

**TOWN OF CAROLINA SHORES**  
**Planning Board**  
**Meeting Minutes**  
**April 16, 2025**  
**11:00 a.m.**

At 11:00 a.m., Chairperson Johnson called the April 16, 2025, Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: David Steele, Ruth Ann Campbell, Diane Baker and Ashley McEntee.

Also present: Normand Neligon, ETJ Alternate; George Grant, Town Alternate; Commissioner Watts, Liaison; Chad Hicks, Town Administrator and Nicole Hewett, Assistant Town Administrator/Town Clerk.

Absent: None

**Approval of Minutes:**

MEMBER CAMPBELL MADE A MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2025 PLANNING BOARD MEETING. MEMBER STEELE SECONDED THE MOTION. CHAIRPERSON JOHNSON CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Administrative Reports:**

Ms. Hewett said she wanted to have it on record that she administered the Oath of Office to Members Ruth Ann Campbell and Normand Neligon on March 24, 2025, at Town Hall. Ms. Hewett said we had to wait for approval by the Brunswick County Board of Commissioners as they must approve the ETJ members.

**New Business:**

**Work Session on the CAMA Land Use Plan:**

Wes Macleod from Cape Fear Council of Governments introduced himself. Mr. Macleod said he will be working with the Planning Board on the revision of the CAMA Land Use Plan. Mr. Macleod reviewed and discussed a 13-page slide presentation (a copy of the slides are on file with the Town Clerk). Mr. Macleod said it would be great to get the Public Participation Survey ready to send out. Mr. Macleod said we will have one or two open house public meetings and encourage public participation. Mr. Macleod said we may come up with a vision statement. Mr. Macleod handed out and reviewed the draft copy of the Public Participation Survey. It was the consensus of the Planning Board to add law enforcement services under Question 1. Questions 2-6 were fine as written. Regarding Question 6, Mr. Hicks said at some point he would really like something written in our policies that we support cooperation with the state on sidewalks, pathways, etc. as he doesn't want to forget it. Questions 7 -10 were fine as written. Mr. Hicks said he will have a postcard mailed to the entire town.

There was discussion on adjusting the Planning Board's meeting time for the rest of the year to accommodate for the longer meetings as they go through the CAMA Land Use Plan revision. It was the consensus of each member of the Planning Board to change the start time of their meetings to 10:30 a.m. for the remainder of calendar year 2025.

Mr. Macleod said he will not be at the May meeting, but he will drop hard copies of for the Planning Board to review before their June meeting.

**Public Comment:**

Bob Lazarczyk, 10 Cleek Court – Mr. Lazarczyk asked if this is the forum to talk about zoning. Mr. Lazarczyk said do you guys actually do the zoning changes. Mr. Lazarczyk said yes, it’s about the golf course but indirectly about the golf course. Mr. Hicks said the Planning Board makes recommendations to the Board of Commissioners. Mr. Lazarczyk said right now the golf course is Conservation and everybody knows there is a horrible proposal. Mr. Lazarczyk said who actually does the request to change the zoning from Conservation to something else. Mr. Hicks said the developer or the owner of the property. Mr. Lazarczyk said so Phil can request that until whoever buys it, buys it? Mr. Hicks said yes. Mr. Lazarczyk said and then they can request a change in zoning and Mr. Hicks said yes. Mr. Lazarczyk said ok.

**Adjourn:**

MEMBER CAMPBELL MADE A MOTION TO ADJOURN THE APRIL 16, 2025, PLANNING BOARD MEETING AT 12:18 PM. MEMBER BAKER SECONDED THE MOTION. CHAIRPERSON JOHNSON CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

---

Chairperson

Submitted by:  
Nicole L. Hewett, Assistant Town Administrator/Town Clerk