



REGULAR MEETING MINUTES

Thursday, December 5, 2019, 2:00 PM

TOPSAIL Beach Town Hall

820 So. Anderson Blvd., Topsail Beach, NC 28445

Commission Members Present:

Steven Smith, Chairman
Larry Combs
Jerry Patton
Hiram Williams
David Ward
Tom Leonard
Susan Meyer
Mark Price
Ed Broadhurst

Public Present:

Ken Richardson, Shoreline Specialist, NCDCM
Mike Rose, Town Manager, Topsail Beach
Bryan Chadwick, Town Manager, North
Topsail Beach
Kerrie Allen, NC Coastal Federation
Dan Tuman, Mayor, North Topsail Beach
Jerry Heid, Alderman, North Topsail Beach
India Mackinson, Recording Clerk

1) Call to Order & Greetings

Chairman Smith called the meeting to order at 2:02 p.m.

2) Public Comments

No public comments were made.

3) Approval of Agenda

Commissioner Price made a motion to approve the agenda as presented. Mr. Patton seconded the motion, and it was carried.

4) Approval of Minutes for Oct. 31, 2019

Commissioner Price made a motion to approve the agenda as presented. Mr. Patton seconded the motion, and it was carried.

5) Inlet Hazard Area Review – guest speaker

Mr. Richardson presented the attached presentation to clarify misinformation about the IHA boundary update with information specific to Topsail Beach and North Topsail Beach. He emphasized that existing grandfathering rules will still apply, setback rules, and that 97% of structures in the new update are already within an Area of Environmental Concern. Mr. Combs asked how accretion factored into setback factor, to which Mr. Richardson said the minimum setback factor is 2. Mayor Tuman asked if lots less than 15,000 sq ft are nonconforming and unbuildable, to which Mr. Richardson said if density and setback requirements are met, those lots are buildable. Mr. Richardson also clarified that grandfathering rules are not made by the CRC, but by the legislature.

6) Consultant & Partners Reviews

a) Poyner Spruill Attorneys – See report

REGULAR MEETING MINUTES

Thursday, December 5, 2019, 2:00 PM

TOPSAIL Beach Town Hall

820 So. Anderson Blvd., Topsail Beach, NC 28445

Chairman Smith remarked the two biggest items in the report are sand borrowing with federal dollars, a big win for Topsail Beach in particular, and that they are still working with the Office of Management and Budget to get money for Surf City and North Topsail Beach. Mr. Williams asked how to push the issue, and a representative from Poyner Spruill suggested sending him a letter of frustration to pass it along to OMB. Chairman Smith also said that the FEMA insurance and rating system hasn't been reviewed.

b) Connie Wilson Consulting –

Chairman Smith noted that the biggest item is that funding for DOT and disaster recovery was passed. There's been no change on the Shallow Draft Inlet Fund. Chairman Smith reported that him and Mike Rose went to Raleigh to talk to Dr. Coley Cordeiro about SB 95 to clarify its uses. Mr. Rose said it was a successful meeting with legislative staff. Staff clarified that the language is for hurricane recovery and beach nourishment, but it could also be used for the soundside, land purchases, etc. This meeting also opened the door to talk to them in January about resiliency. Mr. Broadhurst asked if there was a deadline on the funding, and Mr. Rose said there is no set date. Chairman Smith also said they will meet in January with Pat McElraft to work on defining resiliency.

c) North Carolina Coastal Federation

Ms. Allen reported the resumption of the marine debris removal behind Topsail Island. Funding has been secured to work with local governments to remove abandoned vessels. Chairman Smith also said Pender County has a removal grant to clear out streams to improve water flow.

d) United States Army Corp of Engineering (USACE)

Chairman Smith said he is still waiting on news.

e) North Carolina Beach, Inlet & Waterway Association (NCBIWA)

Chairman Smith reported a successful conference. Alderman Leonard noted Chairman Smith's recent appointment to the NCBIWA Board of Directors.

f) NC Coastal Resources Commission (CRAC & CRC)

Chairman Smith said there are several small things going on in the CRC, such as looking at the impact of past decisions. They are working to change the language to help property owners understand deck requirements. They are in litigation on setbacks but holding firm so far.

7) Old Business

- a) NCBIWA Conference
- b) CRC Meeting



REGULAR MEETING MINUTES

Thursday, December 5, 2019, 2:00 PM

TOPSAIL Beach Town Hall

820 So. Anderson Blvd., Topsail Beach, NC 28445

8) Town's Local Projects/Direction – Please include projects dates

a) North Topsail Beach – Bryan Chadwick

Mr. Chadwick announced the start of the Phase 5 dune restoration project, which is part of SB 95 funding which added 4,000 linear feet to the project. It will run from the Surf City line to approximately St. Maritz. He also said the town is opening bids for the park that evening and is trying to secure a berm push. For the Army Corps of Engineer's inlet dredging project, the town will be one of the last locations. Work should begin in mid-February.

b) Surf City – Ashley Loftis

Mr. Ward reported that the beach haul is going strong with \$5 million for areas considered emergency.

c) Topsail Beach – Mike Rose

Mr. Rose said they were getting started with the project. The dredges should arrive in January, and they are documenting existing conditions in the meantime. The BIS committee had TI Coastal answer some of the public's questions. In the next BIS meeting, they will look at the soundside area of protection and have already talked with Ms. Allen about protecting all parts of the island. Chairman Smith said on February 24th, representatives are invited to come see the dredge project.

9) New Items

a) Public Hearings – Dec 12 (Leases) & 18 (IHA)

Chairman Smith noted the oyster lease public hearing in Surf City on December 12 and the IHA public hearing on December 18.

b) Proposed Calendar Review

Chairman Smith said he will look at the calendar and adopt with changes as needed.

c) Legislative Goals for 2020

Chairman Smith welcomed discussion on the goals. Mr. Combs asked about removing #3 on the federal goals, which Chairman Smith said he wanted to wait to remove it until he had official confirmation. Alderman Leonard said the North Topsail Beach Board of Aldermen discussed the goals and decided the terminal groin should go back on the list. Christina Asbury said the conversation about the groin should stress on transportation rather than property and beach saving. Alderman Leonard responded saying it's up to the lobbyists to deliver the message. Mayor Tuman clarified that the intent is to improve navigation and save adjacent shoreline from damage. Ms. Meyer asked about the goal to increase the dimensions of the navigable channel. Chairman Smith removed that goal because it is too massive of a challenge. Chairman Smith said he would use the attached list in negotiations with Connie Wilson and Poyner Spruill Attorneys.



REGULAR MEETING MINUTES

Thursday, December 5, 2019, 2:00 PM

TOPSAIL Beach Town Hall

820 So. Anderson Blvd., Topsail Beach, NC 28445

10) Next Meeting – 2 PM, Thursday, January 23, 2020, Surf City Welcome Center

Chairman Smith reminded towns to decide on who would sit on commission in 2020 and to nominate chair and vice chair. He has to confirm the meeting dates for the year but doesn't expect conflicts. He wished the audience a merry Christmas and happy new year.

11) Adjournment