



Town of North Topsail Beach
Board of Aldermen

Agenda	Consent
Item:	Agenda
Date:	08 02 2023

Issue: Planning Department Monthly Report

Department: Planning

Prepared by: Deborah J. Hill MPA AICP CFM CZO

Presentation: No

Estuarine Shoreline/Wetland Protection

On July 13, 2023, Planning Director Deb Hill reported to the Planning Board that she had worked with professional engineer Jonathan Hinkle of Greenman-Pedersen and coastal scientist Dr. Tracy Skrabal of the North Carolina Coastal Federation on the *Stump Sound Watershed Protection and Restoration Plan*. The plan was submitted to the North Carolina Division of Water Resources in late May.

Mr. Hinkle is also working on a web-based plan to help the general public understand the plan better. It is currently in draft mode. When it is finished, she will send the members a link. This plan lays out cost effective methods to improve and protect water quality in Stump Sound, to include waters, estuarine shoreline and wetlands within the Town's boundary.

As previously mentioned, New Hanover and the City of Wilmington have both adopted higher standards for protecting the estuarine shoreline and wetlands. She is in the process of reviewing New Hanover's Overlay and Special Purpose Districts contained in its updated UDO adopted this past January and comparing the Town's existing regulations contained in both the Unified Development Ordinance, as well as the CAMA Land Use Plan.

At our Planning Board meeting on August 10, she intends to have prepared recommendations for the Planning Board's consideration to respond to the Board of Aldermen in their direction of increased protection of the wetlands.



From: 06/26/2023

To: 07/21/2023

Permit#	Issue Date	Address	Property#	Legal Description	Property Owner	Contractor	Building Final	CO Issued	Cost	Receipt#	Estimated Value	Recovery Fund	Technology Fee
MFV23-000009	07/07/2023				Whitney Autry				75.00	323	0.00	0.00	0.00
ZFP23-000091	06/27/2023	1427 NEW RIVER INLET RD	779-1.21	LOT 1 LACOSTA BAY	CAPITAL ASSET TOPSAIL DEVELOPMENT LLC	Capital Asset Topsail Development, LLC - Christopher E Spivey			125.00		800000.00	0.00	0.00
ZFP23-000092	06/28/2023	1506 WAHOO ST	804C-23	L25 SOUNDSIDE PARK AT NORTH TOPSAIL BEACH	SUTHARSHAN PATHMANATHAN & FELITA REMI	self -			125.00		9000.00	0.00	0.00
ZFP23-000104	06/28/2023	1243 NEW RIVER INLET RD	774G-39	L9 S3 OCEAN WYNDS	ZEHNER JEFFREY PRESCOTT & DAWN MICHELLE	Ennett Marine Construction LLC - Jerry B Ennett			125.00		28500.00	0.00	0.00
ZFP23-000106	06/30/2023	232 SANDPIPER DR	779D-85	1/3 L10B B1 BAYVIEW	JOHNSON BLAKE WAYNE & EMMA JON DOOLEY	T. I. Maintenance - William Malcom			125.00		8500.00	0.00	0.00
ZFP23-000101	06/30/2023	3048 ISLAND DR	809-25	L8 S1 B1 OLD SETTLERS BEACH	REMARQUE HOME BUILDERS LLC	- Richard W Smith			125.00	322	5000.00	0.00	0.00
ZFP23-000072	06/30/2023	611 OCEAN DR	808-9	L5 B16 OCEAN CITY	RAO BENJAMIN TODD	Carolina Coast Contracting			125.00		612715.73	0.00	0.00

