



COUNTY OF CARTERET

MINUTES

CARTERET COUNTY BOARD OF COMMISSIONERS

Carteret County Administration Building, Beaufort, NC

Commissioners' Boardroom

Regular Meeting

6:00 p.m., January 12, 2026

Commissioners present: Chairman Chris Chadwick, Vice Chairman Mark Mansfield, Chuck Shinn, David Quinn, Marianne Waldrop, Keith Moore, and Chimer Clark.

Commissioners absent: None

Others present: County Manager/Attorney, Sharon Griffin
Deputy County Manager/Finance Director, Dee Meshaw
Assistant County Manager, Matt Reynal
Clerk to the Board/Advanced Public Information Officer,
Nick Wilson

A full and complete account of the entire Board of Commissioners meeting is archived on a video that is available for viewing on the Carteret County website www.carteretcountync.gov.

Item I. – Meeting Called to Order / Pledge of Allegiance / Invocation

At 6:00 p.m., the Honorable Carteret County Board of Commissioners convened in regular session. Chairman Chadwick called the regularly scheduled meeting to order, with appropriate public notice having been given. He invited Commissioner Quinn to lead the Pledge of Allegiance and to offer the opening prayer.

Item II. – Conflict of Interest / Cell Phone Statement

Chairman Chadwick read the conflict of interest statement, and there were no conflicts on the agenda for the Board.

Item III. – Adoption of Agenda

Vice Chairman Mansfield made a motion to adopt the agenda as presented. Commissioner Shinn seconded the motion. The motion passed unanimously.

Item IV. – Consent Agenda

Commissioner Waldrop made a motion to adopt the consent agenda as presented. Commissioner Quinn seconded the motion. The motion passed unanimously.

The Board approved the consent agenda, as presented, which included the following items:

The Board approved the consent agenda, as presented, which included the following items: approval of the minutes from the December 15, 2025, Board of Commissioners meeting; receipt of the Tax Administrator's reports, including the December 2025 Releases, Refunds, and NCVTS Refund reports; approval of budget amendments, including the School Capital Funds Allocation, which allocates \$1,677,575 among Categories I, II, and III, and authorizes \$990,950 in unspent FY 2025 school capital funding; authorization for the Tax Administrator to extend the 2026 Business Listing Period; approval of Resolution 2026-R-01 extending the 2026 Personal Property Tax Listing Period; approval of the Order for Advertisement of Unpaid 2025 property taxes pursuant to N.C.G.S. § 105-369; approval of the County Assessor's recommendation to correct listings, classifications, and appraisals for certain properties in the Crosswinds and Sound of the Sea neighborhoods to ensure equity; acceptance of \$3,250 in additional funding under Agreement Addendum #452 for the Breast and Cervical Cancer Control Program to expand screening services; approval of a service agreement with Bolton & Menk, Inc. for architectural and engineering services in support of the Resilient Coastal Communities Program Phase 3 Grant, not to exceed \$400,000; and approval of revisions to the FY26 Building Inspections Fee Schedule regarding Re-Roofing and Renovation permits.

Item V. – Public Comments

Chairman Chadwick opened the public comment period. The following is a summary of all citizen remarks, which may be viewed in their entirety in a video on the County website.

Bryan Nicklow, of 113 Gloucester Court, addressed the Board and shared two announcements: first, Pastor Franklin Graham has called for a National Day of Prayer on Wednesday, January 14th at noon, to pray for peace, guidance for leaders, and calm in the nation; second, a local group will hold weekly patriotic gatherings on Fridays leading up to the Fourth of July, featuring the national anthem, discussions of founding documents, and community activities.

Item VI. – Resolution 2026-R-03: Consideration and Approval of a Resolution Supporting a New Zip Code for Western Carteret County

Commissioner Quinn read a resolution expressing the Board's support for a unique ZIP code for Western Carteret County, including Cape Carteret, Cedar Point, Bogue, and Peletier. The resolution noted that the area has experienced significant growth, and the current shared ZIP code with Onslow County has caused confusion for residents and businesses and led to misattributed sales tax revenue. Commissioner Quinn made the motion to approve the resolution, Commissioner Waldrop seconded the motion, and it was unanimously approved. The resolution formally requests that the United States Postal Service initiate the process to

assign a distinct ZIP code to improve mail delivery, support local postal operations, enhance community identity, and ensure accurate attribution of local taxes.

Item VII. – Public Hearing: Consideration of a request to move the parcel line for 187 Beulah Lane (PIN: 539504722798000) north, creating a 0.717-acre parcel and reducing 105 Beulah Lane (PIN:539504731344000) to 1.349 acres; the additional acreage for 187 Beulah Lane will be rezoned R-15M, and 105 Beulah Lane will remain R-15.

