

STAFF REPORT CONTACT INFORMATION

Deborah Hill MPA AICP CFM CZO Direct 910.581.3008 dhill@northtopsailbeachnc.gov

DOCKET/CASE/APPLICATION NUMBER
SUP25-000001APPLICANT/PROPERTY OWNER
OSPREY CRYSTAL SHORES
HOMEOWNERS c/o David Dalsimer
PROPERTY ADDRESS/LOCATION
380 New River Inlet Road
(Part of Tax Map # 768-7)**BRIEF SUMMARY OF REQUEST**

Osprey Crystal Shores Homeowners request a Special Use Permit establish a designated parking area for bicycles, golf carts, and low-speed vehicles (LSVs) to serve the 48 residents of the two homeowners' associations located on Osprey Drive.



MAP SOURCE

Onslow County GIS 2024 aerial

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-20	VACANT	NORTH R-20 EAST R-15 SOUTH OCEAN WEST R-20 (PUBLIC PARKING)	CROSSOVER	Leased area .278 acres 12,100 sq ft

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the COMPREHENSIVE PLAN

Future Land Use classified as Low Density Residential.

PROPERTY HISTORY

Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

UDO Table 4-1 parking lots (principal) are allowed Special Use Permit in all zoning districts except Con-D.

COMPATIBILITY with the ZONING ORDINANCE

UDO § 2.23 **COMMERCIAL PLAN REVIEW.** (A) *Commercial plan* and design requirements . (1) Development *plans* involving new construction of *commercial* space must be approved by the Board of Aldermen before issuance of a zoning permit. UDO Article 4 allows Alcoholic beverages, packaged retail sales (accessory, principal) by Special Use Permit; Convenience store permitted by right; Retail uses require 1 parking space for each 200 square feet of gross floor area; lounges require 1 parking space for each 4 seats at tables, and 1 parking space for each 2 seats at counters or bars, plus 1 parking space for each 2 employees.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



PERMIT PROJECT
FILE #: 25-000333
0 NEW RIVER INLET RD NORTH TOPSAIL BEACH NC 28460
OSPREY CRYSTAL SHORES BEACH CLUB PARKING (BICYCLES, GOLF CARTS & LSVS)



PERMIT #: SUP25-000001

Permit Type
Special Use Permit

Subtype
Special Use Permit

Work Description:
Osprey-Crystal Shores Golf Cart Beach Parking

Applicant
OSPREY CRYSTAL SHORES HOMEOWNERS c/o David Dalsimer - OSPREY CRYSTAL SHORES HOMEOWNERS

Status
Ready for Payment

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees
0.00

Permit Fees
500.00

Total Amount
500.00

Amount Paid
0.00

Balance Due
500.00

☐ Non-Billable



PERMIT DATES

Application Date
05/12/2025

Approval Date
05/12/2025

Issue Date:

Expiration Date:

Close Date

Last Inspection

FOR OFFICE USE ONLY

☐ Apply Storm Damage Credit

Zoning District
R-20

CAMA Approval Issued	▼
CAMA Approval # 13-25	

PROJECT INFORMATION

Property Owner G & L Capital Holdings, LLC - Robert A. Jeffreys	...
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Are you the property owner? No	▼
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Signed statement provided by property owner giving consent to the request Osprey-crystal Shore & Ocean Club - G & L Capital Holdings LLC - New River Inlet Rd SR 1568 North Topsail Beach NC - 03.13.2025 Lease.pdf	
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I hereby petition the Town of North Topsail Beach for a SPECIAL USE permit to allow the following
We respectfully request a permit to establish a designated parking area for bicycles, golf carts, and low-speed vehicles (LSVs) to serve the 48 residents of the two homeowners' associations located on Osprey Drive. This addition will provide improved access to the beach, especially for elderly residents and those with disabilities who may otherwise face challenges reaching the shoreline. The parking area will be developed with minimal impact on the natural surroundings and designed to complement the existing landscape in an attractive and environmentally sensitive manner.

Findings: In granting the permit, the Board of Aldermen *shall* make a written decision that identifies the key facts of the case and applies these facts to the following standards. The Board must find that all of these conditions exist, or the application will be denied.
The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare; **Statement by Applicant**

The proposed parking area is thoughtfully located and designed to enhance public health, safety, and general welfare. It will provide a safe and accessible means for the 48 lot residents—particularly those with disabilities—to reach the beach, thereby promoting physical and mental well-being through improved recreational access.

The parking area will accommodate bicycles, golf carts, and low-speed vehicles (LSVs) only, and will be enclosed with posts and rope to ensure safety and visual harmony with the surrounding environment. Signage will be installed to indicate that the lot is private property, with no trespassing and no automobile access permitted. A ~5-foot-wide opening will be included to physically prevent vehicle entry while allowing pedestrian and LSV access.

