



Town of North Topsail Beach Planning Board Minutes

Thursday, January 11, 2024, at 6:00 PM

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

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

PRESENT: Scott Morse, Lisa Brown, Vice Chair Susan Meyer, Fred Fontana

ABSENT: Chair Hanna McCloud, Teri Ward, Alternate Stu Harness

I. CALL TO ORDER

Vice Chair Meyer called the meeting to order at 6:00 p.m.

II. OATH OF OFFICE

Clerk Winzler administered the Oath of Office to Fred Fontana for appointment as an alternate to the Planning Board.

III. ADOPTION OF AGENDA

Ms. Brown made a motion to adopt the agenda. Mr. Morse seconded the motion. The motion passed unanimously, 4-0.

IV. APPROVAL OF MINUTES

A. Mr. Morse made a motion to approve the minutes from November 9, 2023. Ms. Brown seconded the motion. The motion passed unanimously, 4-0.

B. Ms. Brown made a motion to approve the minutes from the Joint Meeting with the Board of Aldermen on November 30, 2023. Mr. Fontana seconded the motion. The motion passed unanimously, 4-0.

V. PUBLIC COMMENT

None.

VI. NEW BUSINESS

A. COMMERCIAL PLAN REVIEW: SEAVIEW FISHING PIER

Planning Director Hill presented the staff report, including an additional color-coded preliminary plot plan (attached).

Mr. Fontana asked if the recommended driveway modifications require an NCDOT (North Carolina Department of Transportation) permit, and if we can require improvements within the state right-of-way if it does not belong to the business.

Planning Director Hill stated that she did not know and is awaiting a response from the NCDOT, as the permitting authority. Sometimes they do require a permit, sometimes they do not, and staff will find out.

Mr. Fontana stated the hope to have an answer before the public hearing next month

Vice Chair Meyer asked the property owner, Greg Ludlum of Seaview Fishing Pier LLC, if he had any input on the permit with the modification of the driveway.

Mr. Ludlum stated that the standing water problem is due to rain water running off of the road bridge; it is not due to the water that falls onto his property. He places gravel in the driveway area three to four times a year to combat the water problem, but he does not know the solution. He stated that previously DOT cleared under the rails of the bridge which helped a lot.

Planning Director Hill asked Weston Lyall, the professional surveyor who prepared the preliminary plot plan, if an engineered parking lot stormwater plan permitted and issued to Seaview Fishing Pier in 2015 was completed.

Mr. Lyall confirmed that it was.

Planning Director Hill asked Mr. Lyall what is causing the flooding on the property.

Mr. Lyall responded that the stormwater permit work does not affect what is happening now.

Ms. Hill asked if the rainwater flows into the installed catch water basin and not towards the road or off of the property; is it maintained on the property?

Mr. Lyall confirmed. He stated that the problem is caused by a super elevated road to the inside of the curve, so all of the water is going to the driveway low spot, because it cannot go up or down the road for about two-hundred feet both ways. The gravel placed every couple of months gets pushed into the sand as cars drive over it.

Ms. Brown made a motion to approve this item with the conditions Deb has outlined in her report. We just send it to the Board of Aldermen. Motion failed for lack of a second.

Ms. Brown revised the motion that the Planning Board recommends to the Board of Aldermen to conduct a public hearing on February 7, 2024, at 11:00 a.m. to review and approve the development plan as indicated in the attachments 1-7 with the condition that there's coordination as stated by the Planning Director there's coordination with the DOT and the applicant and staff given the conditions in her report. Mr. Fontana seconded the motion. The motion passed unanimously, 4-0.

VII. ADJOURNMENT

Mr. Fontana made a motion to adjourn. Ms. Brown seconded the motion. The motion passed unanimously, 4-0.

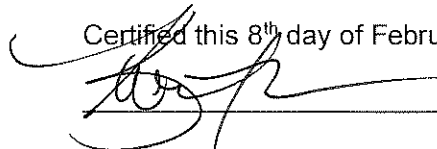
The Planning Board meeting adjourned at 6:18 p.m.

Approved this 8th day of February 2024.



Hanna McCloud, Chair

Certified this 8th day of February 2024.



Kate Winzler, Clerk to the Planning Board

-NOTES-

1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
2. SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS OF RECORD, ZONING ORDINANCE, & UNDERGROUND UTILITIES, IF ANY.
3. NO TITLE SEARCH BY SURVEYOR.
4. REFERENCES: MB 41, PG 30; MB 97, PG 76; DB 1703, PG 74; DB 4064, PG 46.
5. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. FLOOD ZONE: AS-2 & VE-10 BASE FLOOD ELEVATION, COMMUNITY PANEL 3700-487004, EFFECTIVE DATE BY NCEM. FLOOD ZONES SCALED FROM FIRM MAPS.
6. ZONES: NORTH TOPSAIL BEACH (N-TS).
7. SETBACKS: FRONT: 20, SIDE: 8, REAR: 10'
8. A SMALL PORTION OF THE PROPERTY IS LOCATED IN AN OYER (OUTSTANDING RESOURCE WATERS) AEC.
9. THE ENTIRE LOT IS LOCATED WITHIN A COASTAL BARREN RESOURCE SYSTEM (C.B.R.S.) ZONING: 15-1-1203.
10. NO DOWN WETLANDS EXIST ON THIS PROPERTY.
11. HEIGHT OF THE PROPOSED STRUCTURE IS 8.52'.
12. AREA BY COORDINATE METHOD.
13. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN OYER HAZARD & AREA OF ENVIRONMENTAL CONCERN (AEC).
14. REFER TO STORMWATER PERMIT SW8971115 MOD. FORM SWJ-103.

