

Town of North Topsail Beach

Donald Martin, Mayor
Larry Hardison, Mayor Pro Tem
Aldermen:
Richard Farley
Richard Peters
Robert Swantek
Daniel Tuman



Lara N. Burleson
Town Manager, MPA

Carin Z. Faulkner
Town Clerk, MPA

TOWN OF NORTH TOPSAIL BEACH PLANNING BOARD MINUTES JULY 9, 2009 6:30 P.M.

PRESENT: SUE TUMAN-CHAIRMAN, PAUL DORAZIO-VICE CHAIRMAN, DEBORAH LANCI, GUNNAR MATTHEWS, HANNA McCLOUD, GERALD RIGGLEMAN, SUZANNE GRAY-ALTERNATE, LARA BURLESON-TOWN MANAGER, DEBORAH HILL-PLANNING & ZONING ADMINISTRATOR, TERRIE WOODLE- PERMIT TECH/ RECORDING SECRETARY

NOT PRESENT: Gary Rowland

1. CALL TO ORDER: Mrs. Tuman called the meeting to order at 6:38 p.m. in the North Topsail Beach meeting room.

A. Welcome new members: Suzanne Gray: The Planning Board members welcomed Suzanne Gray.

2. ADOPTION OF AGENDA: Mrs. Tuman stated on the Agenda the approval of minutes is June 11th 2009 not March 12, 2009. **Mr. Dorazio made a motion to approve the agenda as amended. Mr. Rigglesman seconded the motion, motion passed unanimously.**

3. APPROVAL OF MINUTES: **Mr. Dorazio made a motion to approve the minutes. Mrs. Lanci seconded the motion, motion passed unanimously.**

4. PUBLIC COMMENT: No one from the Public came forward to speak.

5. PLANNING BOARD AND STAFF DISCUSSION:

A. Wireless Telecommunications Ordinance: Ms. Hill stated that she is still working on the Wireless Telecommunications Ordinance. The general consensus from the input she has received from everyone is that they like the Onslow County layout but it did not incorporate the updated legislative changes. She has the template with the updated changes and will consolidate the two and hopes to have it at the next Planning Board meeting.

B. NTB Town Code Chapter 7 Planning & Zoning: Ms. Hill stated that the Board of Aldermen adopted the CAMA Land Use Plan at their last meeting. She stated it has been three years in the making and it took a lot of work from all of the members and she thanked them for their hard work. The Hazard Mitigation Plan was also adopted at the Board of Aldermen's last meeting. She said that she would like to continue with the Zoning Ordinance the same way they did on the Hazard Mitigation Plan by dividing it up in sections with the hope of getting through all of the sections by the end of October.

Ms. Hill stated when she goes to the meeting in Onslow County in August she is going to strongly lobby that Onslow County hire a professional firm that has experience with Hazard Mitigation Plans. She stated that North Topsail Beach is a Community Rating System Town. There is an emphasis on that and the Town can garner points on the CRS side. She stated that North Topsail Beach has 205 repetitive loss properties. Other communities have identified those properties in their Hazard Mitigation Plan. They can get Hazard Mitigation Grant funds to relocate, acquire the property, demolish the structure or elevate it. They are using Grant money so there is not a financial burden on the local tax payer. She stated we have to incorporate that information into the plan. We have to have someone that has the experience and the time to be able to put a Hazard Mitigation Plan together. That is what she is going to be lobbying for.

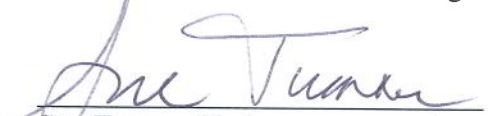
Mrs. Tuman suggested that Ms. Hill could lobby better if she had the support of the entire Planning Board backing her up.

Mr. Riggleman made a motion to support North Topsail Beach's Planner to present to Onslow County a request to have a professional firm work on the next Hazard Mitigation Plan through a grant to provide better protection for the Town's CRS Rating. Mr. Dorazio seconded the motion, motion passed unanimously.

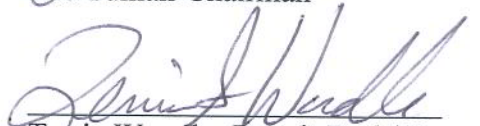
Ms. Hill stated in the Zoning Ordinance Chapter 7, one of the issues is Rogers Bay Campers and RV's. She said that campers are supposed to be temporary but the more time has gone on, the more permanent things have become. She stated that decks and screen rooms have to be engineered and the screen rooms now do not meet the engineering requirements in the building code unless they have a fourth wall. If they have a fourth wall and meet the building code, they would be in violation of the Zoning Ordinance because they would be considered a permanent structure. She stated that the determination has been made that North Topsail Beach will not allow any more screened in porches with a roof. They can have the deck if it is engineered, but the Town is waiting for a determination from DOI to tell the Building Inspector whether to use his Residential Code book or his Commercial Code book.

- 6. **PUBLIC COMMENT:** No one from the Public came forward to speak.
- 7. **ADJOURNMENT:** Mr. Dorazio made a motion to adjourn. Mr. Riggleman seconded the motion, motion passed unanimously.

The Planning Board meeting adjourned at 7:20 p.m. July 9, 2009. Minutes prepared by Terrie Woodle- Permit Tech/ Recording Secretary.


Sue Tuman-Chairman

Date 8/28/09


Terrie Woodle- Permit Tech/ Recording Secretary

Date 8/28/09