



Town of North Topsail Beach
Zoning Board of Adjustment Committee Report 3/5/2025
for meeting held on Tuesday, February 18, 2025, at 6:00 PM
2008 Loggerhead Court, North Topsail Beach, NC 28460
(910) 328-1349 | www.northtopsailbeachnc.gov

Present: Scott Morse, Lisa Lee Kozlowski, Susan Meyer, Kip Malcolm

Absent: Hanna McCloud - Chair, Jason Stahr- Alternate.

The meeting was called to order at 6:02 pm by Mr. Kip Malcolm.

ADOPTION OF AGENDA

The Board adopted the agenda as amended, removing VI. A. Rules of Procedure and adding election of vice chair. Mr. Kip Malcolm was elected as Vice Chair.

APPROVAL OF MINUTES

The Board amended the December 17, 2024, Special Meeting Minutes, as recommended by the Town Attorney to reflect the continuing #AA24-000003, an appeal by Ms. Aneta Paval.

OLD BUSINESS

A. #AA24-000003 Appeal by Aneta Paval (continued)

By a vote of 4-0, the Board upheld the denial of a fence permit #SB24-000044 at lot 14 Green Oar Street, Rogers Bay Campground located at 4021 Island Drive.

NEW BUSINESS

A. #VAR24-000001 Variance application by Mr. Lincoln "Tad" Scott

By a vote of 4-0, the Board denied the variance request from the 20 foot-front setback requirement listed in UDO Table 5-1 for property at 1108, 1112, 1116 New River Inlet Road (R-5 Zoning District) due to 90-foot CAMA setback requirement.

CLOSED SESSION

Pursuant to NCGS § 143.318.11 (a) (3) Consultation with the attorney.

ADJOURNMENT

Meeting adjourned at 7:30 pm

Notice to citizens who wish to speak: As a courtesy to others, a citizen speaking on an agenda item or making a petition is normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Planning Director by calling 910-328-1349. If you wish to address the Board this evening, please go to the front right corner of the conference room and sign up with the Recording Secretary. The Board may also change the order in which agenda items are presented.

Attorneys: If you are representing a person with an interest in a quasi-judicial proceeding on this agenda and believe you may wish to cross examine a witness, please identify yourself as such to the Recording Secretary. For the sake of maintaining an accurate public record all speakers must be prepared to speak into an amplified microphone and must provide their name to the Recording Secretary.