

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, MPA
Town Manager

Carin Z. Faulkner, MPA
Town Clerk

TOWN OF NORTH TOPSAIL BEACH PLANNING BOARD MINUTES AUGUST 13, 2009 6:30 P.M.

PRESENT: SUE TUMAN-CHAIRMAN, GARY ROWLAND, DEBORAH LANCI, SUZANNE GRAY-ALTERNATE, LARA BURLESON-TOWN MANAGER, DEBORAH HILL-PLANNING & ZONING ADMINISTRATOR

NOT PRESENT: PAUL DORAZIO-VICE CHAIRMAN, GERALD RIGGLEMAN, HANNA McCLOUD, GUNNAR MATTHEWS

- 1. CALL TO ORDER, ANNOUNCEMENTS:** Mrs. Tuman called the meeting to order at 6:49 p.m. in the North Topsail Beach meeting room. Ms. Hill stated that she has received a CD from Holland and Associates of the final CAMA Land Use Plan. She also stated that she sent out e-mails outlining the changes to CAMA Regulations.
- 2. ADOPTION OF AGENDA:** Mrs. Tuman suggested adding Undersized lots of Record as 5.A.3. Adding item 5.B. Zoning Map.

Mr. Rowland made a motion to accept the Agenda as amended. Mrs. Gray seconded the motion, motion passed unanimously.
- 3. APPROVAL OF MINUTES:** Mrs. Lanci made a motion to accept the minutes from July 9 with the correction of Mrs. Gray's name. Mrs. Gray seconded the motion, motion passed unanimously.
- 4. PUBLIC COMMENT:** Mr. Graziosi asked what would happen with the new CAMA rules if there were a fire or a hurricane in this area. Mrs. Hill stated that is one of the questions she has on her list to clarify with the Division of Coastal Management at their workshop. She stated if the Public has any questions, let her know so she can include them on her list to take to the workshop and she will be able to get some straight answers.

Mr. Rowland asked when the 50% rule comes in to play. Ms. Hill stated the owner would have to provide a list of materials and labor for both the building side as well as the flood side to make a determination whether the damage was less than or more than 50% of fair market value. If it is less than 50% they can make repairs, if it is greater than 50% they would have to bring it up to today's standards to rebuild.

Mr. Rowland made a motion to close the Public Comment. Mrs. Lanci seconded the motion, motion passed unanimously.

5. PLANNING BOARD AND STAFF DISCUSSION:

A. NTB TOWN CODE CHAPTER 7-UNIFIED DEVELOPMENT ORDINANCE:

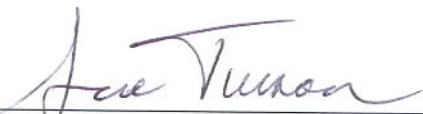
- 1. GENERAL OVERVIEW-** Ms. Hill had samples for the Planning Board members to review including Brunswick County and Wake County which are the two fastest growing Counties in the State. Ms. Hill and the Planning Board members reviewed the outline of the UDO.
- 2. PLANNING BOARD FEEDBACK ON LAYOUT, ARTICLES 1 &2:** Ms. Hill and Planning Board members reviewed and discussed changes of Articles 1&2.
- 3. UNDERSIZED LOTS OF RECORD:** By consensus the Planning Board deferred discussion of Undersized Lots of Record until their September Planning Board meeting.

B. ZONING MAP: Planning Board began discussion of a few discrepancies between Onslow County GIS and the Towns official zoning map. It was the consensus of the Planning Board to continue discussion at their September meeting.

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

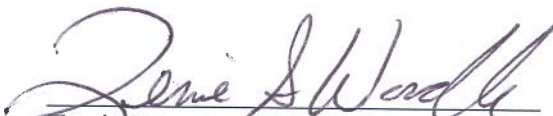
7. ADJOURNMENT: **Mr. Rowland made a motion to adjourn. Mrs. Lanci seconded the motion, motion passed unanimously.**

The Planning Board meeting adjourned at 8:51 p.m. August 13, 2009. Minutes prepared by Terrie Woodle- Permit Tech/Recording Secretary.



Sue Tuman-Chairman

Date 9/11/09



Terrie Woodle-Permit Tech/Recording Secretary

Date 9/11/09