



Town of North Topsail Beach
Planning Board Regular Meeting
Thursday, December 12, 2024, at 6:00 PM
Town Hall - 2008 Loggerhead Court, North Topsail Beach, NC 28460
(910) 328-1349 | www.northtopsailbeachnc.gov

Planning Board: Susan Meyer - Chair, Fred Fontana - Vice Chair, Lisa Brown, Teri Ward, Charles "Rusty" Walker - Alternate, Keith Wilkerson - Alternate

Staff: Deb Hill - MPA AICP CFM CZO - Planning Director, Kate Winzler - CMC, NCCMC - Clerk to the Planning Board

Attorney Charles J. "Chip" Payson | Sumrell Sugg, PA

I. CALL TO ORDER

II. ADOPTION OF AGENDA

Specific Action Requested: Chair will request a motion to adopt the agenda.

III. APPROVAL OF MINUTES

A. November 14, 2024, Regular Meeting Minutes

Specific Action Requested: Chair will request a motion to approve the minutes.

IV. APPROVAL OF THE 2025 PLANNING BOARD REGULAR MEETING SCHEDULE

A. *Specific Action Requested: Chair will request a motion to approve the schedule.*

V. PUBLIC COMMENT

Citizens have the opportunity to address the Planning Board for no more than three minutes.

VI. NEW BUSINESS

A. CAMA Land Use Plan and Unified Development Ordinance Proposed Text Amendment Use Standards for Ocean Hazard Areas: Exceptions. (Attorney Payson)

VII. DISCUSSION

A. American Planning Association Presentation Video: Legal Decision-Making (Attorney Payson)

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.