To ensure cleanliness and upkeep, the parking area will be maintained by the professional landscaping company currently responsible for the Osprey neighborhood's entrance and side streets. This will prevent the accumulation of trash and maintain the aesthetic integrity of the area (landscaping company information attached).

Residents will cross NRI Road and the adjacent multiuse path at a nearly perpendicular angle, minimizing the time and space needed to cross and significantly reducing potential conflicts with other path users. Unlike automobiles in neighboring lots that frequently cross and damage the multiuse path, only lightweight vehicles such as golf carts and LSVs will use this access point, posing negligible impact.

To further enhance safety, the HOA is exploring the option of applying for a North Carolina Department of Transportation (NCDOT) permit to install a crosswalk at this location at our own expense.

All rules and regulations related to the use of the parking area will be strictly enforced by the HOA, ensuring there is no added burden on local law enforcement.

The use or development complies with all required regulations and standards of this Ordinance and with all other applicable regulations; **Statement by Applicant**
We are committed to ensuring that the proposed development complies fully with all applicable regulations and standards outlined in the Town of North Topsail Beach Unified Development Ordinance, as well as all relevant state and federal requirements, including those from the North Carolina Department of Transportation (NCDOT) and the Coastal Area Management Act (CAMA).

To that end, we are working closely with Ms. Deb Hill, the Town's Planning Director and Zoning Administrator. A pre-application meeting was held with Ms. Hill on May 6, 2025, where we reviewed the project scope and discussed the necessary steps to ensure full regulatory compliance. With Ms. Hill's guidance and assistance, we are actively verifying that our plans meet all zoning, environmental, and land use standards.

As part of our commitment to compliance, the parking area surface will be constructed using #57 stone, which is the only material permitted under current regulations for this type of development. This choice ensures compliance with stormwater and permeability requirements while minimizing environmental impact.

Ongoing maintenance will be handled by our existing professional landscaping service, and the site will include clear signage and physical barriers to prevent unauthorized use by automobiles. These measures reflect our commitment to orderly development and full regulatory compliance.

The use or development conforms to the plans for the land use and development of Town of North Topsail Beach as embodied in this Zoning Ordinance and in the Town of North Topsail Beach CAMA Land Use Plan; **Statement by Applicant**

The proposed parking area is designed to align with the Town of North Topsail Beach's land use and development objectives as articulated in both the Zoning Ordinance and the 2019 CAMA Land Use Plan Update. This initiative supports the town's commitment to enhancing public access to coastal resources while preserving the natural environment.

Specifically, the project adheres to the following policies from the 2019 CAMA Land Use Plan Update:

- Policy 1.1: The Town supports the development of public access facilities that are designed to minimize environmental impacts and are consistent with the Town's land use policies.

Our design ensures minimal disruption to the natural environment by utilizing permeable materials and maintaining existing vegetation where possible.

- Policy 1.3: The Town encourages the provision of adequate parking facilities to support public access to beaches and waterways. By providing designated parking for bicycles, golf carts, and low-speed vehicles (LSVs), we facilitate safe and organized access to the beach for residents, including those with mobility challenges.

- Policy 5.2: The Town will coordinate with appropriate agencies to ensure that land use decisions are consistent with the Town's land use plan and applicable regulations.

We are actively collaborating with Ms. Deb Hill, Planning Director & Zoning Administrator, to verify compliance with all relevant regulations and to ensure that the development aligns with the town's planning objectives.

Furthermore, the project complies with the Unified Development Ordinance's provisions, particularly those related to off-street parking and loading requirements, as detailed in Article 6: Development Standards. The parking area is designed to meet the town's standards for safety, accessibility, and environmental stewardship.

DOCUMENTS

Site plan or plot plan

25-01-14 EASEMENT MAP SIGNED.pdf



Other documents

Permit for Crossover - BAA25-000010.pdf

Powerpoint Pictures.pdf



ACKNOWLEDGEMENT

General provisions (reference UDO Sec. 2.06.04 Special Use Permits)

A. Additional Conditions: In granting the Special Use Permit, the Board may designate additional conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, is within the spirit of this Ordinance and clearly in keeping with the public welfare. All such additional conditions shall be entered into the minutes of the meeting, at which the Special Use Permit is granted, on the Special Use Permit itself and on the approved plans. The Special Use Permit and any other specific conditions shall run with the land and shall be binding on the original applicants, their heirs, successors and assigns.

I hereby certify that all information above is true and correct. That all work under this permit shall comply and conform to all Town ordinances, State and Federal laws pertaining thereto, whether specified or not, and in accordance with any plans submitted or required to be submitted regulating building codes and building construction in the Town of North Topsail Beach, NC. I further agree to remove all construction debris from the site when completed, and that I am the owner or authorized by the owner to do the work described in this permit.

