



Board of Commissioners Agenda

Town of Swansboro

Tuesday, March 10, 2026

Board Members

William Justice, Mayor | Jeffrey Conaway, Mayor Pro Tem | Douglas Eckendorf, Commissioner
Tamara Pieratti, Commissioner | Wayne Herbert, Commissioner | Timothy Vannoy, Commissioner

I. Call to Order/Opening Prayer/Pledge

II. Public Comment

Citizens have an opportunity to address the Board for no more than three minutes per speaker regarding items listed on the agenda. There is a second opportunity at the end of the agenda for the public to address the Board on items not listed on the agenda.

III. Adoption of Agenda and Consent Items

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and little or no controversy. These items may be voted on as a single group without Board discussion "or" if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

III. Consent Items:

- a. January 13, 2026, Regular Meeting Minutes (Corrected)

IV. Appointments/Recognitions/Presentations

- a. **Oath of Office for Officer Daniel McLaughlin**
Presenter: Mayor William Justice
- b. **Police Department 2025 Annual Report**
Presenter: Dwayne Taylor - Police Chief

V. Public Hearing

- a. **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**
Presenter: Rebecca Brehmer, CFM, CZO - Town Planner

Pinnacle Construction and Development, LLC, on behalf of property owners, Family Freedom, LLC has submitted a rezoning request for a property on Swansboro Loop Road from RA - Residential/Agricultural to R10SF - Residential. The property is located in Swansboro's ETJ, and is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2026-01 to rezone parcel ID 012535 (Swansboro Loop Road) from RA - Residential/Agricultural to R10SF - Residential.

VI. Business Non-Consent

a. Lease Renewal for 106 Church Street (Cigar Shop)

Presenter: Jon Barlow – Town Manager

The Board will consider a lease extension to George El-Asmar for the property at 106 Church Street (4,410 square feet) for five (5) additional years for use of a retail shop (Cigar Shop).

Recommended Action: Motion to adopt Resolution 2026-R5 approving the lease as described in the overview above and upon other such terms as the Town Manager determines to be in the best interests of the Town and authorizes and directs the Town Manager to execute, at the appropriate time, any instruments necessary to consummate the lease agreement.

b. Amending the Town Code § 130.02 No Smoking in Town Buildings or Vehicles

Presenter: Jon Barlow – Town Manager

Amendment to completely prohibit smoking in Town vehicles.

Recommended Action: Motion to adopt Ordinance 2026-02 effectively amending Town Code section §130.02 by removing the smoking exception for Town vehicles.

c. Future Agenda Topics

Presenter: Alissa Fender – Town Clerk

Future agenda items are shared for visibility and comment. In addition, an opportunity is provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

Recommended Action: Discuss and provide any guidance.

VII. Items Moved from Consent

VIII. Public Comment

Citizens have an opportunity to address the Board for no more than five minutes regarding items not listed on the Agenda.

IX. Manager's Comments

X. Board Comments

XI. Closed Session

XII. Adjournment