

SURF CITY PLANNING BOARD MEETING

MINUTES

January 15, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Frank Camps-Campins
Kim Shailer
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Michael Curley, Council Member
Michael Moore, Surf City Town Manager
Scott Logel, Cape Fear COG

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF DECEMBER 11, 2003 PLANNING BOARD MINUTES

Mr. Cramer, stated that his name needed to be taken out of the minutes, because he did not attend that meeting. Mr. Camps-Campins motioned that that the Planning Board minutes be approved as amended. Mr. Shailer seconded the motion. The motion was carried.

III. APPROVAL OF DECEMBER 16, 2003 PLANNING BOARD WORKSHOP

Mr. Camps-Campins motioned that the Planning Board Workshop minutes be approved. Mr. Shailer seconded the motion. The motion was carried.

IV. MEMBERS FORUM

Mr. Shailer questioned the residential and commercial businesses in the commercial zones and stated that the district needs to develop some type of ratio to allow so much residential and so much commercial. He stated that the business district is slowly being eat up by the residential district. The Planning Board asked Mr. Rademacher if he would compile some information on this and bring it back at the next Planning Board meeting.

V. ADJOURN

Mr. Cramer motioned that the Planning Board meeting adjourn

VI. LAND USE PLAN

Mr. Scott Logel, Cape Fear COG stated that he would be conducting the meeting for Mr. Haskell Rhett. He went over the land classifications that were placed on the maps. He stated that he had taken a consensus from the maps done at the last meeting and developed the new map with that information. Mr. Logel stated that Mr. Rhett has been working on the exact description of the land classifications.

The following topics were discussed on the land classification map presented:

- Conservation Areas
- Policies for the Classifications
- Final map will overlay infrastructure
- Compared future land use to current land use
- Calculation on average for land classification
- Projected land projects for future land needs.
- Is there any watersheds in the city
- Spoil Islands being changed from R-5 to Conservation
- J H Batts street connection through to main road Hwy 50/210

The Planning Board suggested changing the classification of the spoil islands to conservation. Mr. Shailer motioned that this be approved. Mr. Cramer seconded the motion. The motion was carried.

The Planning Board also questioned the peninsula Atkinson Shores and stated that the classification needed to be changed from High Density Residential to Conservation also. Mr. Cramer motioned that this be changed. Mr. Camps-Campins seconded the motion. The motion was carried.

The Planning Board motioned to accept all the changes made on the land classification map. Mr. Cramer motioned that this be changed. Mr. Shailer seconded the motion. The motion was carried.

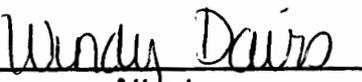
VII. ADJOURNMENT

Mr. Shailer motioned that the Planning Board meeting adjourn. Mr. Cramer seconded the motion. The motion adjourned and the Planning Board meeting adjourned at 7:30 P.M.



Planning Board Chairman

1-16-04
Date



Attest

1-16-04
Date

SURF CITY PLANNING BOARD MEETING

MINUTES

February 12, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Frank Camps-Campins
Kim Shailer
Trapper Cramer
Sydney Williams
Carl Johnson
Oliver (Al) Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Michael Moore, Surf City Town Manager
Haskell Rhett, Cape Fear COG
Scott Logel – Cape Fear COG

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF JANUARY 15, 2003 PLANNING BOARD MINUTES

Mr. Shailer stated that under (Section IV. Members Forum) change commercial businesses to **central business district areas**. Mr. Camps-Campins motioned that that the Planning Board minutes be approved as amended. Mr. Shailer seconded the motion. The motion was carried.

III. ZONING MAP AMENDMENT REQUEST – Kim Shailer

Mr. Rademacher stated that Mr. Shailer is requesting to rezone this property from C-1 to C-2. He stated that this rezoning would be similar to the property that Mr. Junior Johnson just rezoned and that it would allow for multi-family structures to be built. As courtesy, Mr. Shailer asked if he could be excused from the meeting, while discussing this and be excused on voting on this. Mrs. Ryce motioned that Mr. Shailer excuse himself from the meeting. Mr. Camps-Campins seconded the request. Mr. Shailer asked the board if he could present his request. He stated that this property was once zoned C-1 and stated that there used to be a pier, mobile home park and restaurant in the immediate area. He stated that he would like to zone this property like the surrounding areas around it. Mr. Cramer stated that we need to be careful with the high-density areas. Mr. Williams motioned that this zoning map amendment request be approved. Mr. Cramer seconded the motion. The motion was carried.

IV. MEMBERS FORUM

Penny Gettinger – 1005 N. New River Drive

She stated that near her home a Maritime Forest was wiped out and presented some photos that she had taken. She described how important the trees are to our eco-system and asked if we could re-visit our landscape ordinance and make it stronger.

Rebecca Bruton – 2911 S. Shore Drive Owner – Koffee Kats

She stated that she is concerned on what is happening to our island with the development, uncontrolled growth and water quality. She asked that we have larger buffer zones for absorption of storm water run-off. She stated that the ordinances need to minimize impervious surfaces and that the sidewalks be pervious surface. She wants to encourage that we try to improve the landscape ordinance so that we can preserve our maritime forest. She stated that the meat of the ordinances is not strong enough using words like encourage, which cannot be enforced. She brought Emerald Isle's Ordinance for the board to look at. She stated that she was not aware of the impact of the CAMA Land Use Plan on the town for the next 5 years, and stated that she would like to have the CAMA Land Use Plan adoption appealed. She stated that there needed to be more education on the Land Use Plan and more community/citizen involvement.