Permit shall be void if construction authorized by permit shall not have been commenced within six (6) months after the date of issuance thereof, or if after commencement of construction, the work shall be discontinued for a period of twelve (12) months, work shall not be resumed until the permit has been renewed.

All final inspections are mandatory before occupancy. All work shall be performed by a licensed contractor in the state. It is unlawful and illegal to occupy any building before final inspection and a certification of occupancy has been issued. All fees are non-refundable after 60 days.

Applicant is responsible for all transcript expenses. In addition to the fee, a \$150 deposit for transcript is required. All cancellations must be received at least 48 hours before the start of the public hearing and refunds are subject to a \$150 cancellation fee.

Signature
signature.png



FEES



FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL	
Filing Fee				350.00	
Transcripts Fee				150.00	
Plan Check Fees				0.00	
Permit Fees				500.00	
Total Fees				500.00	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						500.00	

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 1:±10000 (95% CONFIDENCE)
- (3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS
- (4) DATES OF SURVEY: FEBRUARY 20, 2025
- (5) DATUM/EPOCH: NAD 83(CORS) / 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: JACKSONVILLE CORS ARP (CORS ID-NCJV)
- (7) GEIOD MODEL: GEIOD18
- (8) COMBINED GRID FACTOR(S): 0.99996494
- (9) UNITS: U.S. SURVEY FEET

I FURTHER CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____, A.D. 2025

CHARLES FRANCIS RIGGS, P.L.S.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "VE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 3720427700K, JUNE 19, 2020

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS: _____

C. ANY ONE OF THE FOLLOWING:

- 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
- 2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- 3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
- 4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981

THIS PLAT IS NOT SUBJECT TO THE NORTH TOPSAIL BEACH SUBDIVISION REGULATIONS, AND IS AN EXEMPTION AS PER THE FOLLOWING:

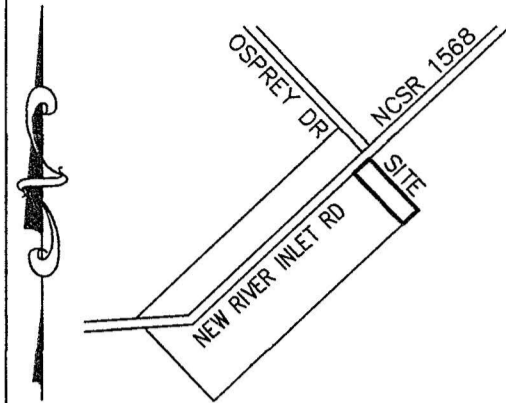
SAID PROPERTY IS AN EASEMENT SURVEY, DOES NOT SUBDIVIDE PROPERTY AND THEREFORE IS NOT SUBJECT TO THE SURF CITY SUBDIVISION REGULATIONS

DATE _____ NORTH TOPSAIL BEACH SUBDIVISION ADMINISTRATOR

IN ORDER FOR THIS EASEMENT SURVEY TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW
I, _____, REVIEW OFFICER OF ONSLOW COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER

