



Town of North Topsail Beach
Board of Aldermen

Agenda	Consent
Item:	Agenda
Date:	08 02 2023

Issue: Planning Board Committee Report
Hanna McCloud, Chair
Department: Planning
Prepared by: Deborah J. Hill MPA AICP CFM CZO
Presentation: No

On July 13, 2023, the Planning Board held their regular meeting and discussed:

Old Business

Estuarine Shoreline/Wetland Protection

Planning Director Deb Hill reported 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.

There was discussion. No action was taken.

Lighting Ordinance (Dark Sky)

Planning Director Deb Hill discussed the progress of the Dark Sky Lighting Ordinance.

There was discussion. No action was taken.

NEW BUSINESS

Official Zoning Map & CAMA Land Use Plan Future Land Use Map

Planning Director Hill discussed the history of the Official Zoning Map updates and the present approach to update it. The CAMA Land Use Plan and Future and Use Map may require amendments.

The Planning Board discussed build-out, demand on utility resources, and revising the zoning map.

There was discussion. No action was taken.

Density

Planning Director Hill reviewed increased density regarding dwellings with an increasing number of bedrooms and the correlation required number of parking spaces. The structures within one North Topsail Beach subdivision originally had four to five bedrooms and required three to four parking spaces. The most recent new construction within this development contains houses of the same footprint and comparable square footage, but now with up to ten bedrooms, requiring 9 parking spaces. It is uncertain if the additional concrete parking plans will comply with the approved subdivision stormwater plan.

There was discussion. No action was taken.

DISCUSSION

The Planning Board discussed meeting recording, retention, and streaming. No action was taken.

The Planning Board meeting adjourned at 6:41 p.m.