

**Town Council
Regular Meeting
December 1, 2015**

Council Members Present:

A.D. (Zander) Guy Jr., Mayor
Nelva Albury
Michael Curley
Donald Helms
W.J. (Buddy) Fowler

Town of Surf City Staff:

Charles Lanier- Town Attorney
Larry Bergman- Town Manager
Stephanie Hobbs- Town Clerk
Todd Rademacher- Planning Director
Allan Libby- Tourism
Randall Worthington- Public Works
David Price- Public Works
Barry Newsome- Welcome Center
Kristie Grubb- Parks & Recreation Director
Ron Shanahan- Interim Police Chief
Jeff Johnson- Police Department
Garrett Mauck- Police Department
Phil Voorhees- Police Department
Earlene Graham- Public Works

Members of Public Present:

Peggy Bailey
Bobby Owings
Sabrina Guy
LaNae Fowler
Flow Helms
Johnsie Smith
Walt Warren
Waymoth Batts
Ray Sullivan
Michael Kenneway
Carl Johnson
Kara Pulley
Claire Medlin
Sharon Blair
Beth Matthews

A. Call to Order

Mayor called the meeting to order 7:00pm.

B. Invocation

Mr. Fowler gave the invocation.

C. Pledge of Allegiance

D. Appointment to Committees

Michael Curley TISPC
Doug Medlin Planning Board
Nelva Albury Beautification
Buddy Fowler Parks & Recreation
Don Helms Fire Department
Mayor Guy Police Department

E. Swearing-in Ceremony

D. Beautification & Appearance

Home of the Month- Otis & Judith Collier at 1806 N. New River Drive
Business of Month- Island Family Medicine at 13567 Hwy 50

E. Public Hearing

Open at 7:45pm

- Annexation Hwy 17 1.00 Acres

Mr. Rademacher stated this is a voluntary annexation requested by the owners Robert and Amy Grudzien. The property is 1.00 acres in size located along the Hwy 17 corridor. This is our heaviest commercial district and the recommended zoning is C3 Commercial, consistent with other adjoining land uses.

Closed at 7:50

Mr. Fowler made a motion to approve the annexation with a C3 zoning and the consistency statement resolution. Mr. Helms seconded the motion and it was carried.

Open at 7:51

- Rezoning 240.1 +/- Acres Belt Road

Mr. Rademacher stated the applicants are seeking a rezoning from RA to PUD for the purposes of building a mixed-use subdivision. The tract is approximately

240.19 acres in size and is located on Belt Rd. The property extends from Belt Rd running towards the island and back up to the properties on Atkinson Pt. Rd. The surrounding land uses are commercial vacant land vacant, commercial businesses, multi-family and some single family homes on Atkinson Point Rd. Properties within the Surf City limits are zoned MHS (Manufactured Home Subdivision), PUD (Planned Unit Development), and C3 Commercial within the Town Limits. Properties within the counties jurisdiction are zoned PD (Planned Development). The developers are proposing a large residential subdivision on this site with 3,424 residential units and 4 acres of commercial property. These units will be a mix of single family homes, and multi-family units. The developers are proposing to use the different density districts that are allowed by the PUD district of low, 5 units per acre, medium 16 units per acre and high density with 24 units per acre. The proposed residential density of the property is roughly 13.5 units per acre. The development will consist of several neighborhoods which will need to go through the subdivision review process and meet our zoning and subdivision codes for landscaping, lighting, open space, sidewalks, streets etc. Open space is to be provided at 24 acres and the developers anticipate providing an interconnected system of open spaces within each development district. The development proposes to use a Boulevard that will run from Belt Rd to an access point adjacent to the Dollar General for access through the neighborhood. The developers, staff and NCDOT have had preliminary discussions and this new intersection will require a lighted intersection to be installed at this access point. This 60 foot ROW point to the main highway is currently under construct for purchase by the developers. Other roadways and interconnection to neighboring properties will be developed as the project goes through the planning/approval process. Staff has discussed this project internally and is comfortable with the ability of the Town to accommodate water, sewer, police and fire protection of a project of this size in the coming years. Mr. Dave Weeks with Paramount Engineering in Wilmington NC, there have been many discussions with staff thus far. This is a 240 acre tract. This is the last remaining large tract available in the town. Collaboration with the town would lead to a great success. The Army Corps has approved the wetland lines on this tract. This type of development allows for the towns approval per each section. This project would include man types of dwelling between multiple families to single family. This would be a community within itself. This will be a market driven process to construction. This is a regional based company, very finically stable, they like partnerships and sustainably. The Planning Board recommends approving this this rezoning to PUD and approval of the density master plan for the Waterside development as the mix of uses is consistent with the discussions we have had over the years on this property. The project is consistent with the goals of the land use plan and is located in an area of town that will be able to accommodate this level of density in a development

Mr. Fowler spoke of concerns of the density of the land, wither or not it can hold that density.

Bob Fornand 55 Old Landing Road stated his concerns were with the oyster farms in the bay. The stormwater runoff from the branch on that property would ruin that bay. The current stormwater plan the town has would not hold the runoff from ruining the current oyster gardens.

