

Town of North Topsail Beach

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Richard Grant
Tom Leonard
Susan Meyer
Richard Peters



David J. Gilbride
Town Manager

Laura Oxley, JD, MPA
Town Clerk

Nature's Tranquil Beauty

Board of Aldermen Regular Meeting Minutes Thursday, November 5, 2020 6:30 P.M.

Present: Mayor McDermon; Mayor Pro Tem Benson; Aldermen Grant, Leonard, Meyer and Peters; Town Manager Gilbride; Town Clerk Oxley; Town Attorney Edes

I. Call to Order

Mayor McDermon called the Meeting to Order.

II. Invocation

Alderman Leonard delivered an invocation.

III. Pledge of Allegiance

Mayor McDermon led the attendees in the Pledge.

IV. Approval of Agenda

Mayor Pro Tem Benson made a motion to approve the agenda. Alderman Leonard seconded for discussion.

Mayor McDermon suggested adding a topic, the proposed Holly Ridge Annexation Agreement, under New Business. Alderman Grant made the motion.

Mayor Pro Tem Benson made a motion to approve as modified. Alderman Grant seconded. The Motion passed unanimously, 5-0.

V. Manager's Report

Town Manager Gilbride delivered the Manager's report, which is attached.

Mayor Pro Tem Benson asked about the liability issues in the proposed revetment contract. Mr. Gilbride reported that he asked for an indemnification. He has not received a response.

Alderman Grant asked about the Onslow County parking area. Mayor McDermon noted that ocean-side construction is stalled until mid-November. Alderman Leonard noted that the current state of the access is a concern especially considering the upcoming high tides.

VI. Open Forum

Staff will collect questions ahead of the Meeting and present to the Board of Aldermen.

The Clerk read comments from: 1) Mrs. Rebecca Dickson of 113 Barton Bay Court and 2) Mr. Tom and Ms. Liz Beckingham of 1896 New River Inlet Rd.

VII. Public Presentations and Hearings

A. Status Update and Possible Presentation of Bids

Mr. Jim Stumbo of Stewart, Cooper and Newell delivered the results of the bids. The Town received five bids. The lowest apparent bidder was Atlantic Contracting with a total base bid of \$1,027,000 base bid. The bids are good for sixty days.

Mayor McDermon asked staff to reach out to FEMA about more funding. She also suggested a private adjuster.

Alderman Leonard asked Mr. Stumbo if he was surprised. Mr. Stumbo responded that he was not. The figures are in alignment with today's construction costs.

Mayor Pro Tem Benson asked about a metal roof. Mr. Stumbo said it is an alternate bid option.

Alderman Grant asked if Stumbo recommended all alternates. Mr. Stumbo responded in the affirmative.

Mayor McDermon stated her intent to move quickly to a decision, but she also asked staff to research the funding issues before the Board takes action.

Alderman Grant asked if the Board could give staff the authority to enter into the contract so long as the Town Manager and Finance Officer confirm the funds are available.

Mayor Pro Tem Benson disagreed. He encouraged the Board to explore external funding before proceeding.

Alderman Grant stated that the Town has put this out for bid twice. The engineer reports that the bids are reasonable.

By consensus, the Board directed the Town Attorney and Town Manager to hire an independent adjuster.

B. Coastal Engineer Update

Mr. Fran Way of ATM Consulting presented his monthly report (see attached).

Alderman Meyer asked about easements. Mr. Edes confirmed the easements were obtained.

Mayor Pro Tem Benson asked if a particular borrow area is affected by the Audubon lawsuit. Mr. Way responded that the borrow area is far enough offshore to be outside of CBRA and not impacted by the lawsuit.

Mayor Pro Tem Benson asked about the details of the category b truck haul. In particular, the Mayor Pro Tem asked Mr. Way if a staging location had been selected. Mr. Way responded that a few parking lots and other areas, such as Goldsboro Lane, have been selected.

Mayor Pro Tem Benson received questions from homeowners about stairs in the project area. Should the stairs be removed prior to the restoration work? He noted that the contractors who managed the Hurricane Matthew project did an excellent job working around these structures. Mr. Way agreed that the contractors can work around the stairs and other structures.

Mayor Pro Tem asked about the pros and cons of a truck haul versus a dredge project. Mr. Way replied that the truck haul bids were financially competitive. While dredges can work faster, truck hauls have advantages too. At this time, the truck haul is the most efficient option.

VIII. Consent Agenda

- A.** Approval of Minutes ([October 1, 2020](#); [October 21, 2020](#); [October 31, 2020](#))
- B.** Department Head Reports
 - 1. [Finance Department](#)
 - 2. [Fire Department](#)

- 3. Inspections Department
- 4. Planning Department
- 5. Police Department

- C. Committee Reports
 - 1. Planning Board & PPI Committee
 - 2. Board of Adjustment
 - 3. TISPC ([link to minutes](#))
 - 4. ONWASA ([link to minutes](#))

- D. MOTV Tax Return

- E. Surplus Vehicle

- F. Budget Amendment

Alderman Grant made a motion to approve the Consent Agenda as presented.
Alderman Leonard second. The Motion passed unanimously, 5-0.

IX. Continuing Business

A. Revenue/Federal Project Discussion

- 1. 1% Occupancy Tax
- 2. 3% Occupancy Tax
- 3. Paid Parking

Alderman Grant asked about the proposed legislation that would allow North Topsail Beach to collect an additional 1% of occupancy tax.

Mr. Edes provided some guidance. He will research the status of the bill and whether a sunset provision exists. He will also provide guidance as to how the Town can move forward in enforcement.

Regarding paid parking, Alderman Grant asked if the Town could place kiosks and implement soon. Alderman Grant acknowledged concerns about parking at the south end of Town, but he also asked if the Town could move forward while it continues to work through the issues.

Town Manager Gilbride stated that he is trying to avoid the overhead costs of six kiosks. The current plan calls for the Town to purchase, not lease, the machines and retain the maintenance liability. He does not know that these suggestions in the plan are necessary. Mr. Gilbride also explained that there are a few more questions to work through, such as paid parking for golfcarts, kiosk locations and alternative options.

Mayor McDermon asked staff to formulate a plan to move forward.

B. CAMA Land Use Plan

Planning Director Hill presented to the Board (attached memo). Ms. Hill worked with Consultant Landin Holland to review the requested revisions. The Planning Board reviewed and recommended the presented plan for Board approval.

