

Richard Grant, Mayor  
Connie Pletl, Mayor Pro Tem



E. L. Faison, ICMA-CM  
Interim Town Manager

Aldermen:  
Kip Malcolm  
Mark Barefoot  
Laura Olszewski

Alexis Stanfield, NCCCC  
Town Clerk

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**MEETING DATE:** Jun 3, 2026

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**TO:** Board of Aldermen  
**FROM:** Deborah J. Hill MPA AICP CFM  
**DEPARTMENT:** Planning Department  
**SUBJECT:** CONSENT AGENDA: Department Reports: Planning & Inspections

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**SUMMARY:**

March 13 - April 24, 2026

**Report Overview**

This report provides a summary of Planning & Inspections activity for the reporting period, including development permits, trade permits, and associated fee activity within the Town of North Topsail Beach.

During this period, the departments continued to support residential and commercial development activity while ensuring compliance with applicable state and local codes, floodplain regulations, and town ordinances.

**Key Activity Highlights**

- Total Permits Issued: 49
- Total Estimated Construction Value: \$5,041,058.07
- Total Permit Fees Collected: \$8,105.23
- NC Homeowners Recovery Fund (NCRF): \$335.73 (40 permits)
- NC Homeowners Recovery Fund: \$10.00 (1 permit)

**Purpose of Report**

The enclosed report is provided for informational review by the Board of Aldermen, to promote transparency regarding date complete application received, date staff approval and date permit issuance; development activity and fee revenue; and to support ongoing monitoring of growth and regulatory compliance within the Town.



**SPECIFIC ACTION REQUESTED:**

That this report be approved as part of the Board of Aldermen Consent Agenda, June 3, 2026. Planning & Inspections staff remain available to respond to questions or provide additional detail at the Board's request.

