy, seconded by Karmen Custer to open the meeting. Motion carried 5 yes 0 no.

II. INVOCATION & PLEDGE

Reverend Miller delivered the invocation followed by 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 regarding any item on the agenda. None identified.

IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the agenda as submitted. Motion carried 5 yes 0 no.

V. PUBLIC COMMENTS

VI. DEPARTMENT REPORTS

1. **POLICE**
2. **FIRE**
3. **PLANNING**

Planning Director Robert Waring introduced Damion Fulford, the new Planner I, who is in his second week with the Town. Mr. Waring also corrected the Planning Department report, noting that the next Planning Board meeting is scheduled for September 8, 2026, rather than September 15.

A. Abatement Proposal – 4479 Main St.

A motion was made by Gene Vasile, seconded by Karmen Custer, to approve the abatement contract with Ron Johnson, with the scope of services to be agreed upon by staff, at a total cost not to exceed $5,000, and to authorize the Mayor to sign the contract. Motion carried 5 yes 0 no.

4. PUBLIC WORKS

A. Bill Adjustment Requests

Mega Wash Shallotte (4602 Main St.)

A motion was made by Gene Vasile, seconded by Larry Harrelson, to approve the bill adjustment for Mega Wash Shallotte. Motion carried 5 yes 0 no.

ILM Rentals – Alison Riso (628 Village Rd. Apt 104)

A motion was made Gene Vasile, seconded by Larry Harrelson to deny granting the bill adjustment and to defer any future bill adjustment reimbursements for ILM Rentals – Alison Riso until such time as the property owner provides evidence that plumbing issues have been identified and corrected. Motion carried 5 yes 0 no.

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

A. McGill Additional Services

A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve paying McGill $34,163 for services rendered from January through July 2026, plus an additional not-to-exceed amount of $6,000 for services from August through September 2026. Motion carried 5 yes 0 no.

B. Town Hall Revised Design

Town Manager, Mimi Gaither, presented revised designs for the Town Hall complex, highlighting cost-reduction strategies discussed with the design team. Notable changes include the elimination of certain architectural features and adjustments to the building layout. Cost estimates will be provided to the Board once available.

C. Town Manager Interview Questions

Town Manager, Mimi Gaither, asked Board members to review and suggest any additions or changes to the previously distributed interview questions prior to the September 15th workshop.

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Karmen Custer, seconded by Gene Vasile, to approve the following consent agenda items. Motion carried 5 yes 0 no.

A. July 28, 2026 Recessed Meeting Minutes

B. August 4, 2026 Regular Meeting Minutes
C. August 18, 2026 Work Session Minutes
D. Tidelands Preserve Sewer Dedication: Resolution 26-09
E. Walmart Sewer Dedication: Resolution 26-10

VIII. PUBLIC HEARING

1. Petition for Annexation & Rezoning Gray Bridge Road PUD
Parcel ID # 21400001
County R-7500 to Shallotte PUD
98 Acres
OI Investment Properties, LLC.

Planning Director, Robert Waring, presented the petition for voluntary contiguous annexation and rezoning of a 98-acre parcel (PID 21400001) located on Gray Bridge Road, across from a future phase of the Solserra subdivision.

1. A motion was made by Jimmy Bellamy, seconded by Karmen Custer, to open the public hearing. Motion carried 5 yes 0 no.
   Dan Koeller and Mike Foley, members of the development team, and Andy Mills, project engineer, provided an overview of the project, including a PowerPoint presentation. The development had previously received Brunswick County approval, but the team chose to pursue annexation into Shallotte. The project proposes 400 single-family lots on 96.43 acres. All wetlands will be preserved with a minimum 20-foot buffer, and a 30-foot vegetated buffer will be maintained around the full perimeter of the project. Two access points are located on Gray Bridge Road and one on Shell Point Road. A connected sidewalk and trail network runs throughout the development, linking to a centralized amenity area. The stormwater system is designed to attenuate the 100-year storm event. Homes are expected to range from approximately 1,800 to 2,700 square feet, priced between $400,000 and $600,000, with full build-out projected by 2033. Mr. Foley emphasized the benefits of annexation, noting that Town services would likely be called upon regardless of jurisdiction, and that annexation provides the Town with design control and associated revenue.

2. Public Comments/Questions
   Christian Haslbeck, 2590 Shell Point Rd., stated that his property shares approximately 1,000 feet of property line with the proposed development and is designated as a Voluntary Agricultural District (VAD), requiring a 50-foot buffer rather than the standard 30-foot buffer. He noted that the developer confirmed the project plan had been revised to provide the required 50-foot buffer expressed satisfaction with the revision.

3. A motion was made by Jimmy Bellamy, 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 Larry Harrelson, seconded by Gene Vasile, to approve Ordinance 26-11, annexing PID 21400001. Motion carried 5 yes 0 no.

6. The Board of Aldermen Zoning Statement of Consistency was read into the record by Mayor Dornfeld. A motion was made by Gene Vasile, seconded by Karmen Custer, to approve the BOA Zoning Statement of Consistency, with the following conditions:

   1) Preliminary subdivision plans/applications match PUD plans.
   2) Stormwater utilities be designed for the 100-yr storm event.
   3) A completed and signed sewer permit application be received prior to recording final plat.
   4) Tree canopy preservation/replacement within common areas & open space be maximized.

   Motion carried 5 yes 0 no.

7. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve rezoning PID 21400001 from County R-7500 to Shallotte PUD. Motion carried 5 yes 0 no.

IX. DISCUSSION

1. Proclamation: 9/11 Day of Remembrance – 25th Anniversary

   A motion was made by Jimmy Bellamy, seconded by Karmen Custer, to approve a proclamation recognizing September 11 as a Day of Remembrance, in observance of the 25th anniversary of September 11, 2001. Motion carried 5 yes 0 no.

X. ADJOURN

A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to adjourn the meeting at 6:36 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins

Natalie Goins
Town Clerk