

Richard Grant, Mayor  
Connie Pletl, Mayor Pro Tem

Aldermen:  
Mark Barefoot  
Kip Malcolm  
Laura Olszewski



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

Alexis Stanfield, NCCCC  
Town Clerk

## Board of Aldermen

Agenda Item      Consent Agenda  
Date:              05 13 2026

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Issue:	Department Reports: Planning & Inspections
Reporting Period:	March 13 – April 24, 2026
Presentation:	No

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### 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: 126
- Total Estimated Construction Value: \$5,250,711.10
- Total Permit Fees Collected: \$20,054.03
- NC Homeowners Recovery Fund (NCRF): 20 permits assessed
- Technology Fees Collected: \$803.53 (101 applicable permits)

### Purpose of Report

The enclosed report is provided for informational review by the Board of Aldermen, to promote transparency regarding development activity and fee revenue, and to support ongoing monitoring of growth and regulatory compliance within the Town.

Planning & Inspections staff remain available to respond to questions or provide additional detail at the Board's request.

Respectfully submitted,  
Deborah J. Hill MPA AICP CFM  
Planning Director & Zoning Administrator

Permit#	Complete Application Received	Reviews Completed/ Approval	Permit Issued	Address	Property Owner	Contractor	Cost	Receipt#	Estimated Value	Recovery Fund	Tech Fee
ZFP23-000199	10/04/2023	03/30/2026	03/30/2026	701 NEW RIVER INLET RD	SHOALS BUILDING LLC	Shoals Building, LLC - Micha	125		29000	0	0
DBR23-000015	10/06/2023	03/17/2026	03/30/2026	701 NEW RIVER INLET RD	SHOALS BUILDING LLC	Shoals Building, LLC - Micha	200	158	0	0	5
FG25-000006	01/16/2025	03/20/2026	03/20/2026	3304 GRAY ST	TOWN OF NORTH TOPSAIL BEACH	Tidal Wave Plumbing & Me	75		5000	0	5
E25-000045	03/20/2025	05/06/2025	04/24/2026	1041 NEW RIVER INLET RD	SUSAN L GRAY	Tri-County Electrical Inc. - M	75		20000	0	5
BAA25-000019	07/18/2025	08/21/2025	04/14/2026	212 TOPSAIL RD	EASTMAN TIMOTHY & KIMBERLY	Moose Construction, LLC - C	200	392	18000	0	5
SB25-000101	10/28/2025	03/27/2026	03/27/2026	1915 NEW RIVER INLET RD	RANEY CLARENCE H JR & JEANNE T	The Remodeling Company -	200	157	20249.04	0	5
ZFP25-000160	11/18/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	BALLAST POINT BUILDING C	0		650000	0	0
C25-000022	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	BALLAST POINT BUILDING C	2433.89	140	733000	10	106.14
P25-000099	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	CBH Plumbing - Ronald Troy	75		23500	0	5
FG25-000029	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	Blossman Gas of North Carol	75		5500	0	5
M25-000145	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	Stephenson Heating and Air	75		28000	0	5
I25-000030	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	Stephens Building Products	75		15000	0	5
E25-000199	11/22/2025	12/22/2025	03/25/2026	630 NEW RIVER INLET RD	SEA AND SOUND INVESTMENTS LLC	Win-lief Electric LLC - David	75		15000	0	5
SB25-000114	12/01/2025	03/12/2026	03/17/2026	1597 NEW RIVER INLET RD	STOKES RICHARD F & SALLY S	Affordable Elevator - Dan C	75	128	19517	0	5
ZFP26-000003	01/05/2026	04/20/2026	04/20/2026	2181 NEW RIVER INLET RD	CARRIGAN FAMILY FOUNDATION LT	n/a -	0		500	0	0
ZFP26-000011	01/22/2026	04/08/2026	04/08/2026	483 TOPSAIL RD	KUBICHAN JEFFREY S & KATHRYN E	Shannon Duane Harmon II A	125		56000	0	0
ZFP26-000016	01/28/2026	03/27/2026	03/27/2026	738 NEW RIVER INLET RD	PORT CITY CAPITAL LLC	Neway Pools of North Carol	125		84060	0	0
E26-000018	01/28/2026	03/27/2026	03/27/2026	738 NEW RIVER INLET RD	PORT CITY CAPITAL LLC	Sasser Electrical Services, In	75		1000	0	5