Alderman Leonard made a motion to approve. Alderman Grant seconded.

Mayor Pro Tem Benson commended Planning Director Hill, the Planning Board and Mr. Holland for the revisions; he thanked them for their work.

The Mayor called for a vote. The Motion passed unanimously, 5-0.

C. Planning Director's Recommendation for Osprey Request

Planning Director Hill presented her report (attached).

Mayor McDermon asked whose responsibility it is to work with the private lot owners regarding parking. Ms. Hill stated that she would like to work with the HOA to notify private property owners.

Mayor McDermon asked if the HOA will pay the expense of moving or shortening the boardwalk. Ms. Hill stated that this can be a condition of approval.

Ms. Hill added that the Planning Board also recommended "golf cart only" signage, which may not be in the presented report.

Alderman Grant suggested that the Town Attorney contact the homeowners, in writing, to explain the conditions of approval and potential liabilities. It was also recommended that Planning Director Hill write a letter to property owners and ask the HOA president to sign.

Alderman Peters explained that there are two separate community groups and both should be consulted.

There was a consensus.

X. New Business

A. NC Coastal Community Resiliency

Mayor Pro Tem Benson introduced Ms. India Mackinson, who presented remotely. Ms. Mackinson presented the attached.

Mayor Pro Tem Benson suggested to the Board that the next steps would be a core leadership team comprised of staff, elected officials and other stakeholders.

Mayor McDermion suggested that the group be expanded to an island-wide effort.

Mayor Pro Tem Benson offered to speak to the Chairman of the TISPC.

B. Ordinances Driving on the Beach

Mayor McDermion introduced the item. Mr. Edes stated that, outside of bona fide commercial fisherman, the Town can regulate driving on the beach.

After discussion, Mr. Edes recommended that staff edit the current ordinance and bring back before the Board for their approval.

C. Board's Meeting Schedule

Mayor McDermion introduced the item. She stated that this item does not require action. She wanted to initiate discussion.

Alderman Meyer stated that COVID numbers are increasing. Mayor Pro Tem Benson recommended keeping the meetings closed to the public for now and revisit reopening next calendar year.

D. TISPC 2021 Goals

Mayor Pro Tem Benson presented the work product of the Town's TISPC representatives' goals.

He asked that if anyone has additional goals, please let the Mayor Pro Tem or Alderman Leonard know by November 15th.

Alderman Leonard commented that the big change from last year is the incorporation of a state-level goal of financing a terminal groin project.

E. Annexation Request from Holly Ridge

Mr. Edes presented the topic. Holly Ridge is proceeding with a voluntary annexation for property near the North Topsail Beach. The property is technically closer to North Topsail Beach limits than Holly Ridge. Given

the location of the property, Mr. Edes doubts the Town would have any interest in it now or in the future. He recommends the Board consent to the annexation.

The owners' representative spoke. The property is a 97 acres plat that is currently zoned rural agriculture. The owners want to develop the land, and they would like for it to be in city limits. Holly Ridge is the most convenient municipality.

Mr. Edes clarified that the land is closer to North Topsail Beach on a map, but to access it directly from North Topsail Beach, the Town would need a bridge.

XI. Attorney's Report

During the special meeting on Halloween, The Board of Aldermen instructed the Town Attorney to notify the Army Corps of Engineers of its intention to sign the PPA, contingent upon LGC approval.

XII. Mayor's Report

The Mayor reported that the Town has been working through a financial plan with DEC. The simple, magic answer does not exist. The Board is holding a series of work sessions to determine the most viable options.

XIII. Aldermen's Report

Alderman Peters thanked his colleagues and staff for their hard work. He is encouraged that the Town is pursuing bids for town hall restoration.

Alderman Meyer thanked everyone who watched the meeting. She also thanked Town staff. She wished everyone a Happy Thanksgiving. Even though 2020 has been crazy, we have many things to appreciate. She also wished a Happy Veterans' Day to those who served.

Mayor Pro Tem Benson and Town Manager Gilbride met with a state representative in Topsail Beach. They wanted the representative to see firsthand the issues the Island is facing. Mayor Pro Tem specifically asked the representative about the State's share for the federal project. The Mayor Pro Tem and the Town Manager were told that the request had not yet been approved, but he will continue to renew the requests by placing them in the budget.

Alderman Leonard expressed his appreciation for those who joined the meeting. There are a lot of moving parts with the federal project. The Board is committed to doing what is right. He wished everyone a Happy Thanksgiving. He also

wished the world's finest fighting force a Happy Birthday. He also wished all of the veterans a Happy Veterans Day; he especially noted those on staff and board members who served. Alderman Leonard announced that the NCBIWA's conference is coming up on Monday and Tuesday. On a more somber note, he took time to honor the service and sacrifice of Gunnery Sgt. Boatman, who died on November 4, 2005 from wounds sustained from improvised explosive device.

Alderman Grant thanked everyone for attending. He did not have a report, as he thought it was more appropriate to close on Alderman Leonard's comments.

XIV. Adjournment

Alderman Leonard made a motion to adjourn. Mayor Pro Tem Benson seconded. The Motion passed unanimously, 5-0.

Joann McDermott
Mayor

ATTEST:

Laura Oxley, JD, MPA
Town Clerk

Approved: 12/03/2020



Manager's Report – November 5, 2020 Board Meeting

USACOE Federal Project

Please see my October 9th Activity Report for Background

The difficulty facing the governing body in North Topsail Beach has been how to finance our participation in the project. The Board of Aldermen recognize that although the project will address only the southern four miles of town, the Corps of Engineers' project would be a tremendous benefit to the entire town.

The staff, board, and consultants have worked tirelessly to determine whether or not the Town can develop a strategy to put us in a position to move forward with confidence. At a meeting of the Board of Aldermen held yesterday Mr. Doug Carter of DEC Associates presented the Board with financial scenarios to consider as options to move forward. The plan addresses new revenues, such as Paid Parking receipts and increased occupancy taxes, as well as the inevitable increases in Property Tax.

DEC Associates prepared a matrix for the Board's consideration (which I will attached to the end of this report) that offered several scenarios and illustrated the tax implications of various alternatives. Simply put, the Town must generate an additional \$3,000,000 per year in new revenues to pay the initial project cost of Corps of Engineers beach work, and accumulate funds to pay for the periodic beach renourishment required by the Corps over the 50 year life of the project.

