



**Town of North Topsail Beach  
Planning Board Regular Meeting**

**Thursday, June 06, 2024, at 6:00 PM**

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

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

---

Planning Board: Vacant - Chair, Susan Meyer - Vice Chair, Scott Morse, Lisa Brown, Terri Ward, Fred Fontana (Alternate), Stu Harness (Alternate)

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

**I. CALL TO ORDER**

**II. OATH OF OFFICE**

**III. ADOPTION OF AGENDA**

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

**IV. APPROVAL OF MINUTES**

A. May 2, 2024 Regular Meeting Minutes

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

**V. ORGANIZATIONAL MEETING (UDO § 2.02, NCGS 160D Article 3)**

A. Planning Board Membership

B. Rules of Procedure

a. Meeting Time

C. Election of Chair

D. Election of Vice Chair

E. Meeting Time

**VI. PUBLIC COMMENT**

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

**VII. DISCUSSION: TRAINING**

- A. Planning vs. Zoning
- B. Training: Comprehensive Plan
  - a. Review of the Town's CAMA Land Use Plan
  - b. Review of NCGS requirements of Comprehensive Plan
  - c. APA Video: Comprehensive Plan

## 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.*