PLANNING & INSPECTIONS PERMITS ISSUED



From: 04/25/2026  
 To: 05/15/2026

PERMIT#	APPLICATION DATE	APPROVAL DATE	ISSUE DATE	ADDRESS	PROPERTY#	LEGAL DESCRIPTION	PROPERTY OWNER	CONTRACTOR	BUILDING FINAL	CO ISSUED	COST	RECEIPT#	ESTIMATED VALUE	RECOVERY FUND	TECHNOLOGY FEE
SB25-000057	08/12/2025	04/28/2026	05/05/2026	2692 ISLAND DR	807-87	L20 B13 OCEAN CITY	BELL SETH D & JENINE G	Breakwater Construction LLC - Robert Esterly			210.00	230	9869.87	0.00	5.00
ZFP25-000101	08/12/2025	05/05/2026	05/05/2026	2692 ISLAND DR	807-87	L20 B13 OCEAN CITY	BELL SETH D & JENINE G	Breakwater Construction LLC - Robert Esterly			125.00		9869.87	0.00	0.00
SB26-000012	02/09/2026	04/07/2026	05/01/2026	7002 11TH AVE	812-101	L19 S4 BC SEAHAVEN BEACH	MASSENGILL JAMES E & MARY L	Elevated Elevators LLC - James Cook			200.00	225	16500.00	0.00	5.00
ZFP26-000032	02/21/2026	04/30/2026	04/30/2026	3619 ISLAND DR	814-13.14	L1B DOUGLAS & LISA JACKSON	KIEL JEFFREY TYSON & PATTI SPRUNGER	Byrds Marine Construction - Garrett Byrd			125.00		54000.00	0.00	0.00
ZFP26-000044	03/05/2026	05/01/2026	05/01/2026	7002 11TH AVE	812-101	L19 S4 BC SEAHAVEN BEACH	MASSENGILL JAMES E & MARY L	Elevated Elevators LLC - James Cook			125.00		16500.00	0.00	0.00
SB26-000022	03/09/2026	04/27/2026	05/05/2026	3828 ISLAND DR	815-12	PT LV BA THOMAS C EVERETT	LYDDANE TIMOTHY P & PATRICIA W TRUSTEES	High Tides Construction & Design Services, Inc. - Elizabeth Keith Hamme			200.00	233	85000.00	0.00	5.00
ZFP26-000050	03/17/2026	04/29/2026	04/29/2026	23 OSPREY DR	775C-48	L1 S2 OCEAN CLUB VILLAGE	SETTLEMEYER TIMOTHY R & ASHLEY	Timothy Settlemeier			125.00		75000.00	0.00	0.00
DBR26-000003	03/20/2026	04/29/2026	04/29/2026	23 OSPREY DR	775C-48	L1 S2 OCEAN CLUB VILLAGE	SETTLEMEYER TIMOTHY R & ASHLEY	Timothy Settlemeier			200.00	217	0.00	0.00	5.00
SB26-000025	03/26/2026	04/30/2026	04/30/2026	3902 ISLAND DR	815-18.2	L3 PELICAN PROP	ISLAND DRIVE TOPSAIL LLC	Bolt Fin-Atics Construction LLC - Chris Bolt			75.00	223	26190.00	0.00	5.00
ZFP26-000057	03/26/2026	04/29/2026	04/29/2026	739 NEW RIVER INLET RD	775B-99	L16 WYNDY DUNES	THRONDSO RONALD &	Dora J Development, LLC - Jason P Dorazio			125.00		50000.00	0.00	0.00
SB26-000027	03/27/2026	04/28/2026	04/28/2026	55 BERMUDA LANDING PL	812-173	L2 55 BERMUDA LANDING	EBERT RICHARD & CHRISTINE	1st Time Done Right - Karen Edens			200.00	213	20650.00	0.00	5.00
