



Town of North Topsail Beach Planning Board

Thursday, August 13, 2026, at 6:00 PM

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

(910) 328-1349 | www.northtopsailbeachnc.gov

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

Chair Fred Fontana calls meeting to order.

II. ADOPTION OF AGENDA

Specific Action Requested: Chair Fred Fontana requests a motion to adopt the agenda.

III. APPROVAL OF MINUTES

*Specific Action Requested: Chair Fred Fontana requests a motion to approve the minutes of the
Planning Board meeting on July 9, 2026.*

IV. PUBLIC COMMENT

*Citizens have the opportunity to address the Board for no more than three minutes per comment
on any issue upon which the Planning Board has control.*

V. OLD BUSINESS

A. Higher Standards: Wetland Protection

*Consideration of possible amendment to § 5.03 SETBACKS FOR ACCESSORY BUILDINGS
for the purpose of establishing a wetland buffer for certain accessories.*

B. Floodplain Management

Consider recommendations related to disaster preparedness and recovery.

VI. NEW BUSINESS

*Fred Fontana steps down as Chair. Lisa Brown assumes Chair position. Members select Vice
Chair.*

VII. DISCUSSION

VIII. ADJOURNMENT

Specific Action Requested: Chair Lisa Brown requests a motion to adjourn.

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.*