Waymoth Batts 590 Belt Road stated the Batts property is next to the Sullivan property. His current oyster garden is at the mouth of the Bay, and he has had it for twenty-seven years. The runoff and pollution could potentially kill his oyster garden.

Closed at 8:11pm

Mr. Fowler stated the concerns that have been voiced are defiantly concerns of the town. The issue before us to night however, is the density plan. The future needs of stormwater control will be issues both to be faced by the town and CAMA.

Mr. Fowler made a motion to approve the re-zoning to PUD and the density plan. Mrs. Albury seconded the motion and it was approved. Mr. Fowler made a motion to approve the consistently statement resolution. Mr. Helms seconded the motion and it was carried.

E. Consent Agenda

1. November 4th Regular Meeting Minutes

Mr. Fowler made a motion to approve the Regular November 4th, 2015 minutes. It was seconded by Mr. Helms, and carried.

2. 2016 Holiday Schedule

Mr. Fowler made a motion to approve the Regular November 4th, 2015 minutes. It was seconded by Mr. Helms, and carried.

3. 2016 Meeting Schedule

Mr. Fowler made a motion to approve the Regular November 4th, 2015 minutes. It was seconded by Mr. Helms, and carried.

4. TISPC Beach Erosion Resolution

Mr. Fowler made a motion to approve the Regular November 4th, 2015 minutes. It was seconded by Mr. Helms, and carried.

G. New Business

H. Public Forum

Mr. Bradley Grosovich 136 S Kingfisher Lane came seeking an Eagle Scout project and asking for suggestions from the Mayor and Council.

The Mayor stated we would come up with a project for him. That they were very proud of him and his parents.

Mark Grosovich 137 S Kingfisher Lane the property owners on Kingfisher Lane have a stormwater issue. There are four lots that have had severe flooding. They have previously met with the town back in February. They are asking what the town has decided to with the project.

Mr. Bergman stated the Town has looked into the process with an engineer, Frank Braxton. The project needs to be finished so it can be finalized by the state. The proposed project was looking to cost around \$150,000. This would not necessarily fix all the flooding issues but the ones at the streets. Mr. Braxton is suppose to be looking at a phased approach. We as a town are awaiting what that approach would cost.

Mr. Grosovich stated in his yard when it rains the water is up to his knees. It is 300 feet, and across the street to the nearest storm drain. The water stands in the back yard for up to three weeks at the time.

Mayor stated the Council would like for the manager to get in touch with Mr. Braxton and get this ball rolling and then be in contact with the HOA.

Marty Martin 1825 N. New River Drive stated that the neighbors at 5th Street would like to request the walkover fixed. There is a lot of full time residents in that area.

Mayor stated we have had about 30 beach accesses damaged in the recent storm. We are in the process of having those fixed as soon as possible. It is a very high priority on our list, and that 5th Street is on the list.

I. Council Forum

Mr. Curley stated he thanked everyone for his or her input and for coming out tonight. He thanked the manager for his hard work on gathering the three towns together for a meeting and getting all the information distributed. This information will now be forwarded to the Divisions of Coastal Management. Our contact with the Army Corps was previously Marlowe & Company which merged last year with the Warwick Company. We no longer have a lobbyist in Washington D.C. The manager is gathering a team between the three towns to get the best lobbyist possible.

Mrs. Albury stated she thanked everyone for coming out and their opinions. She also thanked everyone for coming out to vote. God Bless and Merry Christmas.

Mr. Fowler stated it is refreshing to hear the comments. He thanked everyone for their hard work at the park and the lights look amazing. He warned everyone of fire hazards and to be with their family and friends throughout the holidays.

Mr. Helms stated he thanked everyone for their comments. Everyone conducted themselves in a very professional manner tonight. He warned everyone about using live trees. They are very flammable and will burn your house down. Also remember to check your dryers; they will catch the house on fire.

Mayor recognized Mrs. Jane Kirk for her thirty-seven years of service to the town. She was one of the original founders of the rescue squad. Ron Shanahan was recognized for his work in Operation Medicine Drop to Surf City. Stephanie Hobbs was recognized for her appointment to the International Institute of Municipal Clerks Certification as of November 2015. Brian Moxey with the Dolphin Dip is looking to use the Roland Ave beach access for the 14th Annual Dolphin Dip. It will be from 9-1 on New Years Day.

Mrs. Albury made the motion to approve the use of the Roland Ave access for the Dolphin Dip. Mr. Helms seconded the motion and it was carried.

J. Managers Reports

Mr. Bergman stated the finance officer will start December 14th her name is Ashley Loftis. There will be some utility impacts with the new development. We are looking at January 2nd for a workshop that will be utility focused. We have been contacted about 1516 S Shore Drive, the property owners near by are interested in buying the lot. We have both in-house and a sub contractors working on the beach accesses. We are hoping to have them open very soon. The beach bulldozing should start within the next few days with CM Mitchell Construction.

K. Town Attorney Reports

Mr. Lanier stated he had no reports at this time.

L. Adjournment

Mrs. Albury made a motion to adjourn the meeting. Mr. Helms seconded the motion and it was carried.

A.D. (Zander) Guy Jr., Mayor

Attest:

Stephanie Edwards Hobbs, Town Clerk