



Town of North Topsail Beach Planning Board Minutes

Thursday, July 13, 2023, at 5:00 PM

Town Hall - 2008 Loggerhead Court, North Topsail Beach, NC 28460

(910) 328-1349 | www.northtopsailbeachnc.gov

PRESENT: Chair Hanna McCloud, Vice Chair Paul Dorazio, Gunnar Matthews, Lisa Brown, Susan Meyer

ABSENT: Scott Morse

OTHERS PRESENT: Deborah J. Hill MPA AICP CFM CZO – Planning Director, Kate Winzler – Clerk to the Planning Board

I. CALL TO ORDER

Chair McCloud called the meeting to order at 5:05 p.m.

II. ADOPTION OF AGENDA

Ms. Brown made a motion to adopt the agenda with the addition of Density to New Business. Mr. Dorazio seconded the motion. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

There were no minutes to approve.

IV. PUBLIC COMMENT

None.

V. OLD BUSINESS

A. Estuarine Shoreline/Wetland Protection

Planning Director Hill presented: *"I had worked with professional engineer Jonathan Hinkle of Greenman-Pedersen and coastal scientist Dr. Tracy Skrabal of the North Carolina Coastal Federation on the Stump Sound Watershed Protection and Restoration Plan. Coastal Fed submitted this plan to North Carolina Division of Water Resources in late May.*

Jonathan is also working on a web-based plan to help the general public understand the plan better, it is currently in draft mode, but when it is finished, I'll send you a link.

This plan lays out cost effective methods to improve and protect water quality in Stump Sound. I am in the process of reviewing New Hanover's Overlay and Special Purpose Districts contained in their updated UDO adopted this past January and comparing our existing regulations.

At our Planning Board meeting on August 10, I will have prepared recommendations for your consideration to respond to the Board of Aldermen in their direction of increased protection of the wetlands."

The Planning Board discussed the definition of dune, the dune protection ordinance, potential ordinance revision recommendations to the Board of Aldermen, administrative authority of staff, survey accuracy within a fluid environment, the static line, the Beach Inlet and Sound Advisory Committee. No action was taken.

B. Lighting Ordinance (Dark Sky)

Planning Director Hill discussed the progress of the Dark Sky Lighting Ordinance. No action was taken.

VI. NEW BUSINESS

A. Official Zoning Map & CAMA Land Use Plan Future Land Use Map

Planning Director Hill discussed the history of the official zoning map updates and the present approach to update it. The CAMA Land Use Plan and Future and Use Map may require amendments.

The Planning Board discussed build-out, demand on utility resources, and revising the zoning map. No action was taken.

- B. Planning Director Hill reviewed increased density regarding dwellings with an increasing number of bedrooms and the correlation required number of parking spaces. The structures within one North Topsail Beach subdivision originally had four to five bedrooms and required three to four parking spaces. The most recent new construction within this development contains houses of the same footprint and comparable square footage, but now with up to ten bedrooms, requiring 9 parking spaces. It is uncertain if the additional concrete parking plans will comply with the approved subdivision stormwater plan.

There was discussion. No action was taken.

VII. DISCUSSION

The Planning Board discussed meeting recording, retention, and streaming. No action was taken.

VIII. ADJOURNMENT

Vice Chair Dorazio made a motion to adjourn. Ms. Meyer seconded the motion. The motion passed unanimously, 5-0.

The Planning Board meeting adjourned at 6:41 p.m.

APPROVED

This 10th day of August 2023

Hanna McCloud

Chair

CERTIFIED

This 10th day of August 2023

Kate Winzler

Clerk