

Richard Grant, Mayor  
Connie Pletl, Mayor Pro Tem

Aldermen:  
Kip Malcolm  
Mark Barefoot  
Laura Olszewski  
Larry Strother



Alice Derian, ICMA-CM  
Town Manager

Alexis Stanfield, NCCCC  
Town Clerk

## Board of Aldermen

Agenda New Business  
Item:

Date: 02/11/2026

**Issue:** Southeastern NC Regional Hazard Mitigation Plan Update:  
North Topsail Beach Mitigation Action Plans - 2026

**Department:** Planning

**Prepared by:** Deborah J. Hill MPA AICP CFM

**Presentation:** Yes

**BACKGROUND** The Federal Emergency Management Agency (FEMA) Public Assistance (PA) Program provides federal aid when authorized under a presidential disaster declaration. The Disaster Mitigation Act of 2000 (DMA2K) requires that local governments must have a FEMA-approved hazard mitigation plan to be eligible for federal assistance for disaster recovery following presidentially declared disasters that occur after November 2004.

In February 2000, following the extensive damage caused by Hurricanes Bertha and Fran, the Board of Aldermen authorized the Town Manager to participate in an island-wide initiative to develop a regional hazard mitigation plan funded by FEMA and a North Carolina Department of Environment and Natural Resources CAMA grant. Working in partnership with Topsail Beach and Surf City, the Board of Aldermen adopted the Town's first hazard mitigation plan on July 5, 2001. An updated hazard mitigation plan was adopted by resolution on January 8, 2004, and has been updated every 5 years and included as an appendix to the Onslow County Multijurisdictional Hazard Mitigation Plan until 2020.

The 2021 regional plan update included partners from Onslow County, Brunswick County, New Hanover County and Pender County. On March 4, 2021, the Board of Aldermen approved by resolution the adoption of the Southeastern NC Regional Hazard Mitigation Plan. This plan is approved for a period of five (5) years effective April 19, 2021, to April 18, 2026.

The [Southeastern NC Regional Hazard Mitigation Plan Update](#) is the ongoing 5-year update (from the 2021 plan) for Brunswick, New Hanover, Onslow and Pender Counties. We began the process with the HMP Stakeholder Kickoff Meeting on June 19, 2025. The engineering, surveying, and planning firm ESP facilitated a public virtual meeting on August 18, 2025, and a public Mitigation Strategy Meeting on Thursday, November 20, 2025 (**attachment 1**).



Hazard Mitigation Planning Process (FEMA, 2021)

At the Planning Board regular meeting, on December 11, 2025, Planning Director Hill discussed the importance of the Hazard Mitigation Plan, methodology for updating the mitigation action strategies and presented a draft of the North Topsail Beach Mitigation Action Plans for the Planning Board's review and recommendation for approval to the Board of Aldermen (**attachment 1**).

**RECOMMENDATION** At the Planning Board regular meeting held on December 11, 2025, **Mrs. Ward made a motion to recommend that the Board of Aldermen adopt the Mitigation Action Plans (2026). Mr. Walker seconded the motion. The motion passed unanimously, 6-0.**

**Specific Action Requested:** that the Board of Aldermen adopt the North Topsail Beach Mitigation Action Plans - 2026 (**attachment 1**).

#### **ATTACHMENT**

1. North Topsail Beach Mitigation Action Plans - 2026.

# North Topsail Beach Mitigation Action Plans 2026

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026) <i>Completed, Deleted, Carried Forward</i>
<b>PREVENTIVE MEASURES (E.G., CODES)/ LOCAL PLANS AND REGULATIONS</b>							
Preventive activities keep flood problems from getting worse. The use and development of flood prone areas is limited through planning, land acquisition, or regulation. They are usually administered by building, zoning, planning, and/or code enforcement offices.							
P1	<b>FLOODPLAIN MAPPING AND DATA:</b> complete a Community Self-Assessment to help evaluate your existing flood problems, identify potential future flood problems, and to identify appropriate measures to address them.	Flood	Medium	Planning Department	Local	2026	<b>NEW ACTION in 2026.</b> Use the results of the Community Self-Assessment to determine what additional data is needed of flood problem areas.
P2	<b>OPEN SPACE PRESERVATION:</b> regularly calculate and document the amount of flood-prone property preserved as open space.	Flood	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b> Roughly 21% of the community is zoned Conservation or CON-D deeming this acreage unbuildable.
P3	<b>FLOODPLAIN REGULATIONS:</b> continue regulatory standards that exceed the minimum requirements of the National Flood Insurance Program (NFIP).	Flood	Medium	Planning Department	Local	2026-2031	<b>CARRIED FORWARD.</b> The community's floodplain management higher regulatory standards are sufficient for current and fully developed land use.
P4	<b>EROSION SETBACKS:</b> continue to partner with NC DCM by enforcement of established erosion rate setbacks during plan	Flood Sea Level Rise	Medium	Planning Department	Local	2026-2031	<b>CARRIED FORWARD.</b> On Jan 8, 2025, the Town adopted higher standards to the Town's ordinances that govern development within the CAMA setbacks to address environmental concerns, beach erosion and public health and safety.