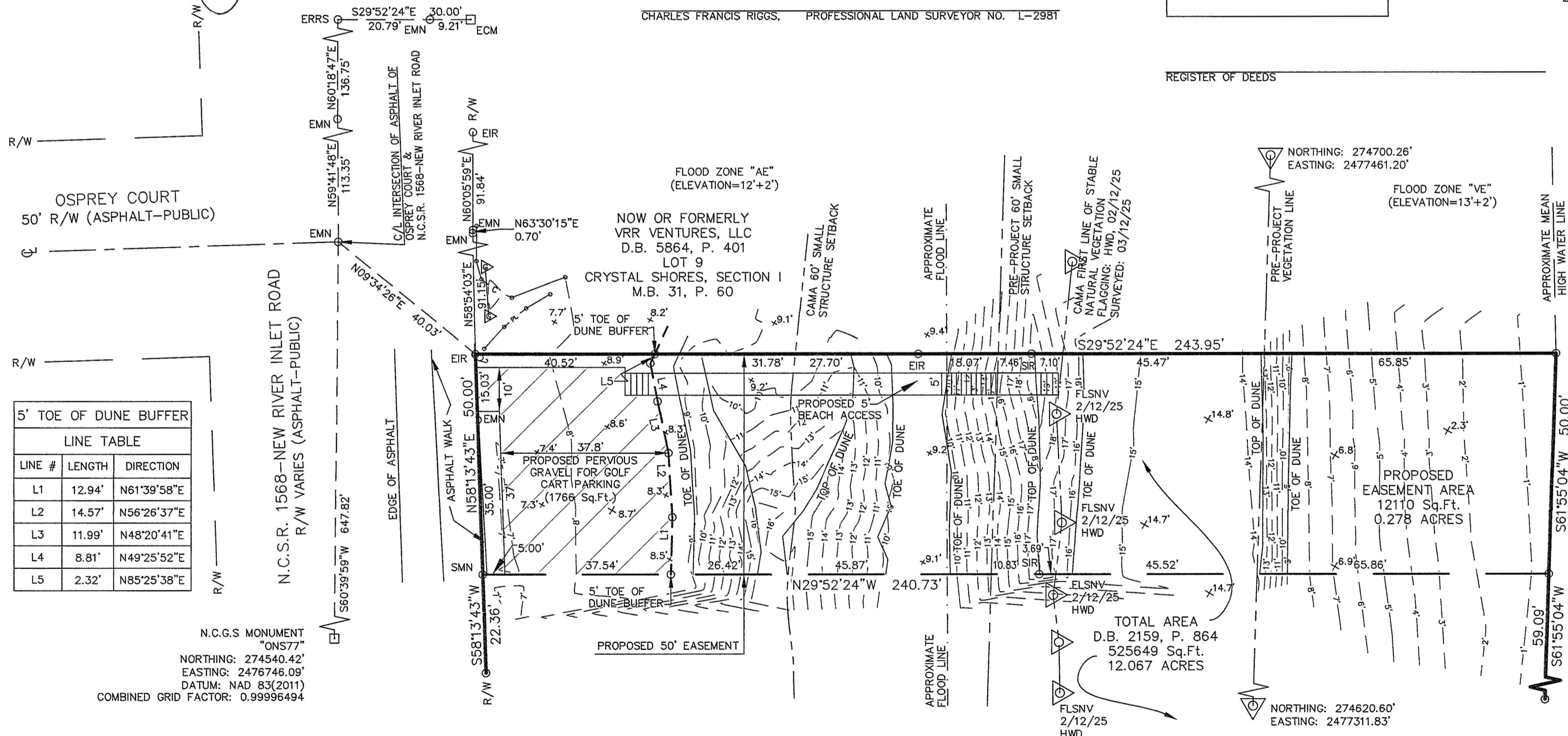


VICINITY SKETCH
NOT TO SCALE

NOTE

ENTIRE PROPERTY IS LOCATED WITHIN 575' OF THE NORMAL/MEAN HIGH WATER LINE CONTIGUOUS WITH STUMP SOUND WHICH IS CLASSIFIED BY THE STATE OF NC AS OUTSTANDING RESOURCE WATERS (ORW)

THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER RESOURCE SYSTEM L06, EFFECTIVE 10/01/1983. THIS AREA IS NOT COVERED BY FEDERAL FLOOD INSURANCE FOR BUILDINGS CONSTRUCTED, PERMITTED, SUBSTANTIALLY IMPROVED OR DAMAGED AFTER 10/01/1983.



5' TOE OF DUNE BUFFER		
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.94'	N61°39'58"E
L2	14.57'	N56°26'37"E
L3	11.99'	N48°20'41"E
L4	8.81'	N49°25'52"E
L5	2.32'	N85°25'38"E

N.C.G.S. MONUMENT
"ONS77"
NORTHING: 274540.42'
EASTING: 2476746.09'
DATUM: NAD 83(2011)
COMBINED GRID FACTOR: 0.99996494

ZONED R-20
ZONING SETBACKS

FRONT = 30'
REAR = 10'
SIDE = 10'

OWNERS

G & L CAPITAL HOLDINGS, LLC

TITLE SOURCE

D.B. 2159, P. 864

REFERENCES

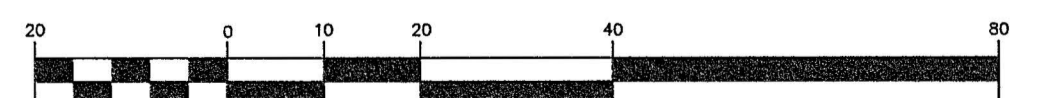
TAX MAP # 768-7
PARCEL ID # 012998
D.B. 2159, P. 864
D.B. 5864, P. 401
M.B. 31, P. 60

ALL POINTS NON MONUMENTED
UNLESS OTHERWISE NOTED

LEGEND

CC = CONTROL CORNER
ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
EIP = EXISTING IRON PIPE (FOUND)
EIR = EXISTING IRON ROD (FOUND)
EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
ERRS = EXISTING RAILROAD SPIKE (FOUND)
MBL = MINIMUM BUILDING LINE
NMP = NON MONUMENTED POINT
R/W = RIGHT OF WAY
SCM = SET CONCRETE MONUMENT (CC)
SIP = SET IRON PIPE
SIR = SET IRON ROD
SMN = SET MAGNETIC NAIL (CC)
SPK = SET PARKER-KALON NAIL (CC)
C = CENTERLINE
P = POWER POLE
G = GREEN PIN FLAG
C = COMMUNICATION LINE (ORANGE PAINT)
P = POWER LINE (RED PAINT)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ACTUAL FIELD SURVEY DATE: MARCH 13, 2025
MAPPING DATE: MARCH 25, 2025

