

Town of North Topsail Beach

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Richard Grant
Connie Pletl



Alice Derian, ICMA-CM
Town Manager

Melinda Mier
Town Clerk

Nature's Tranquil Beauty

Planning Board

Program for Public Information (PPI) Committee

Regular Meeting Draft Minutes

Thursday, November 10, 2022, at 5:00 PM

2008 Loggerhead Court, North Topsail Beach NC 28460

Present: Hanna McCloud – Chair, Paul Dorazio – Vice Chair, Pat Stigall, Susan Meyer, Stu Harness.

Absent: Gunnar Mathews, Lisa Brown, Scott Morse.

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

CALL TO ORDER Mrs. McCloud called the meeting to order at 5:12 p.m.

ADOPTION OF THE AGENDA Vice Chair Dorazio made a motion to adopt the agenda. Ms. Stigall seconded. The motion passed unanimously, 5-0.

APPROVAL OF MINUTES

Ms. Meyer made a motion to approve the minutes for August 11th, September 8th, and October 13th, 2022. Vice Chair Dorazio seconded the motion. The motion passed unanimously, 5-0.

PUBLIC COMMENT none.

OLD BUSINESS

CASE #SUP-22-02 Planning Director Hill reviewed the amendments to the application received on November 7, 2022, with the revised exhibits including the preliminary plot plan dated November 2, 2022, the Bermuda Landing Homeowners Association Letter dated October 25, 2022, and the November 10, 2022 response from Division of Coastal Management. Ms. Hill noted that requirement for a CAMA Minor Permit for the proposed expansion. She re-iterated that prior approvals of decks and additions in Bermuda Landing- prior to July 1, 2021- were considered minor and staff had the authority to approve them at that time.

When North Carolina General Statute 160D went into effect- unless specified in the ordinance, staff does not have the authority to approve these modifications any longer. Modifications are now required to go through the same process that the development originally went through for approval. The final plat of survey for the Bermuda Landing Place townhouses was approved on March 17, 1988, through the special use permit process. Therefore, this proposed development

is going through the special use permit process. Ms. Hill noted that this development requires three parking spaces. Ms. Laura Murphy confirmed there are three parking spaces. Ms. Hill expressed concern for the new stair landing encroaching into the rear easement and requested the stair landing be designed not to encroach into the easement as a condition of approval. She noted that the plat of survey must indicate the special flood hazard area and does not currently.

Vice Chair Dorazio inquired about noting the steps in the ten-foot easement as a condition. Ms. Hill confirmed. Chair McCloud asked for clarification on the conditions of approval. Ms. Hill suggested the Board may want to remove items three and four in the staff recommendation on page fifteen of forty-three. Mr. Harness requested background information regarding the impervious surface. Planning Director Hill reviewed CAMA exemption 29-22 which limited the impervious surface to twenty-five percent. The second preliminary plot plan dated August 26, 2022, indicates the proposed total impervious surface of forty-five-point-two percent. The updated plat dated November 2, 2022, indicates the existing impervious surface of seventy-seven-point-eight percent. There was discussion.

Mr. Harness made a motion to approve with the conditions. Ms. Meyer seconded the motion. The motion passed unanimously, 5-0.

DISCUSSION

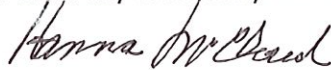
Planning Director Hill offered to prepare the topics of wetland protection, duplexes, zoning map updates, and the text amendment for minor modifications for the next Planning Board Meeting. The Board discussed the next Planning Board meeting. The consensus of the Board was not to have a December Planning Board meeting. The next Planning Board meeting will be January 12, 2023. Planning Director Hill wished the Board a happy Veterans Day and Marine Corps Birthday. Ms. Hill discussed the on-going stormwater infiltration resilience grant project with Surf City and Topsail Beach. There was discussion.

ADJOURNMENT Mr. Dorazio made a motion to adjourn. Ms. Stigall seconded. Motion passed unanimously, 5-0.

The Planning Board meeting adjourned at 5:45 p.m.

APPROVED

This 12th day of January 2023



Hanna McCloud
Chair

CERTIFIED

This 12th day of January 2023



Kate Winzler
Clerk