DEC was asked to provide the board, as a starting point for discussion, four scenarios – one taking into consideration parking, occupancy tax, and property tax, one using only parking and property tax, one using only 1% occupancy tax and property tax, and one using only property tax. Each was shown with the project area (Municipal Service District – Phase 5) bearing the full cost, and with that cost being shared 50% Town Wide, 50% Municipal Service District.

By way of illustration, Scenario #1 shows that with all revenue sources considered and only the MSD paying the costs, a \$0.51 per \$100 of valuation tax increase would be required for each home in the MSD. An alternative cost sharing proposal is also provided in this scenario that shows that with the 50/50 split, MSD residents would see a \$0.26 increase, while the rest of North

Topsail Beach residents as a whole would see an increase \$0.11. If you look at Scenario #4, financing with just property tax, the MSD would see an increase of \$0.73 per \$100 of valuation.

The tax rate matrix at the bottom simply shows the effect of each scenario on the residents' total tax bill.

It should be noted that these percentages were simply intended to start a discussion, and no decision has been made – in fact, the Board has requested DEC to come up with several additional scenarios (60/40, 70/30, etc ... and a split MSD) to review prior to making any decision. It should also be noted that DEC has not, and does not, make any recommendation on the mechanism. That is a policy decision for the Board of Aldermen.

North Topsail Beach
October 21, 2020
Meeting on USACE Beach Project - Financial Metrics



Key Assumptions:			
Town's Project Cost	\$	16,500,000	
Estimated D/S	\$	3,000,000	/yr for 7 years
Renourishment Cost	\$	10,900,000	+ every 5-7yrs
Parking Revenue (est)	\$	550,000	
1% OT Revenue (est)	\$	350,000	
Valuation	\$	1,000,000,000	Town-wide 1¢ = \$100,000
	\$	410,000,000	Phase 5 MSD 1¢ = \$41,000
Theoretical Split			
		Phase 5 MSD	Town
		50%	50%

Revenue Matrix								
	Parking	New 1% Occ. Tax	Phase 5 MSD PT	¢ needed	Townwide PT	¢ needed	Total Revenue	
Scenario 1 - All Sources								
Only Phase 5 MSD	\$ 550,000	\$ 350,000	\$ 2,100,000	51	\$ -	0	\$ 3,000,000	
50%/50% split	\$ 550,000	\$ 350,000	\$ 1,050,000	26	\$ 1,050,000	11	\$ 3,000,000	
Scenario 2 - Parking & PT								
Only Phase 5 MSD	\$ 550,000	\$ -	\$ 2,450,000	60	\$ -	0	\$ 3,000,000	
50%/50% split	\$ 550,000	\$ -	\$ 1,225,000	30	\$ 1,225,000	12	\$ 3,000,000	
Scenario 3 - OT & PT								
Only Phase 5 MSD	\$ -	\$ 350,000	\$ 2,650,000	65	\$ -	0	\$ 3,000,000	
50%/50% split	\$ -	\$ 350,000	\$ 1,325,000	32	\$ 1,325,000	13	\$ 3,000,000	
Scenario 4 - PT Only								
Only Phase 5 MSD	\$ -	\$ -	\$ 3,000,000	73	\$ -	0	\$ 3,000,000	
50%/50% split	\$ -	\$ -	\$ 1,500,000	37	\$ 1,500,000	15	\$ 3,000,000	

Tax Rate Matrix						
	Current Town PT	Current County PT	Phase 5 MSD PT	New Town PT	Total Levy (in MSD)	Total Levy (out MSD)
Scenario 1						
Only Phase 5 MSD	41	71	51	0	163	112
50%/50% split	41	71	26	11	148	123
Scenario 2						
Only Phase 5 MSD	41	71	60	0	172	112
50%/50% split	41	71	30	12	154	124
Scenario 3						
Only Phase 5 MSD	41	71	65	0	177	112
50%/50% split	41	71	32	13	158	125
Scenario 4						
Only Phase 5 MSD	41	71	73	0	185	112
50%/50% split	41	71	37	15	164	127

* Every \$100,000 = @1¢ Town Wide @2.5¢ Phase 5 MSD

DEC Associates, Inc.
Defining Emerging Concepts

There remain additional concerns with some of the language in the Project Partnership Agreement with the Corps of Engineers which the town attorney will address with the Corps

personnel. While the Corps is clearly not willing to make substantive changes to the PPA, it may be possible to clarify certain items with an addendum to the agreement.

The Board of Aldermen will review additional scenarios to be provided by DEC Associates with an eye toward a final vote on the project prior to month end.

Capital Improvement/Fire Station

While DEC Associates has been focused on the financing alternatives for the Federal Project, the additional capital requirements of North Topsail Beach remain an important part of their charge. Financing “hard assets” may be less problematic than the financing of sand.

Revetment

The sandbag revetment repair project has been stalled waiting for the project engineer to assemble a bid package that would comply with North Carolina purchasing regulations. Early this week the engineer communicated some of the challenges he’s faced with assembling this package, but he expects to have this completed shortly at which point it will be presented to the Revetment Committee and subsequently put out for bid.

Town Park Repairs

We continue to monitor the effects of salt water overwash from the County beach access across the street on the new sod; hopefully the damage and discoloration seen after recent flooding is temporary and the grass will bounce back. The installation of a cover for the sprinkler system pumping equipment, and training on the adjustment of the sprinkler heads, should be completed this week.

Town Hall

A bid opening was conducted Tuesday, Oct 13 @ 2:00 PM, however only two bids were submitted due to multiple contractors experiencing difficulty meeting bonding requirements. As two bids are insufficient, neither was opened, the project has been readvertised, and a second bid opening has been scheduled for 10/29.

Florence Project

Agreements for the project are being finalized, and the truck haul is expected to begin before year end once final FEMA review is completed and the project approved. This project will restore the dunes lost with Hurricane Florence from approximately the Myrtle Ave beach crossing north to the Topsail Reef Condominiums. A second phase will restore the engineered beach in Phase 5 during the 2020 – 2021 sand nourishment window.

Annexation

The original charter for the Town of North Topsail Beach specifically prohibits the Town from annexing any properties across the Intracoastal Waterway, voluntarily or otherwise. As there has been some interest expressed in voluntary annexation, I have asked the Town Attorney to advise on how we can go about effecting a change in the charter to lift this restriction.