E26-000019	01/28/2026	03/26/2026	03/26/2026	3072 ISLAND DR	AG TOPSAIL LLC	Sasser Electrical Services, In	75		1000	0	5
SP26-000002	01/29/2026	03/26/2026	03/27/2026	738 NEW RIVER INLET RD	PORT CITY CAPITAL LLC	Neway Pools of North Carol	305	151	0	0	10
ZFP26-000017	01/29/2026	03/26/2026	03/26/2026	3072 ISLAND DR	AG TOPSAIL LLC	Neway Pools of North Carol	125		83310	0	0
SP26-000003	01/29/2026	03/25/2026	03/26/2026	3072 ISLAND DR	AG TOPSAIL LLC	Neway Pools of North Carol	305	147	0	0	10
ZFP26-000020	02/04/2026	04/22/2026	04/22/2026	1271 NEW RIVER INLET RD	TS ISLAND LLC	Even Flow Pools & Hardscar	125		93000	0	0
E26-000026	02/13/2026	02/13/2026	03/16/2026	610 NEW RIVER INLET RD	MERRILL SCOTT & DEBORAH ICE	Sutton's Electrical Services I	75	72	2500	0	5
FG26-000005	02/13/2026	03/13/2026	03/16/2026	610 NEW RIVER INLET RD	MERRILL SCOTT & DEBORAH ICE	Blossman Gas of North Carol	75		2000	0	5
ZFP26-000025	02/13/2026	03/13/2026	03/16/2026	610 NEW RIVER INLET RD	MERRILL SCOTT & DEBORAH ICE	Sun City Pools, Inc. - Sam T.	0		114617	0	0
SP26-000004	02/13/2026	03/13/2026	03/16/2026	610 NEW RIVER INLET RD	MERRILL SCOTT & DEBORAH ICE	Sun City Pools, Inc. - Sam T.	305	123	0	0	10
E26-000027	02/13/2026	04/22/2026	04/22/2026	1271 NEW RIVER INLET RD	TS ISLAND LLC	Ebb Tide Electric LLC - Robe	75		93000	0	5
SP26-000005	02/17/2026	04/16/2026	04/22/2026	1271 NEW RIVER INLET RD	TS ISLAND LLC	Even Flow Pools & Hardscar	305	202	0	0	10
AP26-000002	02/23/2026	04/07/2026	04/08/2026	483 TOPSAIL RD	KUBICHAN JEFFREY S & KATHRYN E	Shannon Duane Harmon II A	275	167	0	0	10
SB26-000016	02/24/2026	04/02/2026	04/07/2026	856 VILLAS DR	DOLAN JAMES P & WILLIAM T	Coastal Property Repair - Tc	75	161	2000	0	5
SB26-000017	02/24/2026	04/08/2026	04/08/2026	2299 NEW RIVER INLET RD	BISHOP JEFFERY & ANGELA	BISHOP JEFFERY & ANGELA	200	173	10000	0	5
E26-000034	02/24/2026	04/15/2026	04/15/2026	121 OCEANVIEW LN	WINTERS JAMES P & LAUREN M	Get Lit Electric, LLC - Donnie	75		77832.11	0	5
ZFP26-000033	02/24/2026	04/15/2026	04/15/2026	121 OCEANVIEW LN	WINTERS JAMES P & LAUREN M	Pools, Patios and Spas, LLC	125		77832.11	0	0
SP26-000006	02/26/2026	04/15/2026	04/15/2026	121 OCEANVIEW LN	WINTERS JAMES P & LAUREN M	Pools, Patios and Spas, LLC	305	189	0	0	10
ZFP26-000034	02/26/2026	03/17/2026	03/17/2026	1597 NEW RIVER INLET RD	STOKES RICHARD F & SALLY S	Affordable Elevator - Dan C	125		19516.8	0	0
E26-000037	02/26/2026	03/17/2026	03/17/2026	1597 NEW RIVER INLET RD	STOKES RICHARD F & SALLY S	Harris Handyman Services -	75		100	0	5
ZFP26-000035	02/26/2026	04/16/2026	04/16/2026	40 SAILVIEW DR	FINGER ROBERT G	REDROCK RESTORATION & R	125		3000	0	0
ZFP26-000036	02/27/2026	04/09/2026	04/09/2026	4023 ISLAND DR	ROGERS BAY CAMPGROUND CO OV	PFL Construction LLC - Josh	125		12000	0	0
DBR26-000001	02/27/2026	03/13/2026	04/09/2026	4023 ISLAND DR	ROGERS BAY CAMPGROUND CO OV	PFL Construction LLC - Josh	200	177	0	0	5
ZFP26-000037	02/28/2026	03/27/2026	03/27/2026	702 TRADE WINDS DR S	WEAVER RENEE E & DWIGHT DOUG	WEAVER RENEE E & DWIGH	125		30000	0	0
B26-000009	03/02/2026	03/24/2026	03/25/2026	1156 NEW RIVER INLET RD 2B	FIORDELISE WILLIAM P & MARY BET		75	143	0	0	5
B26-000010	03/02/2026	03/24/2026	03/25/2026	1160 NEW RIVER INLET RD 1A	ALLOWAY HELEN M		75	142	0	0	5
E26-000041	03/03/2026	04/09/2026	04/09/2026	23 OSPREY DR	SETTLEMAYER TIMOTHY R & ASHLE	IDEA ELECTRIC - Andy Scott	75		5000	0	5
ZFP26-000038	03/03/2026	04/09/2026	04/09/2026	23 OSPREY DR	SETTLEMAYER TIMOTHY R & ASHLE	AKA: Shelby Contracting, In	125		95000	0	0
SP26-000008	03/03/2026	04/08/2026	04/09/2026	23 OSPREY DR	SETTLEMAYER TIMOTHY R & ASHLE	AKA: Shelby Contracting, In	305	175	95000	0	10
