



Joann M. McDermon, Mayor  
Mike Benson, Mayor Pro Tem

Alice Derian, ICMA-CM  
Town Manager

Aldermen:  
Fred Fontana  
Richard Grant  
Tom Leonard  
Connie Pletl

Nancy Avery  
Interim Town Clerk

Board of Aldermen  
Agenda Item: Consent Agenda  
Date: 09 06 2023

**Issue:** Planning Board Committee Report – Mrs. Hanna McCloud, Chair  
**Department:** Planning  
**Prepared by:** Deborah J. Hill MPA AICP CFM CZO  
**Presentation:** No

At the Planning Board’s regular meeting on August 10, 2023, the members discussed:

- **Proposed Text Amendments to Wetland Regulations and Enforcement** with Mr. Mickey Sugg, Chief of the Wilmington Regulatory Field Office for the U.S. Army Corps of Engineers, Mr. Robb Mairs, Local Permit Officer (LPO) Minor Permits Coordinator for the North Carolina Division of Coastal Management of the North Carolina Department of Environmental Quality and Deb Hill, Planning Director. **Mrs. Susan Meyer made a motion that the Board of Aldermen conducts a public hearing on September 6, 2023, and adopts attachments 4 (“An Ordinance Amending the Unified Development Ordinance of the Town Of North Topsail Beach, North Carolina by Updating Standards for Protecting Wetlands Pursuant to North Carolina Senate Bill 582 and Providing for Certain Enforcement Penalties for Unpermitted Disturbance”) and 5 (“Amendment to Town of North Topsail Beach FY 2023-2024 Fee Schedule Planning & Zoning Fees”). The motion was seconded by Mr. Scott Morse and passed unanimously, 5-0.**
- **Use Standards for Ocean Hazard Areas Exceptions.** On August 3, 2023, the Board of Aldermen reached a consensus and directed the Town Manager to work through the Planning Board and Director to address the following issues and come back to the Board of Aldermen with recommendations at its October meeting:
  - Should pools or any construction be allowed to be built in the sixty- foot setback?
  - What steps can be taken to eliminate construction within the sixty-foot setback?
  - What can we do to protect the dune structure we have?
 The Planning Board reviewed and discussed 15A NCAC 07H .0309 Use Standards for Ocean Hazard Areas: Exceptions. Alderman Grants wants a recommendation presented to the Board of Aldermen at the meeting on October 4, 2023.

## **SEPTEMBER PLANNING BOARD**

The Planning Board will:

1. Continue their discussion and possible action on the Board of Aldermen's directive to address the following issues and come back to the Board of Aldermen with recommendations at its October meeting: 1. Should pools or any construction be allowed to be built in the sixty-foot setback? 2. What steps can be taken to eliminate construction within the sixty-foot setback? 3. What can we do to protect the dune structure we have?
2. Possibly review a rezoning application.