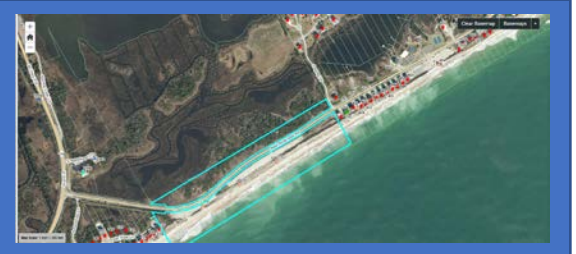


STAFF REPORT CONTACT INFORMATION

Deborah Hill MPA AICP CFM CZO Direct 910.581.3008 dhill@northtopsailbeachnc.gov

DOCKET/CASE/APPLICATION NUMBER
SUP25-000001APPLICANT/PROPERTY OWNER
OSPREY CRYSTAL SHORES HOMEOWNERS
c/o David DalsimerPUBLIC HEARING DATE
BOA 07 02 2025 1100PROPERTY ADDRESS/LOCATION
380 New River Inlet Road
(Part of Tax Map # 768-7)**BRIEF SUMMARY OF REQUEST**

Osprey Crystal Shores Homeowners request a Special Use Permit establish a designated parking area for bicycles, golf carts, and low-speed vehicles (LSVs) to serve the 48 residents of the two homeowners' associations located on Osprey Drive.

MAP SOURCE
Onslow County GIS 2024 aerial

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY							
R-20	Vacant	North: R-20 Vacant East: R-15 Single Family South: Atlantic Ocean West: R-20 Public Parking	Crossover	Leased area .278 acres 12,100 sq ft							
COMPATIBILITY with the COMPREHENSIVE PLAN Future Land Use classified as Low Density Residential.		PROPERTY HISTORY Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design Police Department: Meets Police Department requirements and is recommended for approval. Fire Department: No Issues. NCDOT: Will require driveway permit and easement agreement. NCDCM: approved CAMA Minor Permit #13-25, authorizing construction of a pervious gravel (37.8' x 46') golf cart parking and beach access.									
COMPATIBILITY with the ZONING ORDINANCE UDO Table 4-1 parking lots (principal) are allowed Special Use Permit in all zoning districts except Con-D.											
Table 4-1 Use Table											
Use	MHR	R5	R8	R10	R15	R20	RA	COND	B1	B2	Use Specific Standard
Parking lots (principal)	S	S	S	S	S	S	S		S	S	

PLANNING BOARD RECOMMENDATION

The Planning Board regular meeting was held on Thursday, June 12, 2025, at 6:00 p.m. and reviewed Case #SUP25-00001. **Mrs. Teri Ward made a motion to recommend approval as the application is compliant with the comprehensive plan. Mr. Keith Wilkerson seconded the motion. Motion approved unanimously, 5-0.**

ATTACHMENTS

- SUP25-000001 application with supplemental information (presentation)
- Site Plan (Easement Survey for G & L Holdings LLC) by Charles F. Riggs & Associates, Inc. dated March 25, 2025.
- NCDCM CAMA Minor Permit #13-25.
- Fire Chief Chad Soward email dated May 12, 2025.
- Chief of Police William K. Younginer email dated May 12, 2025.
- NCDOT District Engineer Division 3 | District 1 Kirsten L. Spirakis, PE email dated June 19, 2025.