Beach Access #2

Restoration of Beach Access #2 was completed, and shortly thereafter offshore storm effects rendered the access unusable. One of the advantages of the Hatteras Ramp used here is that it can be removed or retracted easily, and this has been done. With the arrival of Autumn we will likely not fully restore the access until after the Florence truck haul project is completed.

Onslow County

Following the high tides and storm surge caused by an offshore hurricane last month we have been particularly attentive to the issue of high tides washing through the County property, over the street and flooding the recently restored Town Park. Construction materials are also washed onto and across New River Inlet Road.

The project itself involves the restoration of the Onslow County concession building and beach access due to damage sustained in September of 2018 with Hurricane Florence. In a meeting attended by Mayor McDermon, Commissioner Bright, Commissioner Royce Bennett, County Managers and me on May 4th of this year the two projects – the County Access and our Town Park Restoration – were discussed. We explained that our target completion date for the park was (at the time) July 4th Weekend. County personnel indicated that their project would be completed at the end of July. This target was also referenced by Director of Parks and Recreation Janis Steele in the Journal News on June 5, 2019.

While it is not for me to evaluate the county's contractor, work proceeded at a snail's pace, local permits were never obtained, local input on the proposed project design was never solicited, work was performed outside the scope of the CAMA permit, and no effort was made to mitigate damage to the dune protecting the county structure, the parking lot, New River Inlet Road, or the newly repaired town park.

With the forecast last week of unusually high "King Tides" for the weekend we again made efforts to protect our park investment by pushing to be allowed to build a protective berm, much as we did (without permission) in advance of Hurricane Isaias. The county refused to allow us to take any action due to concerns that any effort to do so would jeopardize their FEMA reimbursement.

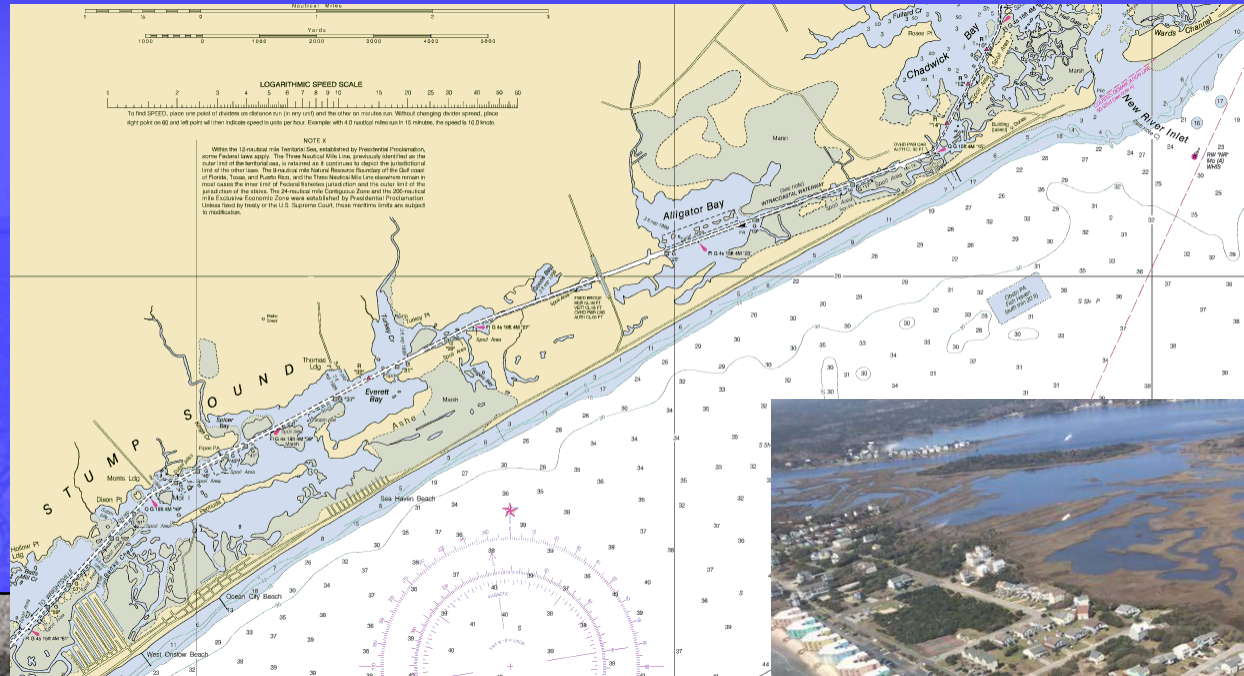
Town personnel contacted both CAMA and FEMA personnel in an effort to resolve the impasse. FEMA personnel indicated that while creating a berm by pushing the parking lot (as in Isaias) might jeopardize reimbursement, pushing from the beach would not. CAMA indicated they could give us a permit to do so, but only with the permission of the property owner, Onslow County.

NTB had a bulldozer on the beach ready to push this berm immediately upon receipt of the permission; despite our best efforts we could not get a response from the county, the bulldozer was withdrawn, and we crossed our fingers hoping for the best. As luck would have it the tides did not reach a level where flooding occurred.

Corps of Engineers: ICW Crossing and Channel to Jacksonville Dredging Inlet Dredge