E26-000067	03/30/2026	03/31/2026	05/13/2026	1172 NEW RIVER INLET RD	774G-28	L26 S1 OCEAN WYNDY	VIVARA LLC	Andy's Services LLC - Andrew K Hartsfield			75.00	160	2900.00	0.00	5.00
AP26-000003	03/31/2026	04/27/2026	04/29/2026	739 NEW RIVER INLET RD	775B-99	L16 WYNDY DUNES	THRONDSO RONALD &	Dora J Development, LLC - Jason P Dorazio			200.00	216	0.00	0.00	5.00
ZFP26-000061	04/02/2026	04/22/2026	05/06/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Dabbs Brothers, LLC - William II W Dabbs			0.00		2000000.00	0.00	0.00
C26-000005	04/02/2026	04/22/2026	05/11/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Dabbs Brothers, LLC - William II W Dabbs			3201.23	236	2170070.00	10.00	136.73
I26-000005	04/07/2026	04/22/2026	05/06/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Integrity Insulation -			75.00	237	20000.00	0.00	5.00
M26-000021	04/07/2026	04/22/2026	05/06/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Gideon Heating and Air Conditioning, Inc. - (James) Mac Hall III, Edward S.			75.00	238	43420.00	0.00	5.00
P26-000021	04/07/2026	04/22/2026	05/06/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Flow Masters Plumbing, Inc. - Steven R Barnette			75.00	239	47750.00	0.00	5.00
E26-000075	04/07/2026	04/22/2026	05/06/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Data Electric -			75.00	240	54000.00	0.00	5.00
FG26-000009	04/07/2026	04/22/2026	05/11/2026	33 SAILVIEW DR	775C-19	L33 S2 CAPE ISLAND	CALMR LLC	Coastal Fireplace Inc. - Thomas Jr L Todd			75.00	243	4900.00	0.00	5.00
SB26-000030	04/08/2026	04/28/2026	04/28/2026	6709 13TH AVE	812-122	L10 S6 BA SEAHAVEN BEACH	CARSWELL JERRY DALE	SCOTT MCBANE - SCOTT MCBANE			75.00	214	2000.00	0.00	5.00
DBR26-000005	04/09/2026	04/30/2026	04/30/2026	3619 ISLAND DR	814-13.14	L1B DOUGLAS & LISA JACKSON	KIEL JEFFREY TYSON & PATTI SPRUNGER	Byrds Marine Construction - Garrett Byrd			200.00	220	0.00	0.00	5.00
ZFP26-000063	04/10/2026	05/05/2026	05/05/2026	3828 ISLAND DR	815-12	PT LV BA THOMAS C EVERETT	LYDDANE TIMOTHY P & PATRICIA W TRUSTEES	High Tides Construction & Design Services, Inc. - Elizabeth Keith Hamme			125.00		85000.00	0.00	0.00
ZFP26-000064	04/12/2026	04/28/2026	04/28/2026	55 BERMUDA LANDING PL	812-173	L2 55 BERMUDA LANDING	EBERT RICHARD & CHRISTINE	1st Time Done Right - Karen Edens			125.00		20650.00	0.00	0.00