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	review, permitting and inspections.						
P5	<b>PLANNING AND ZONING:</b> establish a local transfer of development rights (TDR) program for risk in known hazard areas.	Multiple Hazards	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b>
P6	<b>STORMWATER MANAGEMENT:</b> improve Stormwater Management Planning. Conduct a stormwater drainage study for known problem areas.	Flood	Medium	Planning Department	NCDCM	2021-2023	<b>COMPLETED</b> Phase 1: Community Engagement and Risk/Vulnerability Assessment; Phase 2: Planning, Project Identification, and Prioritization; Phase 3: Engineering and Design. On February 24, 2023, at the Topsail Island Shoreline Protection Commission meeting in Surf City, WK Dickson & Co., Inc presented the pre-final documents for the Roadside Stormwater Infiltration Project.
P7-1	<b>DRAINAGE SYSTEM MAINTENANCE:</b> improve Stormwater Drainage System Capacity	Flood	Medium	Town Manager	NCEM	2024 –2027	<b>NEW ACTION in 2026.</b> Phase 4 Project Implementation: Island Drive at Gray Street & Richard Peters Park infiltration projects.
P7-2	<b>DRAINAGE SYSTEM MAINTENANCE:</b> maintain the drainage system and carrying out related procedures and responsibilities (Activity 540)	Flood	Medium	Town Manager	NCEM	2026-2031	<b>NEW ACTION in 2026.</b> Phase 4 Project Implementation: Island Drive at Gray Street & Richard Peters Park infiltration projects. Advise users on the flood protection website of Maintaining the drainage system and carrying out related procedures and responsibilities.
P8	<b>BUILDING CODES:</b> adopt and enforce Building Codes and Development Standards; Implement the 2024 North Carolina State Building Code ("2024 Code")	Earthquake Flooding Severe Wind Severe Winter Weather Storm Surge Tsunami	Medium	Inspections Department	Local, NCDOI	2026-2031	<b>NEW ACTION in 2026.</b> The 2024 codes will not become effective until after <b>April 1, 2026.</b>

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<b>PROPERTY PROTECTION (E.G., ELEVATION)/ STRUCTURE AND INFRASTRUCTURE PROJECTS</b>							
Property protection activities are usually undertaken by property owners on a building-by-building or parcel basis.							
PP1	<b>RELOCATION:</b> reduce future disaster losses by moving people and property out of harm's way by applying for Hazard Mitigation Grant Program (HMGP) relocation funding, when available after a major disaster has been declared by the President.	Flood	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b>
PP2	<b>ACQUISITION:</b> reduce future disaster losses by applying for Hazard Mitigation Grant Program (HMGP) acquisition funding, when available after a major disaster has been declared by the President.	Flood	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b> The Town will establish a land trust that will serve to secure undeveloped land through either acquisition or donation as open space easements in perpetuity. The Town will work with the Conservation Trust of North Carolina throughout this effort to ensure that all land secured is properly protected. (CAMA Land Use Plan I.17)
PP3	<b>BUILDING ELEVATION:</b> apply for Hazard Mitigation Grant Program (HMGP) elevation funding, when available after a major disaster has been declared by the President.	Flood	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b>

