Richard Grant, Mayor
Connie Pletl, Mayor Pro Tem

Aldermen:
Kip Malcolm
Mark Barefoot
Laura Olszewski

Town of NORTH TOPSAIL BEACH
FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLINA

E. L. Faison, ICMA-CM
InterimTown Manager

Alexis Stanfield, NCCCC
Town Clerk

MEETING DATE: May 13, 2026

TO: Board of Aldermen
FROM: Deborah J. Hill MPA AICP CFM
DEPARTMENT: Planning Department
SUBJECT: PUBLIC HEARING: Unified Development Ordinance § 3.03 OFFICIAL ZONING MAP.

SUMMARY: The Board is requested to conduct a public hearing on the proposed Zoning Map and take action.

On December 2, 2010, the Board of Aldermen adopted the reprint of the Official Zoning Map. Staff has completed a review of the approved map amendments and Onslow County GIS zoning layer for North Topsail Beach.

Map control procedures are established to ensure the integrity of the Official Zoning Map and to prevent any unauthorized zoning changes. Onslow County GIS will accept amendments to the North Topsail Beach Zoning Map only when submitted by the Town through duly adopted ordinances that are signed by the Mayor and certified by the Town Clerk.
Onslow County GIS will not accept zoning map change requests directly from applicants or any third parties. No unauthorized individual is permitted to alter, amend, or otherwise modify the Official Zoning Map.

On Thursday, March 12, 2026, Planning Director Hill presented the Zoning Map and staff report to the Planning Board. Attorney Payson stated that the Town can adopt the Digital Zoning Map but also have a secondary map in the Clerk's vault, as backup. **Mr. Ferreri made a motion that the Planning Board recommend adopting the digital Zoning Map while keeping a backup paper copy in the Clerk's vault. Mr. Walker seconded the motion. The motion passed unanimously, 7-0.**

ATTACHMENT
1. Legal Ad 4/25/26 and 5/2/2026
2. Unofficial Zoning Map by Onslow County (electronic .pdf format)
3. Official Zoning Map (paper medium to be presented at Board meeting)
4. Unofficial Zoning Map by Onslow County GIS (paper medium to be presented at Board meeting)

SPECIFIC ACTION REQUESTED:

After conducting a public hearing, the Planning Board unanimously recommends that the Board of Aldermen adopt the digital Zoning Map while keeping a backup paper copy in the Clerk's vault.

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ATTACHMENT 1

NOTICE OF
PUBLIC HEARING
TOWN OF
NORTH TOPSAIL BEACH
BOARD OF ALDERMEN
May 13, 2026 – 11:00 A.M.

Pursuant to NCGS 160D-601, notice is hereby given that the North Topsail Beach Board of Aldermen will hold a regular meeting on Wednesday, May 13, 2026, at 11:00 a.m. in the first-floor conference room at Town Hall, 2008 Loggerhead Court, North Topsail Beach, North Carolina. A public hearing will be conducted to receive public comment on the following proposed amendments to the North Topsail Beach Unified Development Ordinance:

1. UDO Section 3.03 – Official Zoning Map: Adoption of a computerized zoning format transferring the authoritative zoning map from the existing hand-drafted version to an electronic zoning geodatabase maintained by Onslow County GIS; and

2. UDO Section 3.03.03 – District Boundaries. All information related to these proposed amendments may be examined at Town Hall, Monday through Friday, between 8:00 a.m. and 5:00 p.m. All interested citizens and property owners are invited to attend and will be given the opportunity to be heard. As a result of the public hearing, the final version of the amendments may differ from the proposal due to comments, objections, or discussion at the meeting.

For additional information, contact:
Planning Director
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AICP CFM
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Website: www.northtopsail
beachnc.gov/meetings

Sunset Dr
Sunset Dr
Sunset Dr