PERMIT#	APPLICATION DATE	APPROVAL DATE	ISSUE DATE	ADDRESS	PROPERTY#	LEGAL DESCRIPTION	PROPERTY OWNER	CONTRACTOR	BUILDING FINAL	CO ISSUED	COST	RECEIPT#	ESTIMATED VALUE	RECOVERY FUND	TECHNOLOGY FEE
M26-000027	04/15/2026	04/24/2026	04/28/2026	1280 NEW RIVER INLET RD	774-36.4	L2 RICHARD BARNES TRACT	BRADLEY JAMES EDWARD JR	Carolina Comfort Air, Inc. - Anthony L Smith			75.00	212	21000.00	0.00	5.00
E26-000083	04/16/2026	04/30/2026	04/30/2026	483 TOPSAIL RD	811-20	L110 SEAHAVEN BEACH	KUBICHAN JEFFREY S & KATHRYN E	Edge Electrical And Lighting - Mark B Burgess			75.00	224	12000.00	0.00	5.00
M26-000028	04/16/2026	04/24/2026	04/27/2026	222 OYSTER LN	778C-126.1	L13A N1/2 S3 BG NORTH TOPSAIL SHORES	LIEGEY STEPHEN G & BONNIE L	Driver Heating & Cooling - Elizabeth Czajkowski			75.00	209	14746.48	0.00	5.00
M26-000030	04/17/2026	04/24/2026	04/27/2026	4382 ISLAND DR	768A-4	L4 SUMMERTYME	THOMAS DIANE B	Gideon Heating and Air Conditioning, Inc. - (James) Mac Hall III, Edward S.			75.00	207	13100.00	0.00	5.00
M26-000031	04/17/2026	04/24/2026	04/27/2026	221 PINELLAS BAY DR	774G-52	L10B PINELLAS BAY	URAM JONATHAN T & TINA M	All Seasons Heating & Cooling AKA: All Seasons Heating & Cooling - Fred E B			75.00	210	8324.65	0.00	5.00
E26-000086	04/21/2026	04/30/2026	04/30/2026	50 SAILVIEW DR	775C-25	L50 S1 CAPE ISLAND	ALEXANDER DELISA K	Outreach Electrical Service - Samuel L Ottaway			75.00	221	10000.00	0.00	5.00
E26-000088	04/23/2026	04/24/2026	04/27/2026	4200 ISLAND DR	768A-98	C/A S1 OCEAN RIDGE VILLAGE	OCEAN RIDGE VILLAGE HOMEOWNERS ASSOCIATI	Old Crow Electrical Services LLC - Gary S Barnes			75.00	206	1254.00	0.00	5.00
M26-000032	04/24/2026	04/24/2026	04/27/2026	4474 ISLAND DR	768A-35	L40 SUMMERTYME	SANDLER CAMILLE A TRUSTEE	Jacksonville Heating Contractors, Inc. - James C. Ramsey & Susan G. Ramsey			75.00	208	8735.00	0.00	5.00
E26-000090	04/24/2026	04/24/2026	04/29/2026	0 NEW RIVER INLET RD	779-14.12	C/A ST REGIS	ST REGIS OF ONSLOW COUNTY NC OWNERS ASSO	CRW Electric - John F Pickett			75.00	215	750.00	0.00	5.00
P26-000022	04/27/2026	04/28/2026	04/29/2026	892 NEW RIVER INLET RD 5	774F-42	L5 S1 TOPSAIL VILLAS	ROOST & NEST LLC	Platinum Plumbing - John Shepard			75.00	218	8000.00	0.00	5.00
ZFP26-000071	04/28/2026	05/13/2026	05/14/2026	1108 NEW RIVER INLET RD	774G-58	L7 OCEAN VIEW SHORES	SCOTT LINCOLN B	Olde Anchor Building Company, Inc. - Christopher Batts			75.00	252	0.00	0.00	0.00
E26-000096	04/29/2026	04/29/2026	04/30/2026	2998 ISLAND DR	764-6	L8 BB RHODES MORTON	PADGETT JANET S TRUSTEE	Hampstead Electrical Contractors Inc. - Thomas R Lewallen			75.00	219	2348.00	0.00	5.00
E26-000097	04/29/2026	04/30/2026	05/01/2026	892 NEW RIVER INLET RD 5	774F-42	L5 S1 TOPSAIL VILLAS	ROOST & NEST LLC	R&R Electrical Services LLC - Richard Thomas			75.00	222	6000.00	0.00	5.00
M26-000033	04/30/2026	04/30/2026	05/05/2026	145 S PERMUDA WYND DR	806-34	L2 ROBERT A FRANK & SUSAN C	FRANK ROBERT & SUSAN	OBRIEN SERVICE COMPANY INC - JAMES WILLIAMS			75.00	232	15065.23	0.00	5.00
E26-000098	05/04/2026	05/05/2026	05/07/2026	34 PORPOISE PL	778D-104	L34 DOLPHIN SHORES	APOSTOLICO PHILIP DAMIAN & SUZANNE GREEN	Ebb Tide Electric LLC - Robert K Miller			75.00	242	1600.00	0.00	5.00
E26-000099	05/04/2026	05/05/2026	05/06/2026	154 OCEANVIEW LN	768B-16	L16 OCEAN SOUND VILLAGE	WARD PATRICK JAMES & TERI ANN	Benjamin Franklin Plumbing and Mister sparky Electric - Martin Hanc			75.00	235	500.00	0.00	5.00
M26-000035	05/05/2026	05/05/2026	05/06/2026	110 SEASIDE LN	804A-38	L10 P2 SEASIDE VILLAGE	COOPER ROBERT SCOTT & MARILYNN E &	King Heating and Air - Leon Underwood			75.00	234	17608.00	0.00	5.00
M26-000036	05/08/2026	05/14/2026	05/14/2026	8602 3RD AVE	811-31	L233 SEAHAVEN BEACH	SUTTON JAMES N & SUSAN S & VERNON C HALL	Carolina Comfort Air, Inc. - Anthony L Smith			75.00	253	14500.00	0.00	5.00
E26-000102	05/11/2026	05/11/2026	05/11/2026	4338 ISLAND DR	768A-77	L7 S2 OCEAN RIDGE VILLAGE	WEATHERLY RONNIE D JR & HOLLY	North Coast Electric - RYAN STOREY			147.00	245	4000.00	0.00	7.00
E26-000103	05/12/2026	05/12/2026	05/13/2026	435 HAMPTON COLONY CIR	768A-138	COMMON AREA HAMPTON COLONY	HAMPTON COLONY HOMEOWNER ASSOCIATION INC	Shore Electrical Systems, LLC - Ronald S. Visilias Matthew P. Myers			75.00	249	800.00	0.00	5.00