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PP4	<b>RETROFITTING:</b> promote service and provide one-on-one advice about property protection (such as retrofitting techniques and drainage improvements).	Flood	Medium	Planning Department Inspections Department	Local	2026-2031	<b>NEW ACTION in 2026.</b> Property Protection Advice (PPA) service is promoted on the Town's website at <a href="https://www.northsailbeachnc.gov/planningzonging/page/property-protection-advise-meeting">https://www.northsailbeachnc.gov/planningzonging/page/property-protection-advise-meeting</a> .
PP5	<b>SEWER BACKUP PROTECTION:</b> continue to promote and provide Property Protection Advice (PPA) service, one-on-one advice and/or assistance about property protection to all properties with known flooding, drainage, and sewer problems. Retrofitting techniques include elevation, dry and wet floodproofing, and protection from sewer backup.	Flood	Medium	Planning Department Inspections Department	Local	2026-2031	<b>NEW ACTION in 2026.</b> Property Protection Advice (PPA) service is promoted on the Town's website at <a href="https://www.northsailbeachnc.gov/planningzonging/page/property-protection-advise-meeting">https://www.northsailbeachnc.gov/planningzonging/page/property-protection-advise-meeting</a> .
PP6-1	<b>INSURANCE:</b> 1. <b>(FIA)</b> Assess the community's current level of coverage and identify shortcomings. 2. <b>(CP)</b> Develop a Coverage improvement plan. 3. <b>(CPI)</b> Implement of the coverage improvement plan.	Flood	Medium	Planning Department Planning Board/PPI Committee	Local	2026-2031	<b>NEW ACTION in 2026.</b>

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PP6-2	<p><b>INSURANCE:</b> maintain digital copies of maps, help the community target its program to promote the purchase of flood insurance by its residents.</p> <p>Structures for which insurance is required can be identified and, if first-floor information is available, estimates of the cost of flood insurance can be developed for the owners. If repetitive loss areas are included, then they can be targeted by additional outreach or prioritized within the program.</p>	Flood	Medium	Planning Department	Local	2026-2031	<b>CARRIED FORWARD.</b> Continue Map Information Service.

#### NATURAL RESOURCE PROTECTION/NATURAL SYSTEMS PROTECTION

Activities that preserve or restore natural areas or the natural functions of floodplain and watershed areas. They are implemented by a variety of agencies, primarily parks, recreation, or conservation agencies or organizations.

NR1	<p><b>WETLANDS PROTECTION:</b> protect the natural and beneficial functions of the floodplain, by considering higher standards for wetland protection.</p>	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	Local	2021-2025	<p><b>COMPLETED.</b> On October 4, 2023, the Town amended the UDO and adopted § 10.07.06 WETLAND PROTECTION</p>
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Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026) <i>Completed, Deleted, Carried Forward</i>
NR2	<b>EROSION AND SEDIMENT CONTROL:</b> implement Living Shoreline Project along a 195 ft. stretch of shoreline to protect from degradation and erosion and offer long-term resilience in the face of rising sea levels.	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	Local	2021-2025	<b>COMPLETED 2022</b> in partnership with the North Carolina Coastal Federation (NCCF) and the Sandbar Oyster Company.
NR3	<b>EROSION AND SEDIMENT CONTROL:</b> consider adoption of higher development standards	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	Local	2021-2025	<b>COMPLETED 2025.</b> Conducted a public hearing to consider types of development that should be permitted or prohibited seaward of the oceanfront setback requirements. adopted a resolution and proposed amendments to the Unified Development Ordinance and the Town's comprehensive plan (aka CAMA Land Use Plan)
NR5	<b>NATURAL AREA PRESERVATION:</b> review Comprehensive Plan and Unified Development Ordinance	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b>
NR6	<b>NATURAL AREA RESTORATION</b> revitalize dunes and ecosystem by removing invasive Beach Vitex, restoring native plants, and enhancing habitats for wildlife	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	NCDEQ WRC	2024-2026	<b>CARRIED FORWARD.</b> 2024, NCDEQ WRC awarded \$690,060.50 grant to Topsail Beach, Surf City and North Topsail Beach. The first treatment season began in June of 2025. Treatments will follow monthly until December 2025. The second treatment season will follow the same schedule beginning in May of 2026 and ending in September 2026.
NR7	<b>WATER QUALITY IMPROVEMENT:</b> develop plans to improve drainage,	Erosion, Flood	Medium	Planning Department	Local	2026-2031	<b>NEW ACTION in 2026.</b>