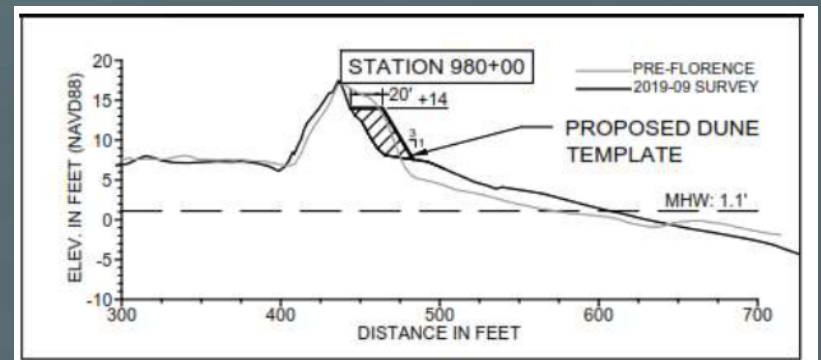
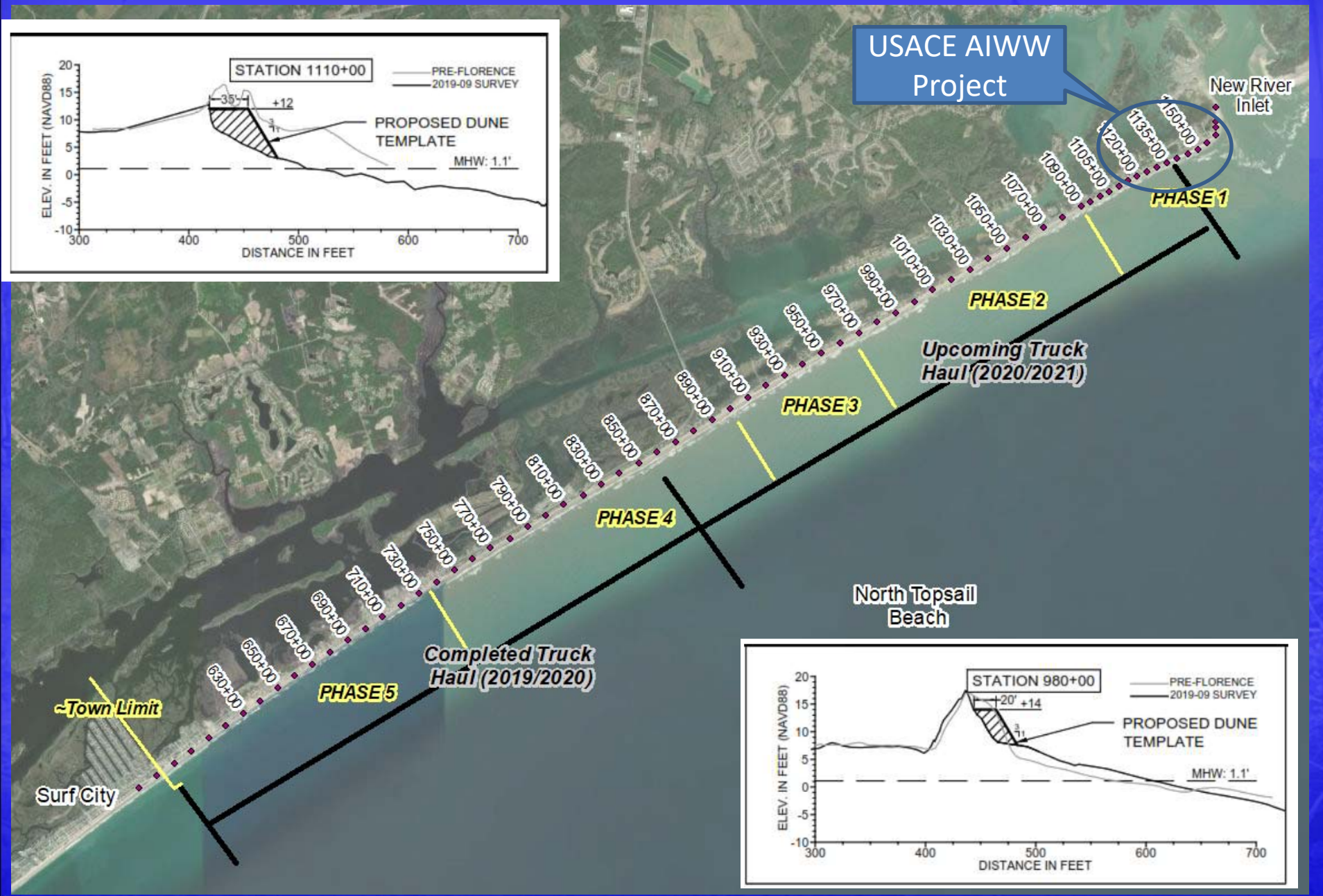
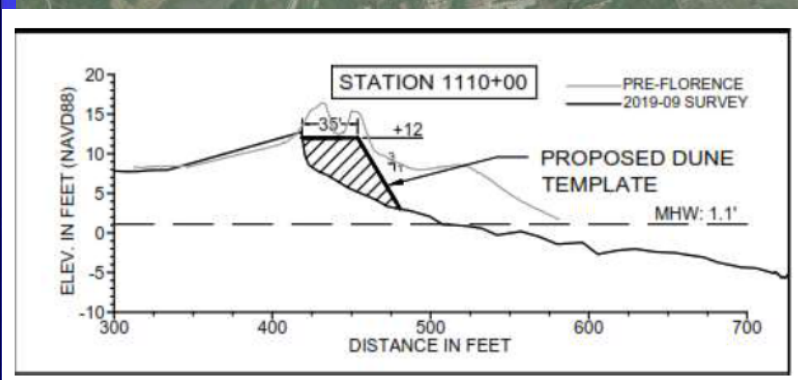
Originally scheduled for the 2019-2020 environmental window, the dredge contractor was unable to complete the contract with the Corps. The contract remains open and active, with the contractor obligated to complete the project during the 2020-2021 environmental window. During a conference call/WEBEX meeting two weeks ago the dredge schedule showed the project to take place between November 16, 2020 and April 30th, 2021, though the dredge contractor has some discretion in scheduling; Alderman Benson has asked for a more specific date for the commencement of dredging activities and the placement of sand on the north end beach. The expected volume of sand to be placed is 250,000 cu yds. We have not yet received an update on the schedule.

