



**Town of North Topsail Beach
Zoning Board of Adjustment Regular Meeting**

**Tuesday, January 21, 2025, at 6:00 PM
2008 Loggerhead Court, North Topsail Beach, NC 28460
(910) 328-1349 | www.northtopsailbeachnc.gov**

Zoning Board of Adjustment: Hanna McCloud - Chair, Scott Morse, Lisa Lee Kozlowski, Susan Meyer, Kip Malcolm, Jason Stahr- Alternate.

Staff: Deb Hill - MPA AICP CFM AZO - Planning Director; Kate Winzler - CMC, NCCMC - Clerk to the Zoning Board of Adjustment.

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. December 17, 2024, Special Meeting Minutes

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

IV. OLD BUSINESS

- A. #AA24-000003 Appeal by Aneta Paval of the denial of a fence permit #SB24-000044 at lot 14 Green Oar Street, Rogers Bay Campground located at 4021 Island Drive (continued)

V. NEW BUSINESS

- A. #VAR24-000001 Variance application by Mr. Lincoln "Tad" Scott from 20-foot Front Yard Setback requirement listed in UDO Table 5-1 for property at 1108, 1112 and 1116 New River Inlet Road (R-5 Zoning District) due to 90-foot CAMA setback requirement.

VI. ORGANIZATIONAL

- A. Rules of Procedure

VII. CLOSED SESSION

Pursuant to NCGS §143.318.11 (a) (3) Consultation with the attorney.

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.