

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

**Planning Board**  
**Special Meeting Draft Minutes**  
Thursday, June 15, 2023, at 5:00 PM  
*2008 Loggerhead Court, North Topsail Beach NC 28460*

Present: Hanna McCloud – Chair, Paul Dorazio - Vice Chair, Gunnar Matthews, Lisa Brown, Susan Meyer.

Absent: Scott Morse.

Present Other: Deborah Hill – Planning Director, Kate Winzler – Clerk to the Planning Board, IT Director Ricky Schwisow.

CALL TO ORDER Chair McCloud called the meeting to order at 5:02 p.m.

**ADOPTION OF THE AGENDA Mr. Dorazio made a motion to adopt the agenda. Mr. Matthews seconded the motion. The motion passed unanimously, 5-0.**

**APPROVAL OF MINUTES Ms. Brown made a motion to approve the minutes for March 9, 2023. Mr. Dorazio seconded the motion. The motion passed unanimously, 5-0.**

PUBLIC COMMENT none.

**DISCUSSION**

Planning Director Hill explained Stuart Harness' resignation from the Planning Board and expressed her gratitude for his service. The Board echoed their gratitude.

**WETLAND PROTECTION (USE OF ARTIFICIAL TURF GRASS)**

Planning Director Hill introduced the challenge of artificial turf use and wetland protection. She asked the Planning Board to consider what is acceptable, what is reasonable, and how to codify the results for staff enforcement. The City of Wilmington and New Hanover County have adopted higher standards in their Coastal overlay to protect their wetlands. The Coastal Resource Commission (CRC) and the Division of Coastal Management (DCM) consider artificial turf as impervious, installation is development, requires Coastal Area Management Act (CAMA) permitting, and artificial turf should not be allowed within the thirty-foot buffer.

The Planning Board discussed a recent unpermitted artificial turf installation.

Planning Director Hill asked the Planning Board to consider what they want the town to look like in five years, and then in ten years. Ms. Hill reviewed some building development trends.

The Planning Board discussed a second recent artificial turf installation.

Planning Director Hill stated she would like to review a data sheet of materials for artificial turf projects, as they may end up in the ocean or an oyster bed and may be harmful. Ms. Hill asked

the Planning Board what artificial turf qualities, conditions, or permits they wanted to recommend.

The Planning Board discussed specifications of artificial turf, including longevity, cost, the chemical fertilizer and water needed for natural grass, and the evolving artificial turf products available.

Ms. Hill asked the Planning Board to provide feedback on artificial turf at the next meeting.

DARK SKY ORDINANCE

Planning Director Hill asked the Planning Board to review the Dark Sky Ordinance information, and to bring input to the next meeting.

HMGP

Planning Director Hill reviewed the Hurricane Florence Hazard Mitigation Grant Program (HMGP) project that is in process. The project is managed by the State of North Carolina, the scope of the project is significantly more than was initially estimated, and it is awaiting Federal Emergency Management Agency (FEMA) guidance and approval.

UDO ARTICLE 2. §2.02 PLANNING BOARD & §2.03 BOARD OF ADJUSTMENT

Planning Director Hill addressed the vacancies in the Planning Board and the Zoning Board of Adjustment.

Ms. McCloud shared that she heard that the same people should not be on both Boards, however, there are not enough volunteers to fill both the Planning Board and the Zoning Board of Adjustment individually.

Mr. Dorazio recalled that the placement of dual members was due to a lack of volunteers. It was supposed to be temporary, but many members are still on both Boards.

Ms. Hill asked the members of the Planning Board to help find volunteers who live in town and are interested in working to plan for the next phase of North Topsail Beach.

JULY PLANNING BOARD

Planning Director Hill anticipated two applications for the July 13<sup>th</sup> Planning Board meeting.

**ADJOURNMENT Mr. Dorazio made a motion to adjourn. Ms. Meyer seconded. The motion passed unanimously, 5-0.**

The Planning Board meeting adjourned at 5:50 p.m.

APPROVED

This 12<sup>th</sup> day of October 2023

\_\_\_\_\_  
Hanna McCloud  
Chair

CERTIFIED

This 12<sup>th</sup> day of October 2023

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Kate Winzler  
Clerk