Topsail Beach Coastal Update – November 2020



Marina, Coastal, Environmental
& Water Resources Engineers

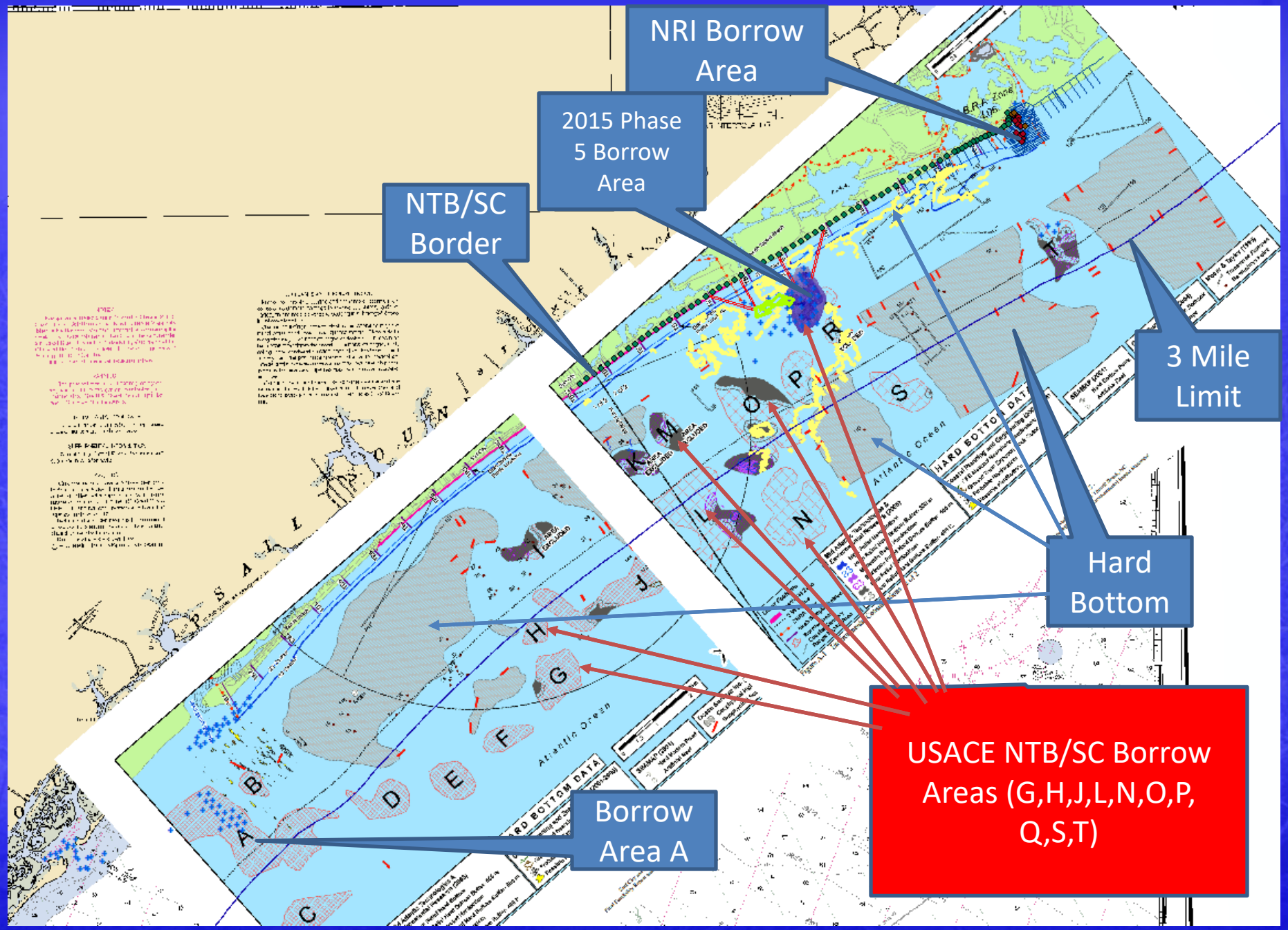
Truck Haul and USACE AIWW Project



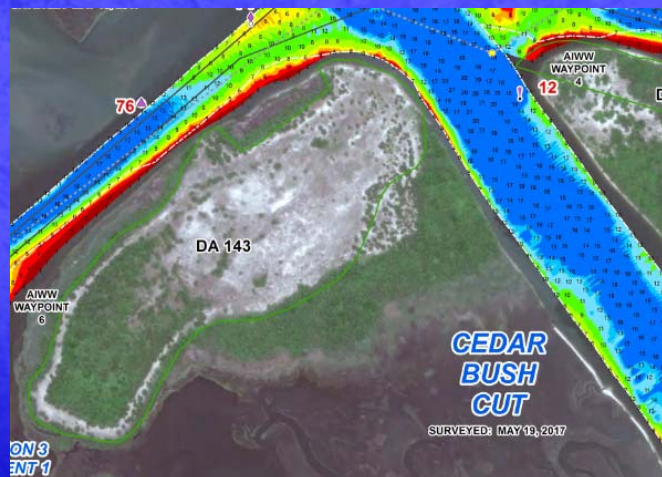
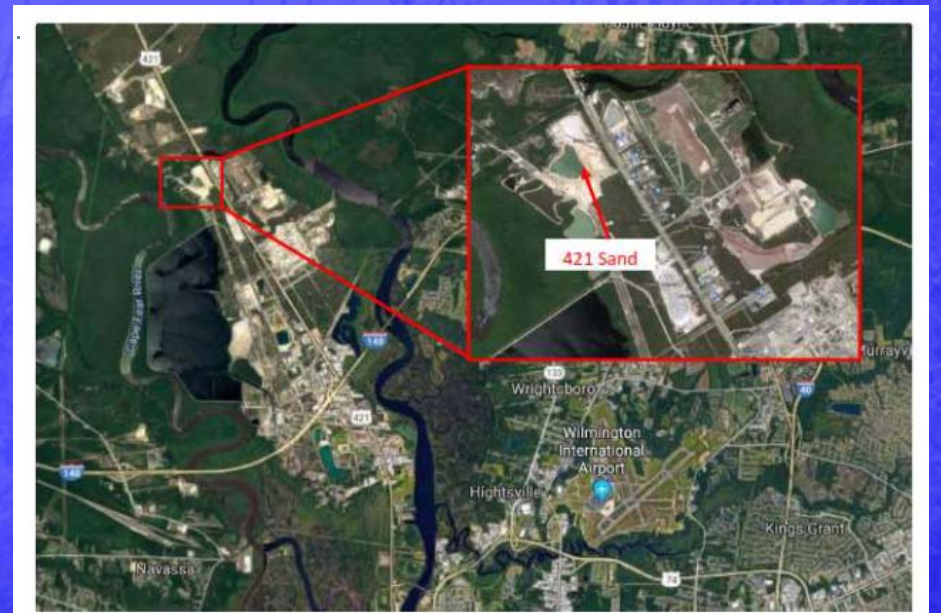
FEMA Florence Cat G (Engineered Beach) and Cat B (Dune on “Natural” Beach)



