

REGULAR MEETING MINUTES

THURSDAY, December 6, 2018, 2:00 PM

Topsail Beach

Commission Members:

Steve Smith, Chairman
Mike Benson, Vice Chairman
David Ward
Richard Peters
Teresa Batts
Hiram Williams
Jerry Heid
Jerry Patton
Teresa Batts
Mark Price
Ed Broadhurst

Public Present:

Brian Chadwick, Manager, North Topsail Beach
Michael Rose, Town Manager, Topsail Beach
Linda Vescovi, Town Planner, Topsail Beach
Jade Litcher, BIS Member, Topsail Beach
John Goller, Topsail Beach Resident
Randell Woodruff, Pender County
Chris Gibson, TI Coastal
Billy Christ, Congressman David Rouzer
Chance Lambeth, Congressman David Rouzer

1. Call to Order & Greetings

Chairman Smith called the meeting to order at 2:00 p.m. and welcomed Billy Christ and Chance Lambeth attending on behalf of Congressman David Rouzer.

2. Public Comments

No public comments were made.

3. Approval of Agenda

Mr. Peters made a motion to approve the agenda of the December 6, 2018 meeting as presented. The motion was seconded by Mr. Williams and passed unanimously.

4. Approval of the August 23, 2018 and October 25, 2018 Meeting Minutes

Mr. Benson requested a correction to the minutes of the August 23, 2018 meeting, item number 11., New Business, Section a) Sea Level Rise to reflect the information presented by Chris Gibson. Mr. Smith asked Mr. Gibson to clarify the information. Mr. Gibson stated that the 20-year sea level rise for North Carolina has been estimated at 1.25 feet. He went on to explain that Topsail Island has not seen these estimated rises and that he does not expect to see these numbers with the next data gathering in 2021-2022.

Mr. Benson made a motion to approve the minutes of the August 23, 2018 meeting to include the clarification presented by Chris Gibson for Item number 11., Section a). The motion was seconded by Mr. Heid and passed unanimously.

Mr. Peters made a motion to approve the minutes of the October 25, 2018 meeting minutes as presented. The motion was seconded by Mr. Williams and passed unanimously.

5. Consultant/Lobbyist/Partners – Information & Contact Review/Update

Poyner Spruill Attorneys – Mike McIntyre

Chairman Smith summarized Mike McIntyre's report focusing on the topic of the delay of the beach re-nourishment projects for Topsail Island. He stated that Senator Tillis sent a letter to the Army

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Corps of Engineers requesting an explanation of these delays.

Connie Wilson Consulting

Chairman Smith summarized Connie Wilson's report related to shoreline flood mitigation. He stated that ongoing discussions continued for appropriation. Mr. Gibson stated that he met with the Lt. Governor's office to discuss funding short falls, permitting for dredging projects, operation and maintenance cost of off-shore dredging and availability of dredging equipment.

6. United States Army Corp of Engineering (USACE) Update– Pam Castens

Chairman Smith stated that Ms. Castens reported no new start for beach re-nourishment projects.

7. NC Coastal Resources Commission (CRAC & CRC) Update

a. Hurricane Florence – Communication Issues & FEMA

Chairman Smith stated that the inability to communicate during Hurricane Florence was a major issue during the storm. He further stated that the Commission should look into improving communication methods and accurate reporting for future events.

b. Consideration of Various Variance Requests

Chairman Smith stated that the Coastal Resources Commission has begun to closely scrutinize recent requests for variances from the development regulations and is moving toward a strict policy toward denying such variances. He further stated that communities should be prepared to face tougher regulations in the future.

c. Unvegetated Beach Designation

Chairman Smith stated that in the areas of the beach where the dunes were completely destroyed, an unvegetated beach designation is created to establish construction setback lines in absence of a stable line of vegetation. He further stated that once the vegetation returned and the line could be re-established, the designation would be removed. It was agreed by CRC to establish unvegetated beach designation for beach areas in Surf City and North Topsail Beach.