FIELD BOOK: 832, PAGE: 26

PROJECT NUMBER: 25-01-14 JTG

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
E-MAIL: riggsland@riggslandnc.com

EASEMENT SURVEY
FOR

G & L CAPITAL HOLDINGS, LLC

12.067 ACRE TRACT AS DESCRIBED IN D.B. 2159, P. 864
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
G & L CAPITAL HOLDINGS, LLC, OWNER; D.B. 2159, P. 864
NEW RIVER INLET ROAD

CAMA MINOR DEVELOPMENT PERMIT



as authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission for development in an area of environment concern pursuant to Section 113A-118 of the General Statutes, "Coastal Area Management"

Issued to G & L Capital Holdings LLC c/o David Disclaimer, authorizing development in the Ocean Hazard and Estuarine Shoreline - ORW (AEC) at **380 New River Inlet Road (PIN 427715633958)**, in North Topsail Beach, Onslow County, as requested in the permittee's application, dated March 4, 2025, received by DCM on March 5, 2025, and accepted as complete on March 28, 2025. This permit, issued on **March 28, 2025**, is subject to compliance with the application and site drawing (where consistent with the permit), all applicable regulations and special conditions and notes set forth below. Any violation of these terms may subject permittee to a fine, imprisonment or civil action, or may cause the permit to be null and void.

This permit authorizes: **Construction of a pervious gravel (37.8 x 46') golf cart parking and beach access.**

- (1) All proposed development and associated construction must be done in accordance with the permitted work plat drawings(s) drafted by Charles F. Riggs & Associates, INC. with mapping date of 3/25/2025. (GS 113A-120)
- (1) Any change or changes in the plans for development, construction, and/or land use activities will require re-evaluation and modification of this permit. All construction shall conform to the N.C. Building Code requirements and all other local, State and Federal regulations, applicable local ordinances, and FEMA Flood Regulations. (GS 113A-120)
- (2) Any change or changes in the plans for development, construction, or land use activities will require a re-evaluation and modification of this permit. (GS 113A-120)
- (3) A copy of this permit shall be posted or available on site. Contact this office at 252-515-5400 for a final inspection at completion of work. (GS 113A-120)

(Additional Permit Conditions on Page 2)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. From the date of an appeal, any work conducted under this permit must cease until the appeal is resolved. This permit must be on the project site and accessible to the permit officer when the project is inspected for compliance. Any maintenance work or project modification not covered under this permit, require further written permit approval. All work must cease when **this permit expires on:**

DECEMBER 31, 2027

In issuing this permit it is agreed that this project is consistent with the local Land Use Plan and all applicable ordinances. This permit may not be transferred to

Heather M. Styron

Heather M Styron
NC Division of Coastal Management
400 Commerce Ave
Morehead City, NC 28557

U 3/28/25

- (5) The proposed parking shall be located as shown on the 3/25/2025 plat, a minimum distance of 60 feet from the FLSNV and a minimum of 5' from the landward toe of the dune. (07H .0309 (B) (1-3)).
- (6) The permittee is required to contact the Division of Coastal Management shortly before beginning construction to arrange a setback measurement that will be effective for sixty (60) days barring a major shoreline change. Substantial progress on construction must begin within sixty (60) days of the determination or the measurement is void and must be redone. (07H.0306)
- (7) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Prior to any land-disturbing activities, a barrier line of filter cloth must be installed between the land disturbing activity and the adjacent marsh or water areas, until such time as the area has been properly stabilized with a vegetative cover. (GS 113A-120)
- (8) Any structure authorized by this permit shall be relocated or dismantled when it becomes imminently threatened by changes in shoreline configuration. The structure(s) shall be relocated or dismantled within two years of the time when it becomes imminently threatened, and in any case upon its collapse or subsidence. However, if natural shoreline recovery or beach renourishment takes place within two years of the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then it need not be relocated or dismantled at that time. This condition shall not affect the permit holder's right to seek authorization of temporary protective measures allowed under CRC rules.
(07H.0306(g))
- (9) All buildings constructed within the ocean hazard area shall comply with the NC Building Code and the Local Flood Damage Prevention Ordinance as required by the National Flood Insurance Program. If any provisions of the building code or a flood damage prevention ordinance are inconsistent with any of the following AEC standards, the more restrictive provision shall control. (GS 113A-120)
- (10) The amount of impervious surface shall not exceed 25% of the lot area within 575 feet of Normal High-Water Level (Estuarine Shoreline - ORW Area of Environmental Concern). (07H .0209(f) (1-2))**
- (11) Pursuant to 15A NCAC, Subchapter 7J.0406(b), this permit may not be assigned, transferred, sold, or otherwise disposed of to a third-party. (GS 113A-120)
- (12) The Permittee and/or the Permittee's Authorized Agent shall be responsible for obtaining any and all necessary authorizations, approvals, or zoning and building permits from the local government having jurisdiction (Town of North Topsail Beach and/or Onslow County) prior to commencing work.**

