

**Town of Swansboro  
Planning Board  
Regular Meeting Minutes  
July 1, 2025**

**Call to Order**

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Tim Vannoy, and Tom Pieratti. Jerry Seddon and Sherrie Hancock were absent. There was one ETJ vacancy.

**Approval of Minutes**

On a motion by Mr. Vannoy, seconded by Mr. Pieratti the May 6, 2025, Regular Meeting Minutes were approved unanimously.

**Business**

***Upcoming training presentation-August 5th regular meeting***

Planner Brehmer shared that there were two vacant seats on the Planning Board, one ETJ seat and one regular seat as well as a recent appointment of a new member. Staff felt it would be beneficial to provide the board with an updated training and overview of the duties and functions of the Planning Board during the August 5, 2025, meeting.

**Staff Report**

Planner Brehmer shared the following with the board:

- **Planning board vacancy-** With no other members expressing interest, Christina Ramsey resigned from her regular seat on the Planning Board in order to assume the role of Swansboro Historic Preservation Commission (SHPC) representative, following the resignation of Lauren Brown from the SHPC. Ms. Brown previously served as the SHPC representative on the Planning Board. Mrs. Ramsey will continue to serve as Chair of the Planning Board, and her voting privileges will remain unchanged.
- **Update on ETJ expansion/rezoning request for 106 Belgrade Swansboro Road & the rezoning request for 1476 W. Corbett Ave-** The applicant decided to withdraw the application from consideration by the Board of Commissioners, placing the rezoning and ETJ expansion on hold.
- **Upcoming Text Amendment project-** It was recently brought to staff's attention by the town attorney that the Town Code contained an outdated code enforcement penalty. In 2021, there was a decriminalization effort in North Carolina that prohibited development regulations from being enforced criminally as it was done in the past. Under Senate Bill 300, the local government must amend local ordinance to specifically identify violations that may be enforced criminally for planning and zoning. The law prohibits the enforcement with criminal penalty entirely. This project would be a large undertaking and the text amendment to update the code would be brought to the planning board for their recommendation to the board of commissioners soon.

In response to Mr. Vannoy's inquiry, Planner Brehmer clarified that the Board of Commissioners appoints members to the Planning Board and as citizens, individuals may attend meetings and express their preferences for who they would like to see appointed.

**Adjournment**

On a motion by Mr. Vannoy, seconded by Mr. Pieratti, the meeting was adjourned at 5:47pm