

Joann M. McDermion, Mayor
Tom Leonard, Mayor Pro Tem

Aldermen:
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Alice Derian, ICMA-CM
Town Manager

Alexis Stanfield, NCCCC
Town Clerk

Planning Board Committee Report

August 6, 2025

Members:

Susan Meyer - Chair, Fred Fontana - Vice Chair, Lisa Brown, Teri Ward, Keith Wilkerson, Charles "Rusty" Walker - Alternate, Jan Bellamy - Alternate

Staff: *Deborah J. Hill MPA AICP CFM CZO - Planning Director, Kate Winzler - CMC, NCCMC - Clerk to the Planning Board*

Attorney : *Chip Payson / Sumrell Sugg, PA*

The Planning Board regular meeting was held on Thursday, July 10, 2025, at 6:00 p.m.

PUBLIC COMMENT

Brian Wilkins of 2338-2 New River Inlet Road addressed the Planning Board.

Yeah, I'm an IT guy. Kinch tell. So, it's the first time I've actually came in and talked, but we've watched it for a long time. We moved here two years ago. Uh, my wife and I, we actually live in the beach house. We don't BNB it out, and our neighbors connected to us. Uh, Mary, many of you probably know her. She's like 90 94. Her and her family comes out every week. Um, the reason why I'm speaking today is there's been some issues and complaints about the tiki bar. I assist Mr. Carrington and Mr. Barefoot. I do their IT for them. I actually do security. When it gets a little crazy, they hire me on the season. Um, a lot of people come out to that bar. I don't know if a lot of you people know this. And there's a market there, too. Even when the market's closed, they open it up for the tourists. There's not many businesses on North Topsail. I came from a town of 300 people in Nebraska. and I watched that town die away. I watched all the businesses shut down, the schools closed down, and the only thing left was a bar um in my small town. So, what I don't want to see is businesses get pushed away, especially during the season because in the off season, they don't make any money. It's just me and my wife and a few other friends come up there. Um I don't feel like driving to food line to get some milk. It's a long ways. So, I hope you guys understand Mr. Carrigan's trying to work with you guys and there's a lot of things going on about permits. If you get the permits, I know he'd work with you. I'd rather have the market stay there and the bar stay there and the little community area where they have volleyball and kids play in the summer. And I've met people in the last two only two years. I've only been here two years. I don't have much to say, but I've seen people in the last two years that come again and again and again. If you go up there and look at all the signatures that are signed all over the place of the people

that come in, that's what keeps towns, small towns like this going is more people coming in, money to come in in taxes. So, just take it under consideration. There's a lot of things going on about noise, but it's usually just one person complaining because, well, in the last four weeks, we haven't had a complaint. That person's probably not there. Um, so we I listen to them and we try our best to make sure keep it down. And there is no fighting. They want to actually do what you guys want to do. So listen to them because they're trying and maybe work on the permits and then come together. That's all I got. What was your address? Thank you. 2338-2 New River Inlet. So about 5 houses down from the end, like the very far end where the ocean hits my steps sometimes.

Alberto Salana addressed the Planning Board.

I built the house up here up about 5 miles up the road, 1695 New River Inlet Road about 6 years ago. And one of the best pleasant surprises was finding the tiki bar up there. A place where I could meet and socialize with local people who live here year-round. And uh it's a great place to enjoy a drink. You can play volleyball. You can play all sorts of games. You can bring your kids there, and your dog. And it's very upsetting to hear. They're my closest. Very quaint place. probably the only one in this town that's like that. As opposed to all the many hotels that you folks seem to just want to approve with supposed to be, you know, only seven, eight, nine, 10-bedroom homes, supposed to be single family use. And you get you get a whole bunch of different families and people staying there. And uh you see them on the beach. They walk over the sand dunes. They put, they leave garbage there. They don't clean up after the dogs. And it's upsetting to me that, you know, it is supposed to be a town, but this is really not a town. It's a town of businesses of many hotels of investors from out of state uh coming in and built these houses and uh whatever is going on. I don't know what's going on, but the place has been there since I believe 1983. The structure survived all the hurricanes and uh the tiki bar itself. I think it's about 18 years has been there and I urge you to do whatever whatever you got to do to keep that place open because it services people who live here year round and uh it's a place to gather and speak and socialize and you get help if you need some somebody help you bring a piece of furniture up you go down there and somebody comes with you it's a great place and uh I think it's a big asset to the town and the people who live here year round. That's all I got to say. Thank you. Thank you. Is there anyone else that would like to speak that did not sign up? Okay. Thank you.

ORGANIZATION

Clerk Winzler administered the oath of office to Ms. Lisa Brown, as a regular member of the Planning Board.

OLD BUSINESS

SUP25-00002 Tiki Bar Compliance Review (Attorney Payson/Planning Director Hill)

Planning Director Hill reported on the status of Case #SUP25-00002 (Modification): A request by Mr. Chris Carrigan to modify Conditional Use Permit 10-001 for the Palm Tree Market and Tiki Bar located at 2181 New River Inlet Road, zoned Business District (B-1). Planning Director Hill

stated at the last Planning Board meeting, Mr. Fred Fontana made a motion that this request for conditional use permit be differed until such time that the applicant can prove that he will be in compliance or prove to the Planning Board that he is in compliance at this time but he is free to present his plans to the Board of Aldermen for their approval on July 2nd. Mrs. Teri Ward seconded the motion.

Planning Director Hill stated that on June 19, 2025 10:58 AM, she recommended that that Mr. Carrigan make an application prior to July 2nd through Citizenserve for Zoning/Flood for “modification to parking” and Building/Zoning/Flood for “renovating covered deck for NFIP/Flood Reg/Building Code compliance.”

On June 20, 2025, the Planning Director notified Mr. Carrigan and Weston Lyall PE PLS that the Board of Aldermen have formally remanded the Special Use Permit application back to the Planning Board. As a result, the Planning Director revised the notice, cancelling the Board of Aldermen public hearing for SUP25-00002.

Planning Director Hill stated her intent was and is still to assist Mr. Carrigan to come into compliance, satisfy the Town Manager and Town Attorneys, in the most expedient manner possible, and sign off on the ABC Zoning and Compliance Form.

The application to address compliance issues remains incomplete.

No action taken.

NEW BUSINESS

Southeastern NC Regional Hazard Mitigation Plan 2025 Update

Planning Director Hill briefed the Planning Board on Hazard Mitigation Planning and the Town’s responsibilities and project schedule for the Southeastern NC Hazard Mitigation Plan Update. Included in the presentation was the link to the Southeastern NC Regional Hazard Mitigation Plan 2025 Survey and the project website.

Meeting adjourned at 7:10 p.m.

The next regular meeting is scheduled for Thursday, August 14, 2025, at 6:00 p.m.