Matt Reynal, Assistant County Manager, provided the staff report for a public hearing on a request to adjust a parcel line affecting properties at 187 Beulah Lane North and 105 Beulah Lane. The request proposed expanding 187 Beulah Lane to approximately 0.717 acres and reducing 105 Beulah Lane to approximately 1.349 acres, with a corresponding rezoning of the added acreage to R-15M to avoid split zoning, while the remaining northern parcel would stay R-15. Staff reported that the Planning Commission unanimously recommended approval, adjacent property owners were notified with no objections received, and no one spoke during the public hearing.

Vice Chairman Mansfield made a motion to open the public hearing, seconded by Commissioner Shinn, and the motion passed unanimously. No one came forward to speak. Commissioner Shinn then moved to close the public hearing, seconded by Commissioner Clark, and the motion carried unanimously.

Vice Chairman Mansfield moved to approve the request to move the parcel line for the 0.4-acre parcel at 187 Beulah Lane (PIN: 539504722798000) north to create a 0.717-acre parcel, which will reduce the size of the 1.6-acre parcel at 105 Beulah Lane (PIN:539504731344000) to 1.349 acres. The additional acreage for 187 Beulah Lane (PIN:539504722798000) will be rezoned to R-15M to align with the zoning district for the original acreage. 105 Beulah Lane (PIN: 539504731344000) will remain R-15. Commissioner Quinn seconded the motion, and it passed unanimously.

Vice Chairman Mansfield made a motion to approve the Statement of Plan Consistency and Reasonableness. Commissioner Shinn seconded the motion, and it carried unanimously.

Item VIII. – Public Hearing: Consideration of a request to rezone 8.0 acres at 825 Russells Creek Road, Beaufort (PIN: 639804942257000) to R-15M and to combine it with 833 Russells Creek Road (PIN: 639804847426000).

Mr. Reynal provided the staff report for a public hearing on a request to rezone approximately eight acres of property at 825 Russell Creek Road from B1-CZ to R-15M and combine it with the adjacent property at 833 Russell Creek Road. The rezoning would allow the parcels to share the same zoning designation, resulting in a combined 15.09-acre parcel at 833 Russell Creek Road, while the remaining 5.06 acres at 825 Russell Creek Road would retain its B1-CZ zoning. The property is located within a limited transitional future land use designation. Staff reported that the Planning Commission unanimously recommended approval, no speakers addressed the request at the Planning Commission public hearing, and adjacent property owners were notified, with two objections and five responses indicating no objection received to date.

Vice Chairman Mansfield made a motion to open the public hearing, seconded by Commissioner Shinn, and the motion passed unanimously. No one came forward to speak. Commissioner Clark then moved to close the public hearing, seconded by Commissioner Waldrop, and the motion carried unanimously.

Vice Chairman Mansfield moved to approve to rezone 8.0-acres of 825 Russells Creek Road, Beaufort, NC 28516 (PIN: 639804942257000) to R-15M and to combine the 8.0-acres with 833 Russells Creek Road, Beaufort, NC 28516 (PIN: 639804847426000). Commissioner Moore seconded the motion, and it passed unanimously.

Vice Chairman Mansfield made a motion to approve the Statement of Plan Consistency and Reasonableness. Commissioner Moore seconded the motion, and it carried unanimously.

Item IX. – Public Hearing: Consideration of a request by Dirt2Dreams LLC to modify the R10-CZ district approved for the Hamptons on the White Oak master plan, affecting 431 West Fire Tower Road (PIN: 537603121040000), 246 Amphitheater Drive (PIN: 536604904556000), and two unaddressed parcels (PINs: 537603014623000 and 537603113852000) in Swansboro.

Mr. Reynal provided the staff report for a public hearing on a request to modify the approved master plan and conditional zoning for the Hamptons on the White Oak development. The property was originally zoned R-10 Conditional Zoning in July 2022 for a 167-unit residential development; the revised plan proposes 132 single-family home sites, representing a reduction of 35 dwelling units. The modification also includes adjustments to internal amenities due to the realignment of lots and home placements. The subject properties are primarily vacant, are bordered by R-15M and R-20 zoning, and are located within a limited transitional future land use designation. Staff reported that the Planning Commission unanimously recommended approval, no speakers addressed the request at the Planning Commission public hearing, and adjacent property owners were notified, with 17 responses indicating no objection and five objections received to date.

Commissioner Waldrop made a motion to open the public hearing, seconded by Commissioner Quinn, and the motion passed unanimously.

Ron Cullipher representing Dirt2Dreams spoke in support of the request and respectfully requested approval of the proposed reduction to the master plan.

Commissioner Shinn then moved to close the public hearing, seconded by Commissioner Waldrop, and the motion carried unanimously.

Vice Chairman Mansfield moved to approve a request to modify the R10-CZ district approved in July 2022 for the Hamptons on the White Oak community master plan, which includes a 35-unit reduction in home sites to 132 single family home sites. Commissioner Waldrop seconded the motion, and it passed unanimously.

Vice Chairman Mansfield made a motion to approve the Statement of Plan Consistency and Reasonableness. Commissioner Quinn seconded the motion, and it carried unanimously.