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	stormwater storage, or channel bank erosion.						
NR8-1	<b>COASTAL BARRIER PROTECTION:</b> develop and adopt a 30 Year Beach Plan to monitor and maintain engineered beach.	Erosion, Flood, Storm Surge, Rising Sea Level	High	Planning Department	Local, State	2026-2031	<b>CARRIED FORWARD.</b> NTB established Beach committee in 2022. Beach Plan development began 2024.
NR8-2	<b>COASTAL BARRIER PROTECTION:</b> dune restoration post-hurricane Florence mitigation	Erosion, Flood, Storm Surge, Rising Sea Level	High	Town Manager	75 % FEMA; 25% State	Spring 2021	<b>COMPLETED</b> FEMA Truck Dune Haul - Florence Mitigation
NR8-3	<b>COASTAL BARRIER PROTECTION:</b> dune restoration post-hurricane Florence mitigation	Erosion, Flood, Storm Surge, Rising Sea Level	High	Town Manager	75 % FEMA; 25% State	Winter 2021	<b>COMPLETED</b> FEMA Truck Dune Haul - Florence Mitigation
NR8-4	<b>COASTAL BARRIER PROTECTION:</b> dune restoration post-hurricane Dorian mitigation	Erosion, Flood, Storm Surge, Rising Sea Level	High	Town Manager	75 % FEMA; 25% State	Spring 2022	<b>COMPLETED</b> FEMA Truck Engineered Beach Haul - Dorian Mitigation
NR8-5	<b>COASTAL BARRIER PROTECTION:</b> dune restoration post-hurricane Florence mitigation	Erosion, Flood, Storm Surge, Rising Sea Level	High	Town Manager	75 % FEMA; 25% State	2022-2024	<b>COMPLETED</b> FEMA Truck Engineered Beach Haul - Florence Mitigation
NR8-6	<b>COASTAL BARRIER PROTECTION:</b> truck haul dune restoration	Erosion, Flood, Storm Surge,	High	Town Manager	100% State	2023-2025	<b>COMPLETED.</b>

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	Rising Sea Level						
NR9	<b>ENVIRONMENTAL CORRIDORS:</b> Identify and map the Town's natural resources and propose guidelines for development considered compatible with Environmental Corridors.	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department Planning Board/PPI Committee	Local	2026-2031	<b>NEW ACTION in 2026.</b>
NR10	<b>NATURAL FUNCTIONS PROTECTION:</b> apply for state funding to remove invasive Beach Vitex.	Erosion, Flood, Storm Surge, Rising Sea Level	Medium	Planning Department	NCDEQ WRC	2024-2026	<b>CARRIED FORWARD.</b> 2024, NCDEQ WRC awarded \$690,060.50 grant to Topsail Beach, Surf City and North Topsail Beach. The first treatment season began in June of 2025. Treatments will follow monthly until December 2025. The second treatment season will follow the same schedule beginning in May of 2026 and ending in September 2026.

#### EMERGENCY SERVICES

Measures are taken during an emergency to minimize its impact. These measures are usually the responsibility of city or county emergency management staff and the owners or operators of major or critical facilities.

ES1	<b>HAZARD THREAT RECOGNITION:</b> conduct testing and training on new flood threat recognition system (FTR) and emergency alert system, ReGroup.	All	High	NCEM, Onslow County Emergency Operations Center, Town Manager/ Emergency Manager, IT Department	Local	2026-2031	<b>CARRIED FORWARD.</b> North Topsail Beach partners with Onslow County for hazard threat recognition and early alert system.
ES2	<b>HAZARD WARNING:</b> review hazard or flood warning and response detailed in the Emergency Operations Plan.	All	Medium	NCEM, Onslow County Emergency Operations Center, Town Manager/ Emergency Manager, IT Department	Local, FEMA Grant	2026-2031	<b>CARRIED FORWARD.</b> North Topsail Beach partners with Onslow County in coordination with the state hazard warning and early alert system.