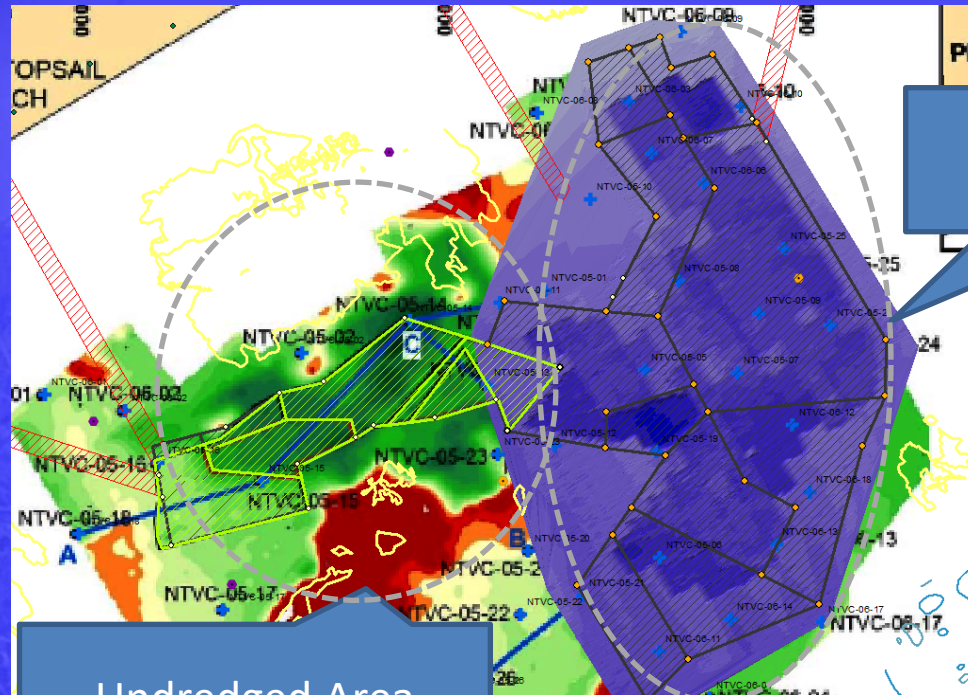
Offshore Sand Sources



Upland and Inshore Sand Sources



2015 Offshore Borrow Area



Dredged Area

Undredged Area



Figure 35. Rock box installed during dredging operations.



Photo 2. The rock picker was dragged behind a tractor along the beach fill area to remove rocks between Sta. 755+00 to 750+00.

New River Inlet Management EIS



(Aerial Photo dated Oct. 5 2014, Provided by Dr. William Cleary)

Beach Projects

- Dune Truck Haul Phases 1-4: To occur this winter in permitted window of November 16 to April 30.
- USACE New River Inlet/AIWW Dredging: To occur this winter. USACE anticipates November-December 2020 timeframe.
- Hurricane Florence Category G: To occur next winter (2021/2022).
- New River Inlet Management EIS: Timeline is controlled by the USACE.



Town of North Topsail Beach
Board of Aldermen

Agenda Item:	IX. Continuing Business Item A
Date:	11 05 20

Issue: CAMA Land Use Plan

Department: Planning

Prepared by: Deborah J. Hill MPA AICP CFM CZO

Presentation: Yes

BACKGROUND The Board of Aldermen held a special meeting on July 21, 2020 and reviewed the draft CAMA Land Use Plan. Planning Director Hill and Mr. Landin Holland of Holland Consulting Planners presented. Mr. Holland explained that the Town cannot yet approve. Today is only a discussion.

Alderman Leonard suggested a sentence about post WWII Ocean City. Regarding the section concerning the Labor Force, he suggested information about Camp Lejeune. Alderman Grant agreed with Alderman Leonard's additions.

Mayor Pro Tem Benson had a few concerns with the Plan. It should recognize the importance of land use policies and coastal resiliency. Essentially, when the infrastructure or plan is in place with consideration for resiliency measures such as fortified roofs or restoring dunes, the community is more prepared to recover. Mayor Pro Tem Benson recommended adding the language in the introduction.

Mayor Pro Tem Benson's second concern is the conservation of coastal wetlands. He would like a strong policy statement about conservation of coastal wetlands. He also recommended that a Conservation D policy statement be added to prevent rezoning by future Boards.

Alderman Grant would like the Town Attorney's advice before making decisions that place any restrictions on privately owned property. He also has reservations about tying the hands of future Boards.

Alderman Meyer had concerns that some of the Mayor Pro Tem's comments were too restrictive.

Mayor Pro Tem Benson asked the consultants to create another GIS layer to clarify low-density residential.

Mayor McDermon expressed a concern about taking the document too far. She believed there is merit in keeping the document broad.

Mayor Pro Tem Benson also wanted Conservation D areas marked on the map. His goal is to protect the coastal wetlands.

Planning Director Hill explained that "wetlands" is not synonymous with "conservation." She appreciates the Mayor Pro Tem's concerns, but the Division of

Coastal Management and the Army Corps of Engineers are the permitting authorities, which is an extensive permitting process.

Mayor Pro Tem Benson believes that the multi-use imagery on page 65 is out of date. He also suggested that the map's key may need modification. Mr. Holland will try to find a better replacement.

Alderman Peters asked how the Town can become a higher priority for DOT. Planning Director Hill suggested participating in the JUMPO.

The Mayor Pro Tem stated that the Inlet Hazard Area process has been delayed because of COVID-19, but he believes changes will occur and an update may be needed in the future.

Mayor Pro Tem Benson asked that page 77 have an addition to include coastal resiliency as a bullet point.

Alderman Meyer asked Mayor Pro Tem if he has a definition of "coastal resiliency" to add to the Plan. She believes some of these ideas already covered by zoning and building code.

Mayor Pro Tem Benson raised some concerns for potential contradictions. For example, at one point, the Plan states that it does not support marinas or boat ramps, but later, it supports access to estuary areas. He recommended deleting the "boat ramp" section.

Planning Director Hill responded that the statements do not necessarily conflict.

Other Board members discussed the potential conflict. Planning Director Hill responded that she understands the confusion and will work to clarify.

Mayor Pro Tem referenced page 85 and asked if it was meant to imply the Town is no longer allowing condominiums.

Planning Director Hill stated that it is possible to have a condo development, but the building height and setbacks requirements would be tough to overcome.

Mayor Pro Tem Benson proposed that the Planning Director and Planning Consultant review his edits, make suggestions and present to the Board.