IMPERVIOUS CALCULATIONS:

TRACT 1 (NO WORK BEING COMPLETED ON THIS PARCEL AT THIS TIME)

DECEDED LOT AREA (TRACT 1 & 2) - 51,117 SF (1.17 AC)

EXISTING IMPERVIOUS SURFACE = 28,992 SF

TOTAL IMPERVIOUS COVERAGE (PER DEED) = 28,992 SF (56.8%)

TOTAL ALLOWABLE IMPERVIOUS PER: SW8971115 MOD. SWJ-103 = 33,517 SF

TRACT 2

DECEDED LOT AREA (TRACT 1 & 2) - 109,089 SF (2.50 AC)

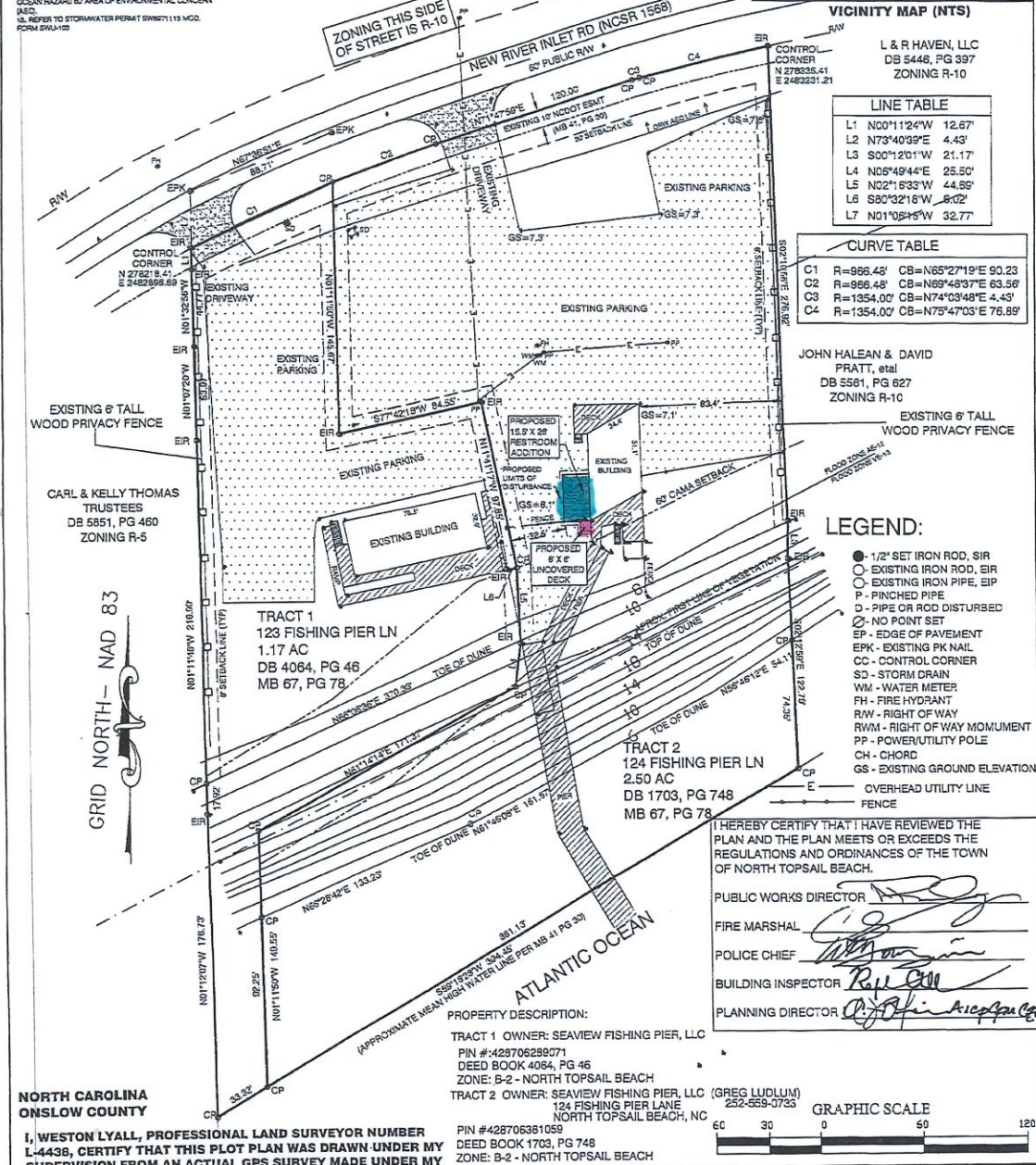
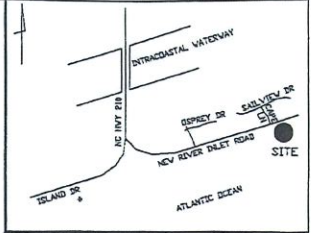
EXISTING IMPERVIOUS SURFACE = 10,165 SF

