

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

February 10, 2022 at 5:00 PM

2008 Loggerhead Ct, North Topsail Beach, NC 28460

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

Absent: Gunnar Matthews, Scott Morse, Mia Green, Rebecca Dickson.

CALL TO ORDER Mrs. McCloud called the meeting to order at 5:03 p.m.

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

PUBLIC COMMENT None.

NEW BUSINESS Code Enforcement

Planning Director Hill discussed code enforcement topics, including travel trailers, travel trailer parks, decks, enclosed decks, parking, development without a permit, repeat offenders. She outlined the standards included in the North Topsail Beach UDO regarding existing travel trailer parks, such as the requirement for those parks to produce a binder with the current RV registrations to the Building Codes Administrator upon request. RV's are not currently permitted at a private residence in North Topsail Beach, only at an existing travel trailer park. Certain UDO restrictions for existing travel trailer parks were discussed including shed limitations, deck limitations, covered deck limitations, and screened porch limitations. There was discussion amongst the Board. Planning Director Hill noted that park models are not suitable for VE flood zones, and the State language includes park models in their verbiage. Mr. Fontana asked if the Planning Board may make a recommendation to the Board of Aldermen, and Planning Director Hill advised that was possible in Chair McCloud's monthly report to the Board of Aldermen. She noted that Planning Board members may also contact their Aldermen individually.

There was discussion. The Board noted the need for a full-time code enforcement officer and that enforcement consistency is imperative.

Planning Director Hill introduced the topic of parking and it's correlating challenges. She noted that the paid parking lots are clearly marked, but that there are several driveways built along Island Drive where it appears that there is parking in the right-of-way, which presents an

enforcement challenge. The Board suggested again that the Town needs the accountability of a full-time code enforcement officer, especially with the marked increase in development and enforcement demands.

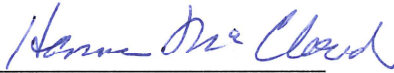
DISCUSSION None.

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

The Planning Board meeting adjourned at 6:20 p.m.

APPROVED

This 10th day of March 2022



Hanna McCloud
Chair

CERTIFIED

This 10th day of March 2022



Kate Winzler
Clerk