d. CRC Rule for Dune Maintenance and Vehicle Access Ramps

Chairman Smith stated that the Coastal Resources Commission approved the use of "Hatteras Ramps" for vehicle access to the oceanfront. He further stated that the Commission also approved allowing beach accesses to be constructed an additional six feet (6') seaward of the toe of the dune to assist in dune development/replacement.

e. Marsh Sills

Chairman Smith stated that staff reported an increase in permit requests for marsh sills in replacement of using sea walls for shoreline stabilization. He further stated that the Army Corps of Engineers is in the process of adopting new regulations for marsh sills which will require a larger area for construction.

f. CAMA Land Use Plan Compliance

Chairman Smith stated that the Coastal Resources Commission is concerned about community's failure to follow their current Land Use Plan when issuing permits and making changes to their zoning ordinance. He further stated that this has resulted in a rise in land use legal actions by property owners.

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g. Inlet Hazard Area

Chairman Smith stated that the Commission has begun re-defining the Inlet Hazard Area using measures such as classification based on sand movement, ability of development, lot sizes, grandfather statuses and increased setback requirements. He further stated that while Topsail Beach did not see a dramatic change in the Inlet Hazard Area, North Topsail Beach experienced a significant change. Mr. Smith recommended that a staff member from each community attend the Coastal Resources Commission meetings to assist the Board members with local development issues/regulations during these discussions.

8. North Carolina Beach, Inlet & Waterway Association (NCBIWA) – Kathleen Riley

Kathleen Riley was not present at the meeting to speak to this topic.

9. Old Business

There were no items for old business to discuss.

10. Towns' Local Project

a. Topsail Beach – Michael Rose

Mr. Rose stated that the Town is still in the recovery phase of the storm and working closely with FEMA as well as DRC for debris collection. He further stated that the Town continues to work toward the priority of the emergency berm repair which is pending permitting and equipment availability.

b. Surf City

Mr. Ward stated that the Town is working toward dune restoration. Ms. Batts stated that the Town is pleased about the bridge opening and announced that a new Town Hall is planned for construction next to the Publix grocery store.

c. North Topsail Beach – Brian Chadwick

Town Manager, Brian Chadwick, stated that the Town continues to work with property owners for repairs. He further stated that the final debris collection cost for the Town was approximately \$1.8 million and that the estimate for the dune repair would be approximately \$20 million.

11. New Business

a. USACE Meeting 12/19, 2018

Chairman Smith stated that the next meeting of the USACE/NC State MOA will be December 19, 2018, 10:30 a.m. in New Burn. He further stated that there would be discussion of the funding to be allocated by the State for inlet dredging and timeline for equipment availability.

b. Charles Anderson – Resource Institute

Chairman Smith stated that Charles Anderson from the Resource Institute is scheduled to be a guest speaker at the next meeting to discuss issues related to the leeward side of the island.

c. Define Legislative Goals for 2019

The Committee agreed by general consent to continue to coordinate with Mike McIntyre and Connie Wilson.

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d. Election of TISPC Chairman and Vice Chairman for 2019

Mr. Patton made a motion to re-elect Steve Smith a Chairman. The motion was given a second by Mr. Williams. With no further discussion, by unanimous vote, Steve Smith was re-elected as Chairman. Mr. Williams made a motion to re-elect Mike Benson as Vice Chairman. The motion was given a second by Mr. Ward. With no further discussion, by unanimous vote, Mike Benson was re-elected as Vice Chairman.

e. CRC Meeting

Steve Smith stated that the next CRC meeting will be February 28, 2018 at the History Museum of Carteret County. 1008 Arendell Street. Morehead City.

12. Open Forum

Chairman Smith stated that Spencer Rogers, Sea Grant, is planning a presentation to Topsail Island for all three communities to address dune vegetation and planting of seagrass. He further stated that an announcement would be made when the final details have been set.

13. Next Meeting –Topsail Beach Town Hall, 2 PM, January 24, 2019

14. Adjournment

Mr. Ward made a motion to adjourn the meeting. The motion was seconded by Mr. Williams and passed unanimously.

There being no further business before the Commission, the meeting was adjourned at 3:10 p.m.

Respectfully submitted

Steve Smith, Chairman