Item X. – Manager's Report

The County Manager reported that most county offices will be closed on Monday, January 19, in observance of Martin Luther King Jr. Day. An update was provided on the Parks and Recreation Master Plan, noting that public feedback is still being collected, the project website and online survey remain active, and approximately 1,000 responses have been received to date. The Manager clarified that the plan applies only to county-owned parks. An elections update was also given, including that sample ballots are now available online through the County Board of Elections and the North Carolina voter lookup tool. Absentee voting is underway, absentee ballots have begun mailing, and voters have until February 17 to request a mail-in ballot.

Item XI. – Board Appointments

The following appointments were approved:

Beach Commission

- Donald Hardy – Reappointment to a 3-year term as the Indian Beach representative.
- Kyle Lagos – Appointment to a 3-year term as the Emerald Isle representative.

Carteret County – Beaufort Airport Authority

- Patrick Joyce – Appointment to fill an unexpired term through August 31, 2026.

Child Fatality Prevention Team

- Josh Phillips – Appointment to fill the unexpired term of the Law Enforcement Officer representative through June 30, 2026.
- Heather Brower – Reappointment to a 3-year term as a Parent Representative.

Juvenile Crime Prevention Council

- Ashley Eatmon – Reappointment to a 2-year term as the District Attorney representative.
- Chuck Bryant – Appointment to serve a 2-year term as an At-Large member.

Item XII. – Commissioner Comments

Commissioner Waldrop

- Wished everyone a Happy New Year and reported that she had nothing further to share.

Commissioner Moore

- Extended New Year's greetings to those present.
- Reported having no additional comments.
- Thanked attendees for coming and encouraged safe travel home.

Commissioner Quinn

- Thanked fellow commissioners for supporting the resolution requesting a new ZIP code and improved postal service for western Carteret County.
- Noted that the effort was long needed and expressed appreciation for bringing the matter to fruition.
- Acknowledged the Board's regular practice of recognizing county staff and employees for their work.
- Commended fellow commissioners for their dedication, leadership, and commitment to public service.
- Emphasized that the work of the Board continues beyond meetings and requires perseverance, collaboration, and listening to differing viewpoints.
- Stated that meaningful progress comes from steady leadership, patience, and a shared commitment to the public interest.
- Expressed pride in serving alongside the Board and thanked fellow commissioners for their continued service.

Commissioner Clark

- Emphasized and supported Pastor Franklin Graham's call for a national time of prayer at noon on January 14th.
- Encouraged citizens to take the time to pray for guidance, care, and solutions to challenges facing the nation.
- Quoted 2 Chronicles 7:14, highlighting the promise of God's forgiveness and healing for those who humble themselves, pray, and turn from wrongdoing.
- Urged attendees to observe the prayer time on January 14th and reflect on the scripture.
- Thanked the Chairman for the opportunity to share these comments.

Commissioner Shinn

- Withheld personal comments for the evening.
- Expressed agreement with the comments previously made by Commissioner Quinn and Commissioner Clark.
- Thanked the Chair.

Vice Chairman Mansfield

- Thanked county employees for their hard work, dedication to the community, and service to citizens.
- Recognized that while mistakes may occur, the County strives to correct them and serve the public effectively.
- Expressed appreciation to Commissioner Clark and Commissioner Quinn for their comments and recognition of the Board's efforts.

- Noted that public meetings show only a small portion of the work involved, with much effort occurring behind the scenes in preparation and planning.
- Stated a commitment to serving to the fullest ability and making decisions in the best interests of the community.
- Thanked the public for their support and extended holiday greetings for Martin Luther King Jr. Day and the New Year.

Chairman Chadwick

- Extended holiday greetings, wishing everyone a Merry Christmas and a Happy New Year.
- Noted that decision-making on challenging issues often involves discussion and debate, but the Board ultimately seeks consensus and what is best for Carteret County.
- Reported ongoing improvements around the courthouse, including paving parking lots and enhancing accessibility of county facilities.
- Highlighted positive developments across the county, including work by the Port Team, Dr. Williams and the Health Department, the community college, and the school system.
- Stated that the year is off to a strong start for the county.

At the conclusion of the meeting, Chairman Chadwick asked for a motion to adjourn. Vice Chairman Mansfield made a motion to adjourn. Commissioner Clark seconded the motion. The motion passed unanimously.

At 6:30 p.m., the Board of Commissioners adjourned.



ATTEST:

By: _____

N. Wilson
Nick Wilson, Clerk to the Board

APPROVED:

By: _____

Chris Chadwick
Chris Chadwick, Chairman
Carteret County Board of Commissioners

Respectfully submitted,

Note: Copies of attachments (Alt.), ordinances, resolutions, contracts, presentations, and supporting material considered by the Board of Commissioners at this meeting are on file in the office of the Clerk. Attempts have been made to accurately spell each podium speaker.