Name: G& L Capital Holdings, LLC

Minor Permit # 13-25

Date: March 28, 2025

Page 3

- (13) In no case shall a beach access structure or stairs be constructed in or over the starter dune or berm. Posts and rope may be used on and over the berm not to exceed six feet beyond the seaward toe of the berm or starter dune. (15A 07H .0308(c))
- (14) The beach accessway must not exceed six feet in width, provide only pedestrian access to the ocean beach and terminate at the FLSNV as shown on plat due to the existing starter dune. 15A 07H .0308(c). GS 113A-120
- (15) The beach accessway must be constructed so as to make negligible alterations to the frontal dunes. This means that the accessway must be constructed on raised posts or pilings of five feet or less in depth, so that wherever possible only the posts or pilings touch the frontal dunes without any alteration to the dunes. (07H .0308 © (1-2)(A-B))

SIGNATURE: _____

PERMITTEE or AUTHORIZED AGENT

DATE: _____

3/28/25

From: [Chad Soward](#)
To: [Deb Hill](#)
Subject: Re: TRC: Special Use Permit Application #25-000333: Osprey-Crystal Shores Golf Cart Beach Parking
Date: Monday, May 12, 2025 12:52:11 PM
Attachments: [Outlook-Text, lett](#)

No Issues from fire.

Chad Soward

Fire Chief

North Topsail Beach Fire

Department

2049 New River Inlet Rd.

North Topsail Beach, NC

28460

910.328.2200



From: Deb Hill <dhill@northtopsailbeachnc.gov>
Sent: Monday, May 12, 2025 9:56 AM
To: Spirakis, Kirsten L <klspirakis@ncdot.gov>; William Younginer <chief@northtopsailbeachnc.gov>; Chad Soward <csoward@northtopsailbeachnc.gov>; Wendy Conant <wconant@NORTHTOPSAILBEACHNC.GOV>
Cc: Kate Winzler <kwinzler@northtopsailbeachnc.gov>; Alice Derian <aderian@northtopsailbeachnc.gov>
Subject: TRC: Special Use Permit Application #25-000333: Osprey-Crystal Shores Golf Cart Beach Parking

Please see the attached Special Use Permit application, site plan, CAMA permit and supplemental information in Powerpoint Pictures.pdf for your review and comments.

Please respond via return email, if the proposal

- meets your requirements and is recommended for approval.
 - does not meet your requirements and is not recommended for approval; or
 - can be recommended for approval with the following changes:
-

Any questions or concerns, please do not hesitate to contact me directly.

Planning Board review scheduled for June 12th at 6pm; Board of Aldermen public hearing July 2 at 11 am.

Deborah J. Hill MPA AICP CFM CZO

Planning Director & Zoning Administrator

Town of North Topsail Beach

2008 Loggerhead Ct.

North Topsail Beach, NC 28460

Town Hall 910.328.1349

Direct 910.581.3008

Mobile 910.330.5047

dhill@northtopsailbeachnc.gov



Pursuant to North Carolina General Statutes, Chapter 132, email correspondence to and from this address may be considered public record under the North Carolina Public Records Law and may possibly be disclosed to third parties.

From: [William Younginer](#)
To: [Deb Hill](#)
Subject: Re: TRC: Special Use Permit Application #25-000333: Osprey-Crystal Shores Golf Cart Beach Parking
Date: Monday, May 12, 2025 10:32:17 AM
Attachments: [Outlook-Chief Badg](#)

Meets Police Department requirements and is recommended for approval.



William K. Younginer

Chief of Police

Town of North Topsail Beach
2008 Loggerhead Ct.
North Topsail Beach, NC 28460

From: Deb Hill <dhill@northtopsailbeachnc.gov>
Sent: Monday, May 12, 2025 9:56 AM
To: Spirakis, Kirsten L <klspirakis@ncdot.gov>; William Younginer <chief@northtopsailbeachnc.gov>; Chad Soward <csoward@northtopsailbeachnc.gov>; Wendy Conant <wconant@NORTHTOPSAILBEACHNC.GOV>
Cc: Kate Winzler <kwinzler@northtopsailbeachnc.gov>; Alice Derian <aderian@northtopsailbeachnc.gov>
Subject: TRC: Special Use Permit Application #25-000333: Osprey-Crystal Shores Golf Cart Beach Parking

Please see the attached Special Use Permit application, site plan, CAMA permit and supplemental information in Powerpoint Pictures.pdf for your review and comments.

