

NC COASTAL RESOURCES COMMISSION (CRC)

April 15-16, 2026

Ocean Isle Beach Town Hall

April 15, 2026 – CRC, CRAC, and DCM staff participated in a field trip to the Ocean Isle Beach terminal groin site to look at site conditions and hear about ongoing work at the east end which the Commission granted by variance request in November 2025 (CRC-VR 25-05 through 25-11).

Present CRC Members

Renee Cahoon, Chair
Neal Andrew, 1st Vice-chair
Larry Baldwin
D.R. Bryan
Bob Emory
Jordan Hennessy
Robert High
Sheila Holman, 2nd Vice-chair
Stephen King
Lauren Salter
Steve Shuttleworth
Earl Smith

Present from the Office of the Attorney General

Sarah Zambon

Present from the Department of Environmental Quality, Office of the General Counsel

Christine Goebel

CALL TO ORDER/ROLL CALL

CRC Chair Renee Cahoon called the meeting to order at 9:00 a.m. on April 15, 2026, reminding the Commissioners of the need to state any conflicts due to Executive Order Number 34 and the State Government Ethics Act. The State Government Ethics Act mandates that at the beginning of each meeting the Chair remind all members of their duty to avoid conflicts of interest and inquire as to whether any member knows of a conflict of interest or potential conflict with respect to matters to come before the Commission. The Chair requested that if any member knows of a conflict of interest or a potential conflict of interest, they state when the roll is called. Commissioner Robbie Yates was absent. Based upon this roll call Chair Cahoon declared a quorum.

CHAIR COMMENTS

Chair Cahoon thanked the Town of Ocean Isle Beach Mayor and Town Manager for hosting the meeting and assisting with transportation to the field trip. The field trip to the terminal groin site was well attended and it was informative to see the site and the sandbag installation allowed by a CRC variance. Additionally, Chair Cahoon thanked DEQ Assistant Secretary Kathie Dello for attending the meeting.

MINUTES

The CRC was provided with the minutes in an abbreviated format. This new format was agreed upon by consensus at the February Commission meeting. The new format provides a summary of agenda items and associated votes/actions. The minutes are the written record to accompany the official record which is the live stream recording found on the NC Coastal Resources Commission's webpage.

Sheila Holman made a motion to approve the minutes of the February 25-26, 2026, Coastal Resources Commission meeting. Larry Baldwin seconded the motion. The motion passed unanimously (Cahoon, Andrew, Baldwin, Bryan, Emory, Hennessy, High, Holman, King, Salter, Shuttleworth, Smith).

EXECUTIVE SECRETARY REPORT

[DCM Director Tancred Miller's Report](#)

PUBLIC INPUT AND COMMENT

Jimmy Bell of the Point in Ocean Isle Beach thanked the CRC and DCM and stated he has questions about the setbacks in the Inlet Hazard Area at the east end of Ocean Isle Beach.

VARIANCE REQUESTS

Winslow and Sgambati (CRC-VR-26-23), Calabash, Pier Length

Austin Turbitt, Christy Goebel, Esq./Clark Wright, Jr., Esq.

Austin Turbitt gave an overview of the site. Christy Goebel reviewed the stipulated facts of the variance request, and stated staff and Petitioner agree on all four statutory criteria which must be met to grant the variance. Clark Wright reviewed the stipulated facts which he contends supports the granting of the variance.

Neal Andrew made a motion that Petitioner has shown that an unnecessary hardship would result from strict application of the development rules, standards, or orders issued by the Commission. Larry Baldwin seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Neal Andrew made a motion that Petitioner has shown that hardships result from conditions peculiar to the Petitioner's property. Sheila Holman seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Neal Andrew made a motion that Petitioner has shown that hardships did not result from actions taken by the Petitioner. Steve King seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Neal Andrew made a motion that Petitioner has shown that the variance request is consistent with the spirit, purpose and intent of the Commissions rules, standards, or orders; will secure public safety and welfare; and will preserve substantial justice. Larry

Baldwin seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

This variance request was granted.

ACTION ITEMS/RULEMAKING

Proposed Amendments to 15A NCAC 07H .0106, .0205, .0206, and .0207 Manmade Ditches (CRC 26-55)

Daniel Govoni

Daniel Govoni stated this action is a follow-up to the Petition for Rulemaking filed by Nelson Paul in November 2025 and incorporates language mandated by Session Law 2025-48.

Sheila Holman made a motion to approve amendments to 15A NCAC 07H .0106, .0205, .0206, and .0207. Larry Baldwin seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Proposed 15A NCAC 07H .2800 and Amendments to 15A NCAC 07H .0309(a) (CRC 26-56)

Jonathan Lucas

Jonathan Lucas stated this action creates a new General Permit for temporary weather monitoring structures.

Jordan Hennessy made a motion to approve 15A NCAC 07H .2800 and amendments to 07H .0309 as presented and begin the rulemaking process. Commissioner Hennessy asked staff to work with the CRAC and local governments during rulemaking. Steve King seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Oceanfront and Inlet Erosion Rates and Setback Factors and Amendments to 07H .0304 and 07H .0310 (CRC 26-57)

Ken Richardson

Ken Richardson stated along with the Inlet Hazard Area boundary updates, the Commission is now updating the Ocean Erodible Area average annual erosion rates, setback factors, and related rule amendments. Ken reviewed the proposed amendments and summarized the IHA boundaries and erosion rates.

Neal Andrew made a motion to approve the amendments to 15A NCAC 07H .0304 and .0310 as presented and move forward with rulemaking. Larry Baldwin seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Consideration of Readoption 15A NCAC 07B (CRC 26-58)

Rachel Love-Adrick

Rachel Love-Adrick reviewed the periodic review process and CRC actions to date. The CRC is required to readopt the rules by May 1, 2026, or the rules will expire. Formatting changes were

made to 07B .0702, but no substantive changes were made to any of the rules within this subchapter.

Neal Andrew made a motion to readopt the rules in 15A NCAC 07B. Sheila Holman seconded the motion. The motion passed unanimously (Shuttleworth, King, Holman, Salter, Emory, Baldwin, Andrew, Cahoon, Bryan, Hennessy, Smith, High).

Areas of Environmental Concern Review (CRC 26-59)

Daniel Govoni

Daniel Govoni stated NCGS 113A-115(c) requires the CRC to review designated AECs at least biennially. Daniel reviewed the AECs currently designated in rule.

Septic Tank Update – DHHS Meeting (CRC 26-61)

Cameron Luck

Cameron Luck reviewed the March 30 meeting in Buxton where DCM staff met with NC Coastal Federation, Homebuilders Association, National Park Service, Dare County, Health Department representatives, and Septic Tank Association to discuss the siting of septic tanks.

LEGAL UPDATE

Update on Litigation of Interest to the Commission (CRC 25-25)

Sarah Zambon

Sarah Zambon reviewed the legal update as outlined in memo CRC 26-60. Updates to that memo include oral arguments have been presented to the Court of Appeals in CRC v. RRC and an opinion from that Court will be coming but could take several months to receive. The petition for judicial review on the Mid-Currituck Bridge could be in court in late May. The only third party hearing request moving forward is Frey which was granted in part by the Chair and Ms. Frey has already filed in OAH.

OLD/NEW BUSINESS

Chair Cahoon reminded Commissioners of their requirement to file their Statement of Economic Interest with the State Ethics Commission if they had not done so already. The next meeting of the CRC will be June 18 to hear the Science Panel's report on hardened structures on the oceanfront. Commissioner Emory thanked DCM Staff and the Science Panel for their work on the Inlet Hazard Area boundaries and erosion rates. Commissioner Hennessy asked when rules would be updated to incorporate the upland basin legislation that was included in the Regulatory Reform Bill. Director Miller commented that the rule amendments would come before the Commission in August, but the Division is currently implementing the legislation in the field.

With no further business, the CRC adjourned.

Respectfully submitted,

Tancred Miller, Executive Secretary

Angela Willis, Recording Secretary