Mayor McDermon asked for objections to the Mayor Pro Tem's proposal. No one objected.

Mayor McDermon asked if it would be appropriate to send the suggestions back to the Planning Board.

Mr. Landin Holland and the Planning Director have reviewed and discussed the Board's comments. Mr. Landin Holland has updated the CAMA Land Use Plan, which is currently available on the Town's Planning Department web page.

RECOMMENDATION that the Planning Board recommend that the Board of Aldermen adopt the CAMA Land Use Plan as presented.

ATTACHMENT [DRAFT 2020 CAMA Land Use Plan](https://www.ntbnc.org/planning) available online at <https://www.ntbnc.org/planning>



Town of North Topsail Beach
Planning Board

Agenda	IX. Continuing
Item:	Business
	Item B
Date:	11 05 20

Issue: BOA 9/3 Directive, NCDOT Response & Planning Director's Recommendation

Department: Planning

Prepared by: Deborah J. Hill MPA AICP CFM CZO

Presentation: Yes

BACKGROUND On September 3, after denying Osprey's request to sublease the Jeffries lot, the Board sent the New River Inlet Road speed limit to the Planning Board.

On September 10, the Planning Board directed staff to consult with NCDOT. The Planning Director has completed efforts on both the Planning Board's directive to consult with NCDOT to conduct a review of the speed limit on New River Inlet Road, as well as exploring alternatives to HOA members parking carts on private property at 402 New River Inlet, currently vacant.

The District Engineer's response was that the town *could request that* the speed limit be reduced. He did indicate that NCDOT does not have 'a dog in that fight' with regards to carts traveling along – but outside of - the 10-foot easement running on the soundside parallel to the New River Inlet right-of-way. The recent New River Inlet traffic count analysis and video revealed that there is not currently any queuing other than momentary delays less than 10-15 seconds.

Reducing the speed limit to 35 mph would permit street legal golf carts along New River Inlet Road, which could possibly exasperate the congestion issue with cars queuing behind golf carts, as observed in Surf City. The enforcement of a seasonal 35 mph speed limit is challenging and not recommended.

With regards to Osprey homeowners, golf carts and beach access, the 10-foot public beach access with walkway was part of the recorded Chrystal Shores subdivision plat. Golf carts are typically 4 feet wide and 8 feet long. The golf carts could travel north on the 10 ft easement (which is +/- 17 ft from the roadway) and cross directly onto the 10 foot wide public beach access w/walk and line up one behind the other with 6 feet to spare for pedestrians.

Staff has inquired if Osprey would be willing to install post and rope along the 10-foot easement along the Osprey side of New River Inlet Road. This would keep the carts safely out of the right of way. Staff recommends that the Town install post and rope on the oceanside public easement for BA 32.

RECOMMENDATION that the Planning Board recommends to the Board of Aldermen that if the Osprey HOA is willing to install post and rope on the Osprey side 10-foot easement, that the Town install post and rope on the BA-32 10-foot easement and allow for cart parking parallel to the walkway within the public easement.

ATTACHMENT None.



Town of North Topsail Beach
Planning Board

Agenda	IX. Continuing
Item:	Business
	Item B
Date:	11 05 20

Issue: BOA 9/3 Directive, NCDOT Response & Planning Director's Recommendation

Department: Planning

Prepared by: Deborah J. Hill MPA AICP CFM CZO

Presentation: Yes

BACKGROUND On September 3, after denying Osprey's request to sublease the Jeffries lot, the Board sent the New River Inlet Road speed limit to the Planning Board.

On September 10, the Planning Board directed staff to consult with NCDOT. The Planning Director has completed efforts on both the Planning Board's directive to consult with NCDOT to conduct a review of the speed limit on New River Inlet Road, as well as exploring alternatives to HOA members parking carts on private property at 402 New River Inlet, currently vacant.

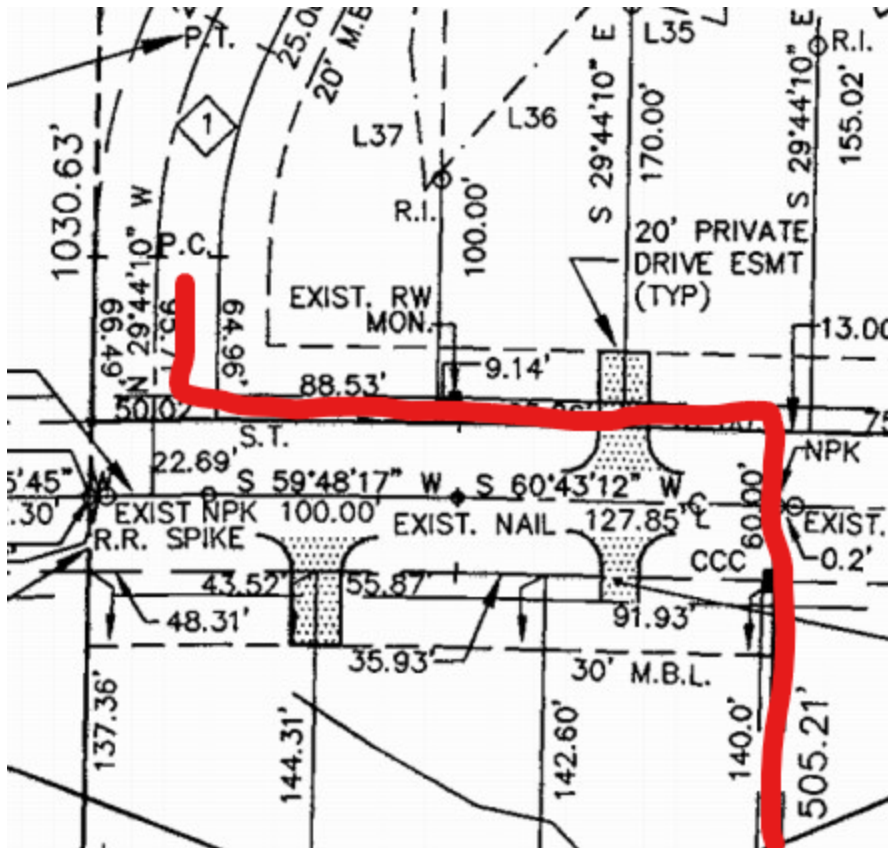
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Osprey



BA 32

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ATTACHMENT None.