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ES3	<b>HAZARD RESPONSE OPERATIONS:</b> review hazard or flood response operations are detailed in the Emergency Operations Plan.	All	Medium	NCEM, Onslow County Emergency Operations Center, Town Manager/ Emergency Manager, IT Department	Local, FEMA Grant	2026-2031	<b>CARRIED FORWARD.</b> North Topsail Beach partners with Onslow County in coordination with the state in hazard response operations.
ES4	<b>CRITICAL FACILITIES PROTECTION:</b> review coordinating with critical facilities detailed in the Emergency Operations Plan.	All	Medium	NCEM, Onslow County Emergency Operations Center, Town Manager/ Emergency Manager, IT Department	Local, FEMA Grant	2026-2031	<b>CARRIED FORWARD.</b> North Topsail Beach partners with Onslow County for assessment coordinating with critical facilities.
ES5	<b>HEALTH AND SAFETY MAINTENANCE:</b> mitigation by completing proactive risk management; identifying hazards through regular inspections.	All	Medium	Fire Department	Local,	2026-2031	<b>CARRIED FORWARD.</b>
ES6-1	<b>POST-DISASTER MITIGATION ACTIONS:</b> apply for grants through programs like the Hazard Mitigation Grant Program (HMGP) to fund projects like property acquisition and infrastructure improvements.	All	Medium	Planning Department, Fire Department, Police Department	Local, FEMA Grant	2026-2031	<b>CARRIED FORWARD.</b> HMGP 4827 project scheduled for 2026-27.
ES6-2	<b>POST-DISASTER MITIGATION ACTIONS:</b> provide guidance on floodplain rules, permit requirements, and starting repairs.	Flood	Medium	Planning Department, Inspections Department, Disaster Assistance Response Teams (DARTs)	Local, FEMA's Public Assistance (PA) Program	2026-2031	<b>CARRIED FORWARD.</b>

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026) <i>Completed, Deleted, Carried Forward</i>
ES6-3	<b>POST-DISASTER MITIGATION ACTIONS:</b> identify structures needing upgrades to current flood-resistant codes when repairs or improvements cost 50% or more of the building's pre-damage market value.	Flood	Medium	Planning Department, Inspections Department, Disaster Assistance Response Teams (DARTs)	Local, FEMA's Public Assistance (PA) Program	2026-2031	<b>CARRIED FORWARD.</b>
<b>STRUCTURAL FLOOD CONTROL PROJECTS/STRUCTURE AND INFRASTRUCTURE PROJECTS</b>							
Structural projects keep flood waters away from an area with a levee, reservoir, or other flood control measures. They are usually designed by engineers and managed or maintained by public works staff.							
S1	<b>DIVERSIONS:</b> install ridges of compacted soil (berms/dikes) or excavated depressions (swales) used to divert upslope runoff.	Flood	Medium	Town Manager	NCEM	2026-2031	<b>CARRIED FORWARD.</b> Phase 4 Project Implementation: Island Drive at Gray Street & Richard Peters Park infiltration projects.
S2	<b>CHANNEL MODIFICATIONS:</b> U.S. Army Corps of Engineers Intracoastal Waterway/Channel Dredging and Placement along Phase 1.	Flood	Medium	USACE	USACE	2022-2023	<b>COMPLETED.</b> The New River Inlet channel is a designated federal navigational channel that is federally maintained via periodic dredging. In 2023, the inlet dredging project placed approximately 160,000 cy of sand in Phase 1.
S3	<b>STORM DRAIN IMPROVEMENTS:</b> continue to pursue funding for upgrades to infrastructure to handle excess stormwater, prevent street flooding, reduce property damage and improve water quality by	Flood	Medium	Town Manager	Local	2026-2031	<b>CARRIED FORWARD.</b>



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	maintained in the public library (LIB): In addition, ensure additional references on the community's flood problem or local or state floodplain management programs housed in the public library. (LPD)						<a href="https://www.northsailbeachnc.gov/planningzoning/page/flood-protection-information">https://www.northsailbeachnc.gov/planningzoning/page/flood-protection-information</a>
PI5-1	<b>TECHNICAL ASSISTANCE:</b> on Town's website advise users of providing technical assistance on property protection (Activity 360)	Flood	Medium	Planning Department	Local	2026-2031	<b>CARRIED FORWARD.</b> Continue to promote and provide technical assistance on property protection.
PI5-2	<b>TECHNICAL ASSISTANCE:</b> on Town's website advise users of providing technical assistance on on flood insurance (Activity 370)	Flood	Medium	Planning Department	Local	2026-2031	<b>CARRIED FORWARD.</b> Continue to promote and provide technical assistance on flood insurance.
PI6	<b>ENVIRONMENTAL EDUCATION:</b> develop an Environmental Education Plan	Flood	Medium	Planning Department, Planning Board/PPI Committee	Local	2026-2031	<b>NEW ACTION in 2026.</b> The EE Plan should have the following components: 1. Risk Assessment & Awareness: 2. Mitigation Strategies: 3. Integration & Collaboration: 4. Education Delivery Methods: 5. Resilience & Sustainability: