

**TOWN OF CAROLINA SHORES  
BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES**

**January 12, 2026**

**10:00 a.m.**

Mayor Conte called January 12, 2026, meeting to order at 10:00 a.m. The Pledge of Allegiance was recited and there was a moment of silence. Commissioners present: Beverly Mayhew, Debbie Watts, Marlene Vandergrift, and Jeffery Alt. Also, present: Chad Hicks, Town Administrator; Nicole Hewett, Assistant Town Administrator/Town Clerk and Lori Frye, Finance Director.

Members None

Also Absent: None

**Arbor Day Proclamation 2026:**

Ms. Hewett read aloud the Arbor Day Proclamation for 2026.

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE THE ARBOR DAY PROCLAMATION FOR 2026. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Public Comment on Agenda Items Only:**

None

**Administrative Reports:** Mr. Hicks gave the Town Administrator Report. (A copy of this report is on file.)

Mr. Hicks said we have received final approval on the Tree City USA application. Mr. Hicks said the informational community meeting for the golf course will be held at town hall on January 14<sup>th</sup> from 4-6pm. Mr. Hicks said we did send the ad to the paper to fill the ETJ alternate vacancy on the Planning Board. Mr. Hicks said the Parks Commission has recommended that we update the Parks& Recreation Master Plan, and we can discuss that at budget time. Mr. Hicks said the Public Works director has a couple of candidates that he will be interviewing for the Recycle Center. Mr. Hicks said the town engineer is still working on the bid package for Bayberry and the Gates and we hope to have that paved early this spring.

**Building Inspections:** Report on file with Town Clerk.

**Public Works Department:** Report on file with the Town Clerk.

**Public Safety Department:** Report on file with the Town Clerk.

**Finance Report:** Mrs. Frye gave the Finance Report. Report on file with the Town Clerk.

**Committee & Volunteer Group Reports:**

Calabash Fire Department – Commissioner Mayhew said the Fire Department did not have their meeting and they had their annual Christmas dinner.

Planning Board – Commissioner Watts said the Planning Board did not meet in December.

Parks Commission – Commissioner Vandergrift said the Parks Commission does not meet in December.

**Consent Agenda:**

COMMISSIONER WATTS MADE A MOTION TO APPROVE THE CONSENT AGENDA:

- BOC Regular Meeting Minutes of December 8, 2025

COMMISSIONER VANDERGRIFT SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Old Business:**

None

Mayor Conte introduced County Commissioner Randy Thompson. Commissioner Thompson said good morning, and he doesn't have a lot to share but he appreciates being here this morning.

**New Business:**

Discussion of Resolution 26-1 on Dwelling Insurance:

There was small discussion on this item.

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE RESOLUTION 26-1 ON DWELLING INSURANCE. COMMISSIONER ALT SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion on Vacant Commissioner Seat:

There was small discussion on this item. Mayor Conte said if the Board is in agreement, we can follow the same process as before. It was the consensus of the Board to have prospective candidates submit a Letter of Interest and Resume on or before February 27<sup>th</sup> by 12:00pm so they have time to review the candidates individually and to follow the same process as before. Item to be placed on their March meeting agenda.

**Public Comment:**

Tim Blatch, 44 & 42 Calabash Drive and 37 Gate 1 – Mr. Blatch said he would like to look at the engineer studies for drainage and so on as he can't see them on the website. Mr. Hicks said he can give them to him.

Joanne Quinn, 9 Sand Dollar Court – Ms. Quinn asked about the dwelling insurance and wanted to know the rationale for the increase.

Lon Forehand, 19 Brassie Drive – Mr. Forehand discussed the traffic safety crisis that could occur in Carolina Shores with the proposed rezoning. Mr. Forehand said the critical issue is the Walmart and the Publix and the announcement that a big box store is going to be across from CVS. Mr. Forehand said the Soth Carolina portion of the Carolina Bay Parkway is funded and likely to be completed in coming years which will increase traffic through our area. Mr. Forehand said there are many new homes in Ash and much of this traffic will funnel through Highway 17 and the Country Club intersection. Mr. Forehand said conservative estimates show that Country Club Road will see a 150-200% increase in daily traffic with all these developments. Mr. Forehand said peak hour traffic could peak around 400-700%. Mr. Forehand discussed North Carolina law and said the town is being asked to approve this proposed rezoning without a comprehensive traffic analysis. Mr. Forehand said the result is we are approving things before we know if our roads can handle them. Mr. Forehand said the timing is backwards here. Mr. Forehand said he is asking for a comprehensive traffic impact analysis before approval that includes all approved development that demonstrates that our roads can safely handle the traffic. Mr. Forehand said this is basic due diligence. Mr. Forehand discussed future traffic issues. Thank you.

Steve Koob, 22 Carolina Shores Parkway – Mr. Koob said we have to maintain our roads. Mr. Koob said with the proposed rezoning, there are all these ponds. Mr. Koob discussed the damage to the roads to bring in equipment to install the proposed ponds and where is the money going to come from to fix these roads. Mr. Koob said these roads weren't even designed for dump trucks. Mr. Koob said we really need to look at the roads and see if they can take it and he thinks the answer is no. Mr. Koob said we don't have garbage at our homes or heavy equipment coming through here. Mr. Koob said these roads will not take it and the developers will not pay for it. Mr. Koob asked where the additional homes would take their garbage. Mr. Koob said someone needs to look at the overall picture of our infrastructure and see how it will be done. Thanks a lot.

Joe Dowling, 1 Mashie Court – Mr. Dowling said he wants the town to realize the promises being made in the proposed development of the golf course. Mr. Dowling discussed the 15 retention ponds and the feeling out there that they will solve all the town's flooding issues. Mr. Dowling said for 37 years he lived in NYS with a similar situation. Mr. Dowling said he had a retention pond 50 yards from his back door. Mr. Dowling said all the promises that were made with the diversion of the water, guess what, they weren't true. Mr. Dowling discussed watching them dig a retention pond about 6 feet deep. Mr. Dowling said he was amazed, wow the pond filled up with water. Mr. Dowling said that was groundwater. Mr. Dowling said the golf course has a 12-36-inch water table. Mr. Dowling said we're going to be digging 15 retention ponds that will be 50% full as we dig them. Mr. Dowling said what does that for space for water and we plan on removing many mature pine trees for this development. Mr. Dowling said one pine tree absorbs 100 gallons of water a day. Mr. Dowling said this plan for 15 retention ponds is just to keep up with what he is building. Mr. Dowling said his neighbor was built at the original height elevation and now he is getting a home in his backyard that will be built to the new elevation. Mr. Dowling said there is no way that the driveway and roof water are going to find its way to a retention pond unless they build culverts behind every house. Mr. Dowling said that water will be coming into his yard. Mr. Dowling said he knows from experience and he hopes the Board considers this.

### **Mayor & Board of Commissioner Comments:**

Commissioner Alt - None

Commissioner Mayhew – None

Commissioner Vandergrift – Commissioner Vandergrift said pretty much everything is quiet in her

neighborhood and that's a good thing.

Commissioner Watts – None

Mayor Conte – Mayor Conte said thank you all for coming.

**Closed Session Pursuant to NCGS 143-318.11(a)(6) Personnel:**

None

**Adjourn:**

COMMISSIONER MAYHEW MADE A MOTION TO ADJOURN THE BOARD OF COMMISSIONERS JANUARY 12, 2026, MEETING AT 10:27 A.M. COMMISSIONER ALT SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Mayor

Submitted by:

Nicole L. Hewett, Assistant Town Administrator/Town Clerk