Please respond via return email, if the proposal

- meets your requirements and is recommended for approval.
- does not meet your requirements and is not recommended for approval; or
- can be recommended for approval with the following changes:

Any questions or concerns, please do not hesitate to contact me directly.

Planning Board review scheduled for June 12th at 6pm; Board of Aldermen public hearing July 2 at 11 am.

Deborah J. Hill MPA AICP CFM CZO
Planning Director & Zoning Administrator
Town of North Topsail Beach
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North Topsail Beach, NC 28460

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Osprey Beach Access Supplemental Information

Parcel 768-7

Attachments to Special Use Permit

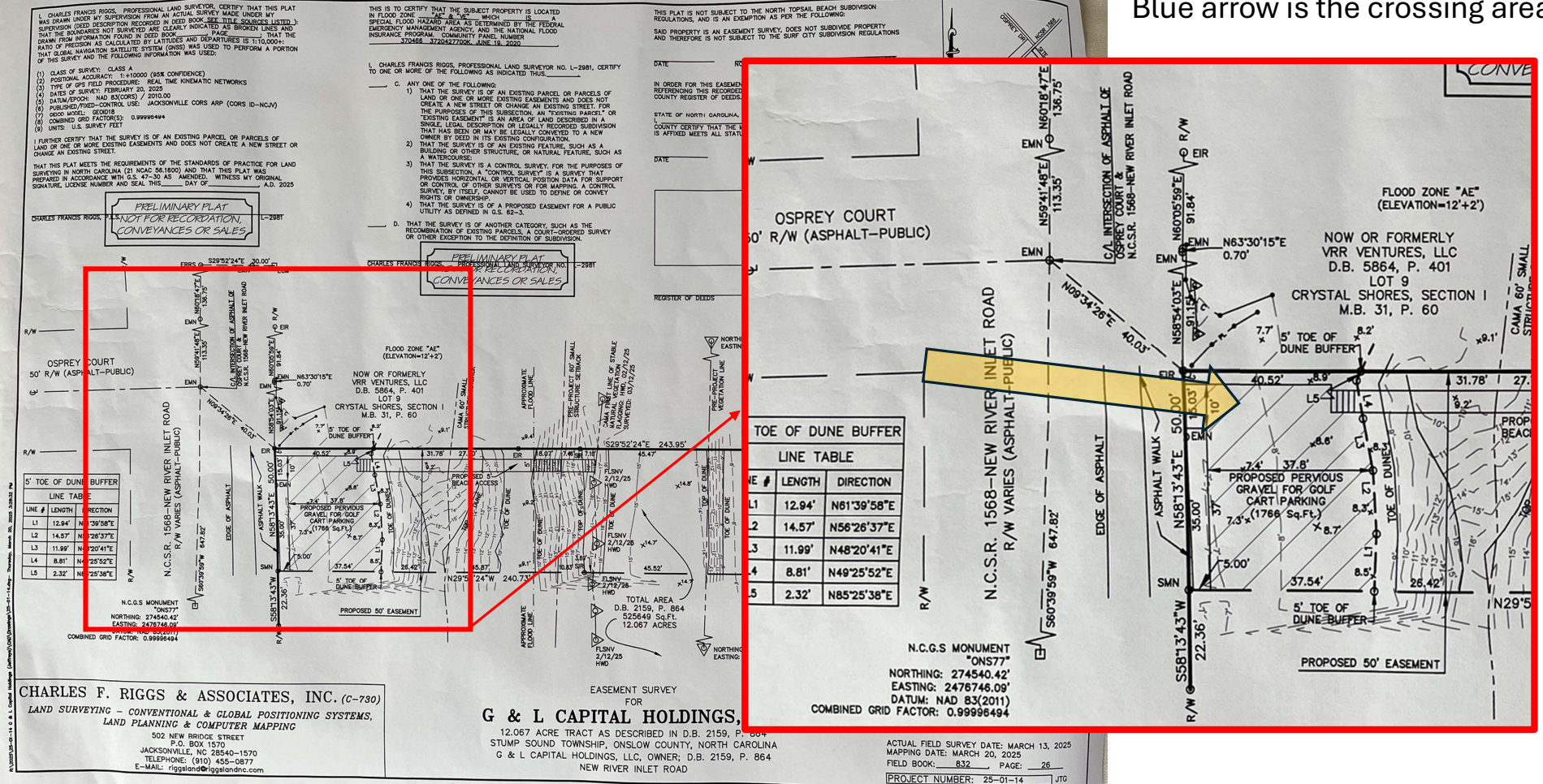
- Revised Survey – *Charles Riggs working on the updates.*
- Original Survey
- Original Survey Signed
- Osprey – G&L Capital Holdings Lease
- Permit for Crossover
- Inspection for Crossover
- Agent Authorization

