



**Town of North Topsail Beach  
Planning Board**

**Thursday, July 09, 2026, at 6:00 PM**

**Town Hall - 2008 Loggerhead Court, North Topsail Beach, NC 28460**

**(910) 328-1349 | [www.northtopsailbeachnc.gov](http://www.northtopsailbeachnc.gov)**

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Fred Fontana - Chair, Lisa Brown - Vice Chair, Teri Ward, Keith Wilkerson, Sam Ferreri, Jan Bellamy-Genee - Alternate, Charles "Rusty" Walker – Alternate

Staff: Deb Hill, MPA, AICP, CFM - Planning Director, Donna Sayre - Clerk to the Planning Board, Brady Golden - Planner

**I. CALL TO ORDER**

**II. ADOPTION OF AGENDA**

**III. APPROVAL OF MINUTES**

- A. Approval of May 14, 2026, Planning Board Minutes
- B. Approval of June 11, 2026, Planning Board Minutes

**IV. PUBLIC COMMENT**

**V. OLD BUSINESS**

- A. Floodplain Management (No Action Required)
- B. Flood Damage Prevention Ordinance (No Action Required)

**VI. NEW BUSINESS**

- A. Higher Standards

**VII. DISCUSSION**

**VIII. ADJOURNMENT**

***Notice to citizens who wish to speak:*** As a courtesy to others, a citizen speaking on an agenda item or making a petition is normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Planning Director by calling 910-328-1349. If you wish to address the Board this evening, please go to the front right corner of the conference room and sign up with the Recording Secretary. The Board may also change the order in which agenda items are presented.

**Attorneys:** *If you are representing a person with an interest in a quasi-judicial proceeding on this agenda and believe you may wish to cross examine a witness, please identify yourself as such to the Recording Secretary. For the sake of maintaining an accurate public record all speakers must be prepared to speak into an amplified microphone and must provide their name to the Recording Secretary.*