

Town of North Topsail Beach

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

Aldermen:
Richard Grant
Tom Leonard
Susan Meyer
Connie Pletl



Alice Derian, ICMA-CM
Town Manager

Danyale Lundy
Town Clerk

Nature's Tranquil Beauty

Planning Board

Program for Public Information (PPI) Committee

Regular Meeting Draft Minutes

January 13, 2022 at 5:00 PM

2008 Loggerhead Ct, North Topsail Beach, NC 28460

Present: Hanna McCloud - Chair, Pat Stigall, Alfred Fontana, Lisa Brown, Gunnar Matthews, Deborah Hill – Planning Director, Kate Winzler – Clerk to the Planning Board.

Absent: Paul Dorazio – Vice Chair, Scott Morse, Mia Green, Rebecca Dickson.

CALL TO ORDER Mrs. McCloud called the meeting to order at 5:05 p.m.

ADOPTION OF AGENDA Mr. Matthews made a motion to adopt the agenda. Mrs. Brown seconded the motion, motion passed unanimously, 5-0.

APPROVAL OF MINUTES Mr. Fontana made a motion to approve the October 14, 2021 minutes. Mr. Matthews seconded the motion, motion passed unanimously, 5-0.

PUBLIC COMMENT Planning Director Hill introduced the new North Topsail Beach Town Manager, Alice Derian to the Planning Board.

OLD BUSINESS BUILDING DESIGN ELEMENTS (UDO §4.03.20-21; NCGS §160D-702)

Planning Director Hill discussed the special use permit for single-family residences and duplexes, required for a certain number of bedrooms and a certain amount of heated square footage. The University of North Carolina School of Government is set to begin code scanning the North Topsail Beach UDO on January 24, 2022 to ensure consistency with §160D. The North Topsail Beach Town attorney has advised that this type of restriction is inconsistent with North Carolina general statutes. Planning Director Hill proposed that the Planning Board wait until the UNC SOG has completed scanning the UDO and address all the inconsistencies at once and send the revised UDO to American Legal for codification as one package. The Board consented.

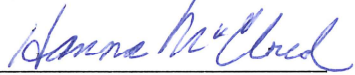
DISCUSSION Planning Director Hill updated the Board on workload of Town staff with the increased development volume in North Topsail Beach.

ADJOURNMENT Mrs. Brown made a motion to adjourn. Mrs. Stigall seconded the motion, motion passed unanimously, 5-0.

The Planning Board meeting adjourned at 5:17 p.m.

APPROVED

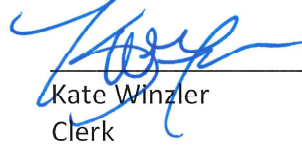
This 10th day of March 2022



Hanna McCloud
Chair

CERTIFIED

This 10th day of March 2022



Kate Winzler
Clerk