Table of Contents

- Survey showing crossover area
- Picture of newly constructed wood crossover
- Pictures of crossing showing angle of crossing (almost perpendicular)
- Picture of Cape Isle Crossing
- Picture of vehicles crossing multi use path at adjacent lot

Original Survey – Crossover area

Blue arrow is the crossing area



Original Survey – Crossover area



Newly constructed dune cross
over



Crossing NRI road and Multi Use Path



Crossing Path



Picture taken from private property line standing on the multi use path at north edge of property where proposed gravel lot would start

Crossing NRI Road

Crossing Path

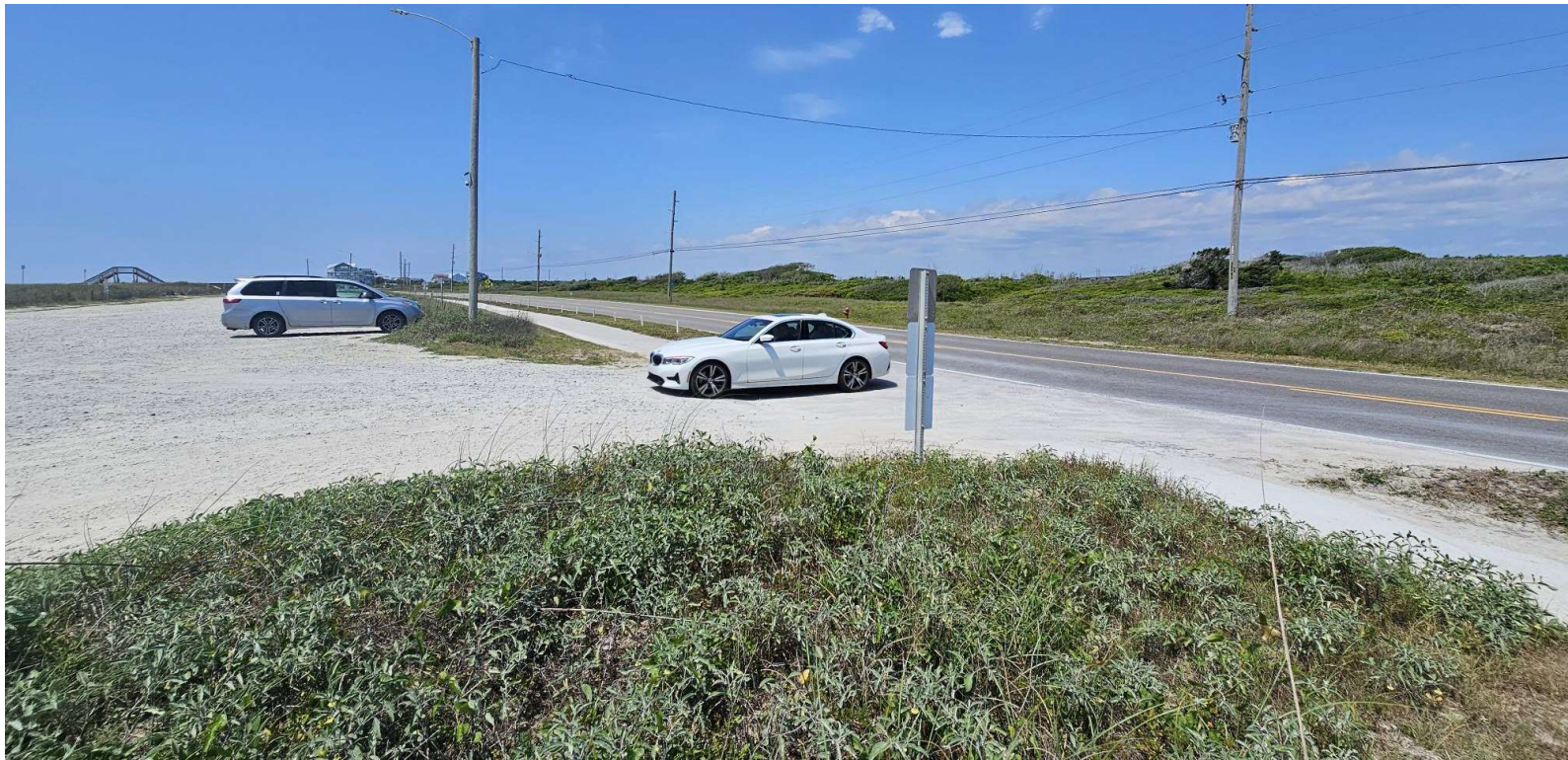


Cape Isle Crossing

Cape Isle crossing is currently at a longer, more diagonal crossing that the proposed Osprey crossing.



Automobiles crossing multi use path in adjacent lot



The multi use path is currently crossed by automobiles in the adjacent property – public parking area

Proposed Signage

Grey to get from Dave.