

NC COASTAL RESOURCES COMMISSION (CRC)

February 25-26, 2026

Dunes Club, Atlantic Beach

Present CRC Members

Renee Cahoon, Chair

Neal Andrew, 1st Vice-chair

Larry Baldwin

D.R. Bryan

Bob Emory

Jordan Hennessy

Sheila Holman, 2nd Vice-chair

Lauren Salter

Steve Shuttleworth

Earl Smith

Robbie Yates

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 1:00 p.m. on February 25, 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. Neal Andrew disclosed his work for a private engineering firm which works with some clients from Figure 8 Island. The variances requested are from Homeowners of Figure 8 Island, but there is no conflict of interest as he has not communicated with any of the homeowners seeking the variances. Bob Emory disclosed that he would recuse himself from participation in the public hearing regarding the donation of property to the NC Land Trust as he is the President of the Land Trust. Jordan Hennessy stated he will recuse himself from participation on the variances requested from the Homeowners of Figure 8 Island. Commissioners Robert High and Steve King were absent February 25 and 26. Sheila Holman was absent February 26. Based upon this roll call Chair Cahoon declared a quorum.

CHAIR COMMENTS

Chair Cahoon stated the CRC Executive Committee met to discuss the current agenda. The Executive Committee accepted the nomination from Science Panel Chair, Laura Moore, to consider appointing Dr. Williams to the Panel. Dr. Williams' CV and resume have been provided

to the full Commission for review and consideration. Chair Cahoon thanked the Science Panel for their work.

Larry Baldwin made a motion to accept the recommendation by Dr. Laura Moore to appoint Dr. Gregg Williams to the CRC's Science Panel. Sheila Holman seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

MINUTES

Neal Andrew made a motion to approve the minutes of the August 2025 Coastal Resources Commission meeting. Bob Emory seconded the motion. The motion passed unanimously (Cahoon, Andrew, Baldwin, Bryan, Emory, Hennessy, Holman, Salter, Smith, Yates) (Shuttleworth abstained).

Sheila Holman made a motion to approve the minutes of the November 2025 Coastal Resources Commission meeting. Larry Baldwin seconded the motion. The motion passed unanimously (Cahoon, Andrew, Baldwin, Bryan, Emory, Hennessy, Holman, Salter, Smith, Yates) (Shuttleworth abstained).

CRAC REPORT

Chair Bobby Outten stated the CRC discussed the Inlet Hazard Area setbacks, the hybrid vegetation line, and grandfathering. A subcommittee was formed and met in Ocean Isle Beach to discuss the problems in the IHA. The Science Panel worked on the erosion rates and the volatile areas around the inlets where accretion and erosion happen on shorter cycles which is risky for development. Following a second meeting, the subcommittee determined that structures can be replaced if the grandfathering rules could be met. This would protect property rights and not trigger a substantial economic impact. The CRAC is recommending the CRC adopt the erosion rates along with rule amendments that accomplish the goals to allow structures to be rebuilt as far back as possible. The sediment criteria rules were also discussed by the CRAC. If the sand sizes were broader, it would provide for a larger amount of sediment to be available. Beach nourishment is expensive and sand is being used at a high rate. We could expand the sand sources if we increased the allowable sand size. The CRAC is asking the CRC to ask the Science Panel to look at this issue and whether there is more flexibility that could be allowed to be placed on the beaches. The last item discussed was sentinel sites and permitting. The CRAC asked staff to present rules for sentinels and the language provided allowed for a five-year permit, language that required the permission of the landowner, and a provision which allowed for certain exceptions. The CRAC recommends the CRC move forward with the sentinel rules provided by staff with the minor amendments.

EXECUTIVE SECRETARY REPORT

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

At this time, DCM Director Tancred Miller, CRC Chair Renee Cahoon, and DCM District Manager Kelly Spivey presented Washington Field Representative Kent Vaughan with a Certificate of Appreciation for 30 years of State service.

VARIANCE REQUESTS

Homeowners of Figure 8 Island, Sandbag Extension (CRC 26-01 to 26-22)

Phil D'Angelis & Christy Goebel, Esq./Charles Baldwin, Esq.

Jordan Hennessy recused himself from this agenda item.

Phil D'Angelis provided an overview of the site. Christy Goebel represented staff and reviewed the stipulated facts. Charles Baldwin represented the homeowners of Figure 8 Island and reviewed the stipulated facts which he contends supports the granting of the variance request.

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. Sheila Holman seconded the motion. Bob Emory offered a friendly amendment to remove any reference to previous variance orders issued by the Commission. Commissioners Andrew and Holman agreed to the amendment. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Smith, Shuttleworth, Bryan).

Neal Andrew made a motion that Petitioner has shown that hardships result from conditions peculiar to the Petitioner's property. Robbie Yates seconded the motion. The motion passed with nine votes in favor (Yates, Emory, Baldwin, Andrew, Cahoon, Holman, Smith, Shuttleworth, Bryan) and one opposed (Salter).

Neal Andrew made a motion that hardships do not result from actions taken by the Petitioner. Larry Baldwin seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Smith, Shuttleworth, Bryan).

Neal Andrew made a motion that the variance requested will be consistent with the spirit, purpose, and intent of the rules, standard, or orders issued by the Commission; will secure public safety and welfare; and preserve substantial justice. Sheila Holman seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Smith, Shuttleworth, Bryan).

This variance request was granted.