PROPOSED RESTROOM EXPANSION/DECK = 434 SF

TOTAL IMPERVIOUS COVERAGE (PER DEED) = 10,599 SF (17.1%)

TOTAL ALLOWABLE IMPERVIOUS PER: SW8971115 MOD. SWJ-103 = 25,957 SF

THE PROPOSED WORK FOR THE PROJECT IS TO INSTALL RESTROOMS AND ADDITIONAL STORAGE AREA FOR THE FISHING PIER. THE RESTROOMS AND STORAGE AREA WILL BE CONSTRUCTED ON THE WEST SIDE OF THE EXISTING BUILDING (AS SHOWN). THE EXISTING RESTROOMS ON THE INSIDE OF THE BUILDING ARE TO BE REMOVED AND REPLACED WITH THE NEW OUTSIDE RESTROOMS. NO ADDITIONAL RESTROOMS WILL BE ADDED. THE CONSTRUCTION TIME IS ESTIMATED TO BE 16 WEEKS.



VICINITY MAP (NTS)

L & R HAVEN, LLC
DB 5446, PG 397
ZONING R-10

LINE TABLE

L1	N00°11'24"W	12.67'
L2	N73°40'59"E	4.43'
L3	S00°12'01"W	21.17'
L4	N06°49'44"E	25.50'
L5	N32°15'33"W	44.55'
L6	S80°32'18"W	6.02'
L7	N01°08'45"W	32.77'

CURVE TABLE

C1	R=966.48'	CB=N65°27'19"E	90.23'
C2	R=966.48'	CB=N69°49'37"E	63.56'
C3	R=1354.00'	CB=N74°03'48"E	4.43'
C4	R=1354.00'	CB=N75°47'03"E	76.89'

JOHN HALEAN & DAVID
PRATT, etal
DB 5561, PG 627
ZONING R-10

LEGEND:

- 1/2" SET IRON ROD, SIR
- EXISTING IRON ROD, SIR
- EXISTING IRON PIPE, EIP
- P - PINCHED PIPE
- D - PIPE OR ROD DISTURBED
- NO POINT SET
- EP - EDGE OF PAVEMENT
- EPK - EXISTING PK NAIL
- CC - CONTROL CORNER
- SD - STORM DRAIN
- WM - WATER METER
- FH - FIRE HYDRANT
- R/W - RIGHT OF WAY
- RWM - RIGHT OF WAY MONUMENT
- PP - POWER/UTILITY POLE
- CH - CHORD
- GS - EXISTING GROUND ELEVATION
- E - OVER-HEAD UTILITY LINE
- FENCE

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN AND THE PLAN MEETS OR EXCEEDS THE REGULATIONS AND ORDINANCES OF THE TOWN OF NORTH TOPSAIL BEACH.

PUBLIC WORKS DIRECTOR: *[Signature]*
FIRE MARSHAL: *[Signature]*
POLICE CHIEF: *[Signature]*
BUILDING INSPECTOR: *[Signature]*
PLANNING DIRECTOR: *[Signature]*

PROPERTY DESCRIPTION:

TRACT 1 OWNER: SEAVIEW FISHING PIER, LLC
PIN # 428706298071
DEED BOOK 4064, PG 46
ZONE: B-2 - NORTH TOPSAIL BEACH

TRACT 2 OWNER: SEAVIEW FISHING PIER, LLC (GREG LUDLUM)
124 FISHING PIER LANE
NORTH TOPSAIL BEACH, NC
PIN # 428706391069
DEED BOOK 1703, PG 748
ZONE: B-2 - NORTH TOPSAIL BEACH

GRAPHIC SCALE



NORTH CAROLINA
ONSLOW COUNTY

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (MAP BOOK 41 PAGE 30) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007"; NAVD83; GEIOD MODEL: GEOID 03; COMBINED GRID FACTOR: 0.9999606; UNITS: US SURVEY FEET.



12/23/23
[Signature]
WESTON LYALL
REGISTRATION NUMBER L-4438

PRELIMINARY PLOT PLAN

SEAVIEW FISHING PIER, LLC

124 FISHING PIER LANE NORTH TOPSAIL BEACH, NC
TRACT 1 AND 2 BEING RECORDED IN MAP BOOK 41 PAGE 30
STUMP SOUND TOWNSHIP
ONSLOW COUNTY

R1: DECEMBER 23, 2023
JUNE 5, 2023

SCALE: 1" = 60'

WESTON LYALL, PE, PLS, PLLC

214 HIGHWAY 17 N. SUITE 1
HOLLY RIDGE, NC 28445
910-329-9961 FIRM #P-0937