						Corp. - Jackie L James							
ZFP23-000105	06/30/2023	53 SAILVIEW DR	775C-30	L53 S2 CAPE ISLAND	PERSIS NOVA CONSTRUCTION INC	Persis-Nova Construction, Inc. - Frank F Arooji			50.00	319	6000.00	0.00	0.00
ZFP23-000070	07/07/2023	111 S PERMUDA WYND DR	806-50	L18 S1 VILLAGE OF STUMP SOUND	SANDY FEET LLC	High Tides Construction & Design Services, Inc. - Elizabeth Keith Hamme			125.00		23655.00	0.00	0.00
ZFP22-000231	07/07/2023	512 TRADE WINDS DR	779B-36	L30 GALLEON BAY	DODSON JAMES ROBERT	PFL Construction LLC - Joshua Barber			125.00		20000.00	0.00	0.00
ZFP23-000119	07/10/2023	1012 NEW RIVER INLET RD	774-47.8	NEW LOT B GARY F. GRAY & WIFE SUSAN L. GRAY	GRAY GARY F & SUSAN L	RG Properties, LLC - Ryan Gray			50.00	330	2000.00	0.00	0.00
ZFP23-000124	07/11/2023	118 S PERMUDA WYND DR	806-93	L58 S1 VILLAGE OF STUMP SOUND	OTTEN SCOTT A & BEVERLY A TRUSTEES &	Carolina Coast Contracting Corp. - Jackie L James			125.00		105149.63	0.00	0.00
ZFP23-000107	07/13/2023	8102 6TH AVE	811-50	L275 SEAHAVEN BEACH	WELLMANS CONSTRUCTION INC	Wellman's Construction, Inc. - David W Wellman			125.00		500000.00	0.00	0.00
ZFP23-000123	07/17/2023	1507 WAHOO ST	804C-12	L13 SOUNDSIDE PARK AT NORTH TOPSAIL BEACH	KENNEDY DOUGLAS PAUL & KAREN TYNDALL	LIFT IT USA - Jim Craig			125.00		11000.00	0.00	0.00

ZFP22-000138	07/18/2023	101 OLD VILLAGE LN	806-99	L1 S2 VILLAGE OF STUMP SOUND	CONTRERAS MARIA G	Sandro Leonel Contreras TVA Leo Home Improvement - Edward Lee Buck			125.00		300000.00	0.00	0.00
ZFP23-000108	07/19/2023	3126 TOPSAIL AVE	807-98.6	L5 B23 OCEAN CITY	KRAUSE JUSTIN	TVA AKA: American Land Management Justin Krause - Justin Krause			125.00		5500.00	0.00	0.00
ZFP22-000129	07/20/2023	2330 REEVES ST	805-60	L43 S7 WINTER HAVEN	JAVORNIK OLIVIA & AARON EDGERTON & NEUMAN JAVORNIK EMLYN & MARK JAVORNIK	OJE Contracting And Consulting LLC - Olivia Javornik			125.00		448000.00	0.00	0.00
DVW23-000020	06/27/2023	1427 NEW RIVER INLET RD	779-1.21	LOT 1 LACOSTA BAY	CAPITAL ASSET TOPSAIL DEVELOPMENT LLC	Capital Asset Topsail Development, LLC - Christopher E Spivey			50.00		10000.00	0.00	0.00
DVW23-000030	06/30/2023	3048 ISLAND DR	809-25	L8 S1 B1 OLD SETTLERS BEACH	REMARQUE HOME BUILDERS LLC	- Richard W Smith			50.00		5000.00	0.00	0.00
DVW23-000031	06/30/2023	611 OCEAN DR	808-9	L5 B16 OCEAN CITY	RAO BENJAMIN TODD	Carolina Coast Contracting Corp. - Jackie L James			50.00		612715.73	0.00	0.00
DVW22-000034	07/07/2023	4400 ISLAND DR	768A-11	L11 SUMMERTYME	GOLDSAND COREY & LISA	Carolina Coast			50.00		2700.00	0.00	0.00

						Contracting Corp. - Jackie L James							
DVW23-000032	07/13/2023	8102 6TH AVE	811-50	L275 SEAHAVEN BEACH	WELLMANS CONSTRUCTION INC	Wellman's Construction, Inc. - David W Wellman			50.00		500000.00	0.00	0.00
DVW22-000053	07/18/2023	101 OLD VILLAGE LN	806-99	L1 S2 VILLAGE OF STUMP SOUND	CONTRERAS MARIA G	Sandro Leonel Contreras TVA Leo Home Improvement - Edward Lee Buck			50.00		5500.00	0.00	0.00
DVW22-000044	07/20/2023	2330 REEVES ST	805-60	L43 S7 WINTER HAVEN	JAVORNIK OLIVIA & AARON EDGERTON & NEUMAN JAVORNIK EMLYN & MARK JAVORNIK	OJE Contracting And Consulting LLC - Olivia Javornik			50.00		0.00	0.00	0.00