



**Town of North Topsail Beach
Planning Board Regular Meeting**

Thursday, March 12, 2026, at 8:36 AM

Town Hall - 2008 Loggerhead Court, North Topsail Beach, NC 28460

(910) 328-1349 | www.northtopsailbeachnc.gov

Present: Fred Fontana - Chair, Lisa Brown, Teri Ward, Keith Wilkerson, Sam Ferreri, Jan Bellamy-Genee - Alternate, Charles "Rusty" Walker – Alternate

Absent: None

CALL TO ORDER

Chair Fontana called the meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

Ms. Brown made a motion to adopt the agenda. Mr. Walker seconded the motion. Clerk Sayre requested a motion to adopt an amended agenda to include a second public comment period.

Ms. Brown made a motion to adopt the agenda with the addition of another Public Comment period after New Business. Mr. Wilkerson seconded the motion. The motion passed unanimously, 7-0

APPROVAL OF MINUTES

Ms. Brown made a motion to approve the February 12, 2026, minutes with the clerical errors corrected presented in email and in-person. Mr. Ferreri seconded the motion. The motion passed unanimously, 7-0.

PUBLIC COMMENT

There were no public sign-ups.

OLD BUSINESS

There was no Old Business to be discussed.

NEW BUSINESS

A. Official Zoning Map

Planning Director Hill presented the staff report by stating that on December 2, 2010, the Board of Alderman adopted the reprint of the Official Zoning Map. She stated that staff has completed a review of the approved map amendments and Onslow County GIS zoning layer for North Topsail Beach.

Ms. Hill stated that map control procedures are established to ensure the integrity of the Official Zoning Map and to prevent any unauthorized zoning changes. Onslow County GIS will accept amendments to the North Topsail Beach Zoning Map only when submitted by the Town through duly adopted ordinances that are signed by the Mayor and certified by the Town Clerk.

Ms. Hill stated that rezoning is possible if the proper process is completed. She stated that only approximately fifteen rezonings have been filed since December of 2010.

Ms. Hill spoke of the advantages and disadvantages of maintaining digital and paper Zoning Maps.

Chair Fontana stated that if a digital map is adopted, it will never be lost even during a possible disaster. He stated that with a paper map, there is potential for it to be lost with no original available.

Ms. Ward asked if when a change occurs, then a resolution would be sent to Onslow GIS to which Ms. Hill responded affirmatively.

Chair Fontana asked if there would be two official maps. Ms. Hill responded that there would only be one official map.

Chair Fontana asked for clarification as to what action is needed by the Board members. Ms. Hill stated that no action must be taken tonight and that she is only trying to make the Board aware.

Mr. Ferreri stated that most counties and towns have adopted a digital Zoning Map which he feels will save staff time with public inquiries. He feels that the Town should move forward with adopting a Digital Zoning Map.

Mr. Wilkerson stated that with it being 2026, current technology should be taken advantage of.

Mr. Walker stated that he is old school and prefers paper but understands the need for digital.

Chair Fontana stated that an advantage of digital would be the map always being up to date whereas a paper map would have notes attached to it.

Mr. Ferreri stated he feels that the Rezoning Ordinance should state that the Zoning Map will be updated accordingly.

Attorney Payson stated that the Town can adopt the Digital Zoning Map but also have a secondary map in the Clerk's vault, as backup.

Mr. Ferreri made a motion with the Planning Board to recommend adopting the Digital Zoning Map while keeping a backup paper copy in the Clerk's vault. Mr. Walker seconded the motion. The motion passed unanimously, 7-0.

Ms. Brown stated that a copy on the wall of the Planning Department is a valuable resource, even if the digital copy is primary.

PUBLIC COMMENT

There were no public sign-ups.

DISCUSSION

There were no discussions needed.

ADJOURNMENT

Ms. Ward made a motion to adjourn. Mr. Walker seconded the motion. The motion passed unanimously, 7-0.

The Planning Board meeting adjourned at 6:48 p.m.

APPROVED

This _____ day of _____, 2026

Fred Fontana, Vice-Chair

CERTIFIED

This _____ day of _____, 2026

Donna Sayre, Clerk to the Planning Board