

Deb Hill

From: Deb Hill
Sent: Monday, January 29, 2024 12:16 PM
To: Lucas, Jonathan R; Kate Winzler
Cc: Ralph Allen
Subject: RE: [External] RE: 114 N Permuda Wynd Dr. VOSS

Thank you.

Deborah J. Hill MPA AICP CFM CZO
Planning Director & Zoning Administrator
Town of North Topsail Beach
2008 Loggerhead Ct.
North Topsail Beach, NC 28460
Town Hall 910.328.1349
Direct 910.581.3008
Mobile 910.330.5047
dhill@northtopsailbeachnc.gov



From: Lucas, Jonathan R <jonathan.lucas@deq.nc.gov>
Sent: Monday, January 29, 2024 10:48 AM
To: Deb Hill <dhill@northtopsailbeachnc.gov>; Kate Winzler <kwinzler@northtopsailbeachnc.gov>
Cc: Ralph Allen <rallen@northtopsailbeachnc.gov>
Subject: RE: [External] RE: 114 N Permuda Wynd Dr. VOSS

Deb,

Thank you, I just called Matthew Davis at Coastland Construction and told him that the first step is for him to discuss his modification with Ralph.

Respectfully,

Jonathan Lucas
Field Representative for Western Onslow County
North Carolina Division of Coastal Management
400 Commerce Ave. Morehead City NC 28557
Cell: (252) 725-3908
Office: (252) 515-5420

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From: Deb Hill <dhill@northtopsailbeachnc.gov>
Sent: Monday, January 29, 2024 10:19 AM
To: Kate Winzler <kwinzler@northtopsailbeachnc.gov>; Lucas, Jonathan R <jonathan.lucas@deg.nc.gov>
Cc: Ralph Allen <rallen@northtopsailbeachnc.gov>
Subject: [External] RE: 114 N Permuda Wynd Dr. VOSS

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My recommendation is that he discuss his proposed modification with Ralph first, to verify that it is “the only way to make the new stairs meet code”. He will have to request to modify his application and when I deny it, he can request a variance from § 10.07.02 from the Board of Adjustment.

(E) Any additions or improvements to existing structures must comply with the standards for new construction and be relocated outside of the “dune buffer.”

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From: Kate Winzler <kwinzler@northtopsailbeachnc.gov>
Sent: Monday, January 29, 2024 8:31 AM
To: Lucas, Jonathan R <jonathan.lucas@deg.nc.gov>
Cc: Deb Hill <dhill@northtopsailbeachnc.gov>; Ralph Allen <rallen@northtopsailbeachnc.gov>
Subject: RE: 114 N Permuda Wynd Dr. VOSS

Good morning Jonathan,
Deb will be reaching out to you today to discuss this. This permit was issued with the following conditions:

- Rebuild existing 2-story rear deck(s) partially covered, 512 total square feet and stairs on existing pilings to meet building code. The footprint will remain unchanged, including the descending stairs. **CONDITION: No change in footprint; existing pilings.**

Kindly,

Kate Winzler, CMC, NCCMC

Permit Specialist/Deputy Town Clerk

Town of North Topsail Beach

2008 Loggerhead Ct.

North Topsail Beach, NC 28460

910.328.1349



From: Lucas, Jonathan R <jonathan.lucas@deg.nc.gov>

Sent: Friday, January 26, 2024 3:57 PM

To: Deb Hill <dhill@northtopsailbeachnc.gov>; Kate Winzler <kwinzler@northtopsailbeachnc.gov>; Ralph Allen <rallen@northtopsailbeachnc.gov>

Subject: 114 N Permuda Wynd Dr. VOSS

Deb, Kate, and Ralph,

I visited 114 N. Permuda Wynd Dr. on Wednesday. Deck is currently being repaired under CAMA Exemption 53-23. Contractor (Coastland Construction) says the existing stair layout does not meet building code and the only way to make the new stairs meet code is to rotate them 90 degrees. This rotation moves the stairs out into the frontal dune. DCM is willing to permit the dune impacts in this case, if it is required for this existing deck to meet code.

Before I permit this, I'd like to ask for a determination from the town code enforcement that dune impacts are in fact necessary to meet code in this situation.

See the attached email for details.

Respectfully,

Jonathan Lucas

Field Representative for Western Onslow County

North Carolina Division of Coastal Management

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Office: (252) 515-5420

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