Richard Guglemann – 933 Broadway Drive

He stated that the island used to be a "sleepy" island and now there is huge development taking place. He stated that all the trees are being wiped out on these larger tracts of land and that we need to develop the island carefully, to protect the trees. He also mentioned a list serve to advertise the meetings more.

Carol Ryce

She stated that the Planning Board is just an advisory board and that the citizens need to come to the Town Council meetings and participate and make them aware of these issues.

Trapper Cramer

He stated that the Planning Board has strengthened the ordinances, but they still need to make them stronger. He also is concerned with clear cutting. He presented a suggestion that when a developer decides to develop a lot that they take the trees out and relocate them to another lot. A group could be developed to take over this process and maybe the trees could be planted in people's yards.

Oliver (Al) Alphin

He stated that we have discussed all of the concerns and that we needed more input from the citizens.

Chairman Barry Newsome

He stated that he enjoyed everyone participation for coming to tonight's meeting and stated that one thing we all need to remember is that there are others who want to come and enjoy the beach just as we do. He stated and as an owner they have the right to build their dream home on their property and we should allow others to enjoy the life here at the beach as well and encouraged everyone to come to the meetings. He stated to the citizens that the all of the meetings have been properly advertised and stressed how important it is that the citizen's attend these meetings.

V. LAND USE PLAN

Mr. Rhett passed out the policies and stated that we would discuss any items that there was problems with.

The following topics were discussed on the policies presented:

- Interior Roads
- More Open Space for Playgrounds and Amenities
- Storm Water Systems
- Make Surf City collegiate, more friendly and family oriented

Mr. Logel presented the board with the new land classification map with all the revisions on it from the previous meeting.

VII. ADJOURNMENT

Chairman Newsome motioned that the Planning Board meeting adjourn. Mr. Alphin seconded the motion. The motion adjourned and the Planning Board meeting adjourned at 8:00 P.M.

Barry Newsome
Planning Board Chairman

2-13-04
Date

Wendy Davis
Attest

2-13-04
Date

**SURF CITY PLANNING BOARD
COMMUNITY WORKSHOP MEETING**

LAND USE PLAN

MINUTES

February 17, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Frank Camps-Campins
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Haskell Rhett, Cape Fear COG

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. WELCOME

Mr. Newsome welcomed everyone for attending the workshop and explained the purpose of the meeting.

III. INTRODUCTION TO THE LAND USE PLAN

Ms. Rebecca Bruton presented to the board a copy of Chesapeake Bay, Maryland's Land Use Plan.

Mr. Rhett stated that at the December 16th Community Meeting the citizens came out and discussed specific policy issues. He presented the Board and citizens at tonight's meeting with a copy of those policies discussed from that meeting.

Mr. Rhett stated from the Policies presented to them, we only need to discuss the numbered policies.

Issues discussed on the policies were:

- ❖ Pervious parking lots
- ❖ Management Plan – Maintenance/Does Public Works have one
- ❖ How many trash cans there are for public access
- ❖ Have mutt mitten bags at each access
- ❖ How many handicap accesses are there and are there enough
- ❖ Educational Signs at the walkovers and accesses
- ❖ Businesses adopting accesses and naming them after their businesses
- ❖ Encourage light industry
- ❖ Discourage the stripping and clear cutting of lots
- ❖ Regulations and incentives fro protection of natural resources
- ❖ Re-establish plants for beautification
- ❖ Possibility of Nature Conservancy donating money to help
- ❖ Replant native vegetate cover for the dunes and vacant land
- ❖ Encourage mixed use; keep community affordable
- ❖ Beautification of buildings

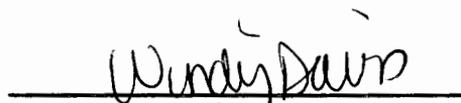
IV. ADJOURNMENT

Mr. Cramer motioned that the Planning Board workshop adjourn. Mrs. Ryce seconded the motion. The motion was carried and the workshop adjourned at 8:00 P.M.



Planning Board Chairman

2-18-04
Date



Attest

2-18-04
Date

SURF CITY PLANNING BOARD MEETING

MINUTES

March 18, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Kim Shailer
Trapper Cramer
Carl Johnson
Oliver (Al) Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Bill Akers, Tree Mover
Richard Guglemann, Citizen
Billy Mills, Citizen
Ted Kopla, Citizen
Rebecca Bruton, Citizen

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF FEBRUARY 12, 2004 PLANNING BOARD MINUTES

Mrs. Ryce stated that her comments were left out of the minutes. Mr. Shailer motioned that that the Planning Board minutes be approved as amended. Mr. Cramer seconded the motion. The motion was carried.

III. APPROVAL OF FEBRUARY 16, 2004 WORKSHOP MINUTES

Mrs. Ryce motioned that the Workshop minutes be approved. Mr. Oliver seconded the motion. The motion was carried.

IV. SUBDIVISION REVIEW

1. Tropical Winds Phase III Preliminary

Mr. Rademacher stated that B & L Development is the applicant and that it is located off of Driftwood Drive. The developer is proposing 30 new lots. The water and sewer lines have been approved by the state and the street lights need to be added to the plan. Mr. Rademacher stated that staff recommends approval. Mr. Shailer motioned that this preliminary plat be approved with the addition of street lighting to the plan. Mrs. Ryce seconded the motion. The motion was carried.

V. ZONING MAP AMENDMENTS

1. Little Kