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Special Use for La Costa Bay
Lots 1-8 and Common Area, Map Book 86, Page 222
Stump Sound Township, Onslow County, North Carolina
Town of North Topsail Beach

This development was originally a 15 lot subdivision with recreational area recorded in Map Book 29, Page 16 of the Onslow County Registry in 1992, copy attached. In 2022, Capital Asset Topsail Development, LLC requested, through the Exempt Plat procedure, a Lot Recombination taking the 15 lots and creating 8 lots with a common area. This Lot Recombination was recorded in Map Book 83, Page 56, copy attached, of the Onslow County Registry and revised in Map Book 86, Page 222, copy attached.

North Topsail Beach UDO Section 4.03.12 Club, Lodge, Swim and Tennis Club, Country Club, Beach Club or Retreat Center require this pool to receive Special Use Approval.

- (A) Minimum Area required is 32,670 square feet. This development has designated 47,289 square feet for the pool, concrete pool apron, shelter, pool equipment, stand and proposed elevated wood walkway to Old Sound Channel.
- (B) Location. Access to the Common Area is through 5' walkway easements from all 8 lots and a 20' vehicle emergency access easement located between Lots 7 & 8
- (C) Use separation. The ordinance requires 50' separation between the pool and any residential property. It is my opinion, this separation was created for larger developments, not necessarily less dense projects such as La Costa Bay. Two previous projects on North Topsail Beach received Special Use Approval including a pool having densities of 8 and 6 units each and having a separation of 14.8 and 9 feet, respectively. The closest dwelling to the pool in La Costa Bay is 47.8 feet. Copies attached of the previously approved projects.
- (D) Security fencing for pool. La Costa Bay is proposing fencing for the pool area with two gates for ease of access for the 8 lots.
- (E) Permanent parking lots. La Costa Bay does not propose any parking as this pool is for residents and their guests and parking would be handled on their lots and direct access through the 5' walkway easements.
- (F) Service Areas. La Costa Bay does not propose any service areas. The Pool Equipment stand will be properly constructed to meet base flood and freeboard.
- (G) Hours of Operation. The pool will comply with hours of operation as designated by the Town of North Topsail Beach.

Prior to the creation of the 8 lots it was decided one common pool for all residents within the Common Area would better serve the residents rather than having a pool on each lot.

This Common Area, having uplands, wetlands and water frontage is an asset to the 8 lots providing open space for recreation along with the pool facility.

The State of North Carolina Division of Coastal Management has issued CAMA Permit 43-24, copy attached, allowing construction of the pool, pool decking, shelter, pool equipment stand, and all proposed improvements as illustrated on the attached plan.

Capital Asset Topsail Development, LLC is in process with the local Onslow County Health Department and the North Carolina Public Health Department regarding proper permits for this pool.