Science Panel/Oceanfront Hardened Structures Discussion

Dr. Laura Moore

Dr. Laura Moore provided an overview of the proposed outline for the report. During discussion, the Commission requested that a cost/benefit analysis be considered, relocations of inlets be considered, and attempt to provide the report by the June CRC meeting. Jordan Hennessy made a motion to approve the outline on the Science Panel Report on Oceanfront Hardened Structures to include cost/benefit analysis, and effects of relocation of inlets. Larry Baldwin seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

PUBLIC HEARING

DCM Non-competitive Use of Public Beach and Coastal Waterfront Access Grant Funds – Topsail Acquisition Closing Costs (CRC 25-46)

Topsail Beach Mayor Frank Braxton spoke in favor of the acquisition and support for using state funds.

15A NCAC 07B Readoption

No comments received.

PUBLIC INPUT AND COMMENT

Nelson Paul stated the response provided by the Division of Coastal Management to the manmade ditch rulemaking petition indicates that Session Law 2025-48 made only three changes to the Coastal Area Management Act. Pertinent to this position, Session Law 2025-48 actually made five changes to the CAMA. These included adding a definition for manmade ditches, excluding manmade ditches from the definition of estuarine waters, excluding manmade ditches from the definition of public trust waters, excluding marshland found in manmade ditches from the definition of marshland, and most importantly excluding manmade ditches from being designated as areas of environmental concern.

Department of Health and Human Services Septic Tank Discussion

John Fowlkes and Wilson Mize

Mr. Fowlkes and Mr. Mize provided a presentation to the CRC. No action was taken by the CRC.

ON

ACTION ITEMS/RULEMAKING

Proposed Amendments to 15A NCAC 07H .0306 Septic Tanks Seaward of the Vegetation Line (CRC 26-47) Cameron Luck

Cameron provided a presentation to the CRC. No action was taken by the CRC. This issue will be discussed at the April meeting, and an update will be provided about the next meeting of the stakeholder group.

Proposed Amendments – Permit Fee Increases (CRC 26-48)

Cameron Luck

Cameron provided a presentation to the CRC regarding recent legislative changes codified in GS. 143B-279.19. These rule updates would be exempt from RRC review. These rules would be submitted to the Codifier of Rules to update the NC Administrative Code. Robbie Yates made a motion to keep the dollar amounts for permits within the rules and update the rules to the current fees. D.R. Bryan seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

Proposed Amendments to 15A NCAC 07H .0308 Sandbags, Alternative Sandbag Design Use for Protection of Public Roads (CRC 26-49)

Gregg Bodnar

Gregg provided a presentation to the Commission and introduced Paul Williams of NCDOT – Division I. The amendments address NCDOT’s request to allow for an increased base width from 20 to 30 feet and the total height to increase from 6 feet to 10 feet as measured from the bottom of the lowest bag. Neal Andrew made a motion to approve the amendments to 15A NCAC 07H .0308 as presented. Jordan Hennessy seconded the motion. The motion passed

unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

Consideration of Adoption of 15A NCAC 07H .2302 – General Permit for Replacement of Existing Bridges and Culverts (CRC 26-50)

Gregg Bodnar

Gregg provided a presentation to the CRC on the rulemaking actions taken on 07H .2302. The amendments increase the timeframe of the General Permit .2300 from 120 days to two years. The comment period ended on December 1, 2025, and no comments were received. Neal Andrew made a motion to adopt 15A NCAC 07H .2302. Sheila Holman seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

Petition for Rulemaking to amend 15A NCAC 07H .0106, .0205, .0206, and .0207 Manmade Ditches (CRC 26-51)

Daniel Govoni

Daniel provided a presentation to the CRC on the Petition for Rulemaking submitted by Nelson Paul. Staff recommend granting the petition for rulemaking but not endorse his rule amendments as proposed. Jordan Hennessy made a motion to grant the Petition for Rulemaking and begin the rulemaking process. Larry Baldwin seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

Periodic Review of Existing Rules 15A NCAC 07A, 07H, 07I, 07J, 07K, 07L, and 07M (CRC 26-52) Daniel Govoni

Daniel provided an overview of the periodic review process. The comment period has closed on the classification reports and no comments were received. The next step is for the CRC to approve the final classification reports and file with RRC for review and approval. Bob Emory made a motion to approve the final reports classifying all rules in the reports as necessary and submit them to RRC. Sheila Holman seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Holman, Hennessy, Smith, Shuttleworth, Bryan).

CRC Subcommittee: Inlet Hazard Area Policy Recommendations

By consensus, the CRC requested staff move forward with rule amendments based on the recommendations of the subcommittee on Inlet Hazard Area Policies. Additionally, the CRC requested to know if any of these rule amendments would affect structures located on the estuarine or sound side.

Oceanfront and Inlet Erosion Rates and Setback factors

At the April meeting, staff will bring the CRC updated rule language, the inlet hazard area maps, inlet erosion rates and oceanfront erosion rates for review and approval.

LEGAL UPDATE

Update on Litigation of Interest to the Commission (CRC 26-53)

Sarah Zambon

Sarah Zambon reviewed the legal update as outlined in memo CRC 26-53, provided to the Commission via email on February 9, 2026.

OLD/NEW BUSINESS

Neal Andrew made a motion to request the Science Panel review the flexibility of grain size within the sediment criteria rules. Lauren Salter seconded the motion. The motion passed unanimously (Yates, Salter, Emory, Baldwin, Andrew, Cahoon, Hennessy, Smith, Shuttleworth, Bryan).

As requested by the CRAC, the CRC by consensus directed staff to bring back rule amendments to allow for a five-year General Permit for sentinel sites and address whether the site is public trust or private property owners.

Chair Cahoon stated with the meetings now live-streamed, that will be the official record. The minutes will be a record of the Commission's actions. By consensus, the CRC approved this new style.

The next meeting of the CRC will be in Ocean Isle Beach on April 15 and 16 and will include a field trip to the terminal groin site.

With no further business, the CRC adjourned.

Respectfully submitted,

Tancred Miller, Executive Secretary

Angela Willis, Recording Secretary