Town of North Topsail Beach
Planning Board Minutes

Thursday, January 11, 2024, at 6:00 PM

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

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

PRESENT: Scott Morse, Lisa Brown, Vice Chair Susan Meyer, Fred Fontana

ABSENT: Chair Hanna McCloud, Teri Ward, Alternate Stu Harness

I. CALL TO ORDER

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

II. OATH OF OFFICE

Clerk Winzler administered the Oath of Office to Fred Fontana for appointment as an alternate to the Planning Board.

III. ADOPTION OF AGENDA

Ms. Brown made a motion to adopt the agenda. Mr. Morse seconded the motion. The motion passed unanimously, 4-0.

IV. APPROVAL OF MINUTES

A. Mr. Morse made a motion to approve the minutes from November 9, 2023. Ms. Brown seconded the motion. The motion passed unanimously, 4-0.

B. Ms. Brown made a motion to approve the minutes from the Joint Meeting with the Board of Aldermen on November 30, 2023. Mr. Fontana seconded the motion. The motion passed unanimously, 4-0.

V. PUBLIC COMMENT

None.

VI. NEW BUSINESS

A. COMMERCIAL PLAN REVIEW: SEAVIEW FISHING PIER

Planning Director Hill presented the staff report, including an additional color-coded preliminary plot plan (attached).

Mr. Fontana asked if the recommended driveway modifications require an NCDOT (North Carolina Department of Transportation) permit, and if we can require improvements within the state right-of-way if it does not belong to the business.

Planning Director Hill stated that she did not know and is awaiting a response from the NCDOT, as the permitting authority. Sometimes they do require a permit, sometimes they do not, and staff will find out.

Mr. Fontana stated the hope to have an answer before the public hearing next month.

Vice Chair Meyer asked the property owner, Greg Ludlum of Seaview Fishing Pier LLC, if he had any input on the permit with the modification of the driveway.

Mr. Ludlum stated that the standing water problem is due to rain water running off of the road bridge; it is not due to the water that falls onto his property. He places gravel in the driveway area three to four times a year to combat the water problem, but he does not know the solution. He stated that previously DOT cleared under the rails of the bridge which helped a lot.

Planning Director Hill asked Weston Lyall, the professional surveyor who prepared the preliminary plot plan, if an engineered parking lot stormwater plan permitted and issued to Seaview Fishing Pier in 2015 was completed.

Mr. Lyall confirmed that it was.

Planning Director Hill asked Mr. Lyall what is causing the flooding on the property.

Mr. Lyall responded that the stormwater permit work does not affect what is happening now.

Ms. Hill asked if the rainwater flows into the installed catch water basin and not towards the road or off of the property; is it maintained on the property?

Mr. Lyall confirmed. He stated that the problem is caused by a super elevated road to the inside of the curve, so all of the water is going to the driveway low spot, because it cannot go up or down the road for about two-hundred feet both ways. The gravel placed every couple of months gets pushed into the sand as cars drive over it.

Ms. Brown made a motion to approve this item with the conditions Deb has outlined in her report. We just send it to the Board of Aldermen. Motion failed for lack of a second.

Ms. Brown revised the motion that the Planning Board recommends to the Board of Aldermen to conduct a public hearing on February 7, 2024, at 11:00 a.m. to review and approve the development plan as indicated in the attachments 1-7 with the condition that there's coordination as stated by the Planning Director there's coordination with the DOT and the applicant and staff given the conditions in her report. Mr. Fontana seconded the motion. The motion passed unanimously, 4-0.

VII. ADJOURNMENT

Mr. Fontana made a motion to adjourn. Ms. Brown seconded the motion. The motion passed unanimously, 4-0.

The Planning Board meeting adjourned at 6:18 p.m.

Approved this 8th day of February 2024.   Certified this 8th day of February 2024.

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Hanna McCloud, Chair   Kate Winzler, Clerk to the Planning Board