ZFP26-000040	03/04/2026	03/18/2026	03/18/2026	126 N PERMUDA WYND DR	CANADA MATHEW R	AKA: Shelby Contracting, In	125		125000	0	0
E26-000042	03/04/2026	03/18/2026	03/18/2026	126 N PERMUDA WYND DR	CANADA MATHEW R	Andy's Services LLC - Andre	75		125000	0	5
SP26-000009	03/04/2026	03/17/2026	03/18/2026	126 N PERMUDA WYND DR	CANADA MATHEW R	AKA: Shelby Contracting, In	305	129	0	0	10
BAA26-000005	03/04/2026	03/12/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	200	119	27000	0	5
ZFP26-000042	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	125		850000	0	0
C26-000004	03/04/2026	03/12/2026	03/12/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	3215.14	120	935000	10	137.39
E26-000043	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	75		20000	0	5
M26-000014	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Kennedys Heating & Air Cor	75		30000	0	5
P26-000012	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Donahoe Plumbing Services	75		20000	0	5
I26-000003	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Cape Fear Foam LLC - Steve	75		15000	0	5
B26-000011	03/04/2026	03/24/2026	03/25/2026	1148 NEW RIVER INLET RD 3A	MELCHERS MICHAEL & JILL		75	141	0	0	5
ZFP26-000043	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	125		70000	0	0
E26-000044	03/04/2026	03/16/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	75		2000	0	5
SP26-000010	03/04/2026	03/12/2026	03/16/2026	1517 NEW RIVER INLET RD	PRESTIGE BUILDING GROUP LLC	Prestige Building Group LLC	305	121	0	0	10
E26-000045	03/05/2026	03/27/2026	03/27/2026	702 TRADE WINDS DR S	WEAVER RENEE E & DWIGHT DOUG	County Line Service Co. - Da	75		7500	0	5
SP26-000011	03/05/2026	03/26/2026	03/27/2026	702 TRADE WINDS DR S	WEAVER RENEE E & DWIGHT DOUG	- Renee Weaver	305	150	0	0	10
EL26-000003	03/06/2026	04/08/2026	04/10/2026	8511 4TH AVE	BLIZZARD DAVID & SHELLY	Home Elevators & Lift Prod	305	180	0	0	10
SB26-000021	03/06/2026	03/12/2026	03/16/2026	436 NEW RIVER INLET RD	DAVID ALLEN LONG TRUSTEE	Cape Fear Solar Systems LLC	200	122	23097	0	5
E26-000047	03/06/2026	03/16/2026	03/16/2026	436 NEW RIVER INLET RD	DAVID ALLEN LONG TRUSTEE	Cape Fear Solar Systems LLC	75		0	0	5
ZFP26-000045	03/06/2026	03/16/2026	03/16/2026	436 NEW RIVER INLET RD	DAVID ALLEN LONG TRUSTEE	Cape Fear Solar Systems LLC	125		0	0	0
ZFP26-000046	03/06/2026	03/20/2026	03/23/2026	51 SAILVIEW DR	TOPSAIL BEACH LEGACY LLC	Sanderson Lawn Managemen	125	137	10000	0	0
P26-000013	03/06/2026	03/23/2026	03/23/2026	51 SAILVIEW DR	TOPSAIL BEACH LEGACY LLC	Sanderson Lawn Managemen	75		4000	0	5
E26-000048	03/07/2026	03/09/2026	03/19/2026	1822 NEW RIVER INLET RD	TOPSAIL DUNES HOMEOWNERS ASS	Precision Electrical Services	75	131	500	0	5
E26-000049	03/07/2026	03/09/2026	03/19/2026	1840 NEW RIVER INLET RD 2313B	MANN BOB D JR & ROBYN	Precision Electrical Services	75	132	500	0	5
E26-000050	03/07/2026	03/09/2026	03/19/2026	1866 NEW RIVER INLET RD 3100C	BRISKI FRED M & KATHERINE E	Precision Electrical Services	75	133	500	0	5
ZFP26-000048	03/10/2026	04/16/2026	04/16/2026	112 SEA OAKS CT	PROFITA TIMOTHY J & KAREN J	LIFT IT USA - Jim Craig	125		9250	0	0
E26-000053	03/10/2026	04/16/2026	04/16/2026	40 SAILVIEW DR	FINGER ROBERT G	Royal Electrical Contractors	75		8000	0	5
SP26-000012	03/12/2026	04/15/2026	04/16/2026	40 SAILVIEW DR	FINGER ROBERT G	REDROCK RESTORATION & R	305	192	0	0	10
E26-000054	03/14/2026	03/16/2026	03/16/2026	1280 NEW RIVER INLET RD	BRADLEY JAMES EDWARD JR	Easton Electric LLC - Blake S	75	125	1300	0	5
E26-000055	03/16/2026	03/16/2026	03/16/2026	124 SEA OAKS CT	KRAMER RICHARD D & BARBARA A	Coastal Electric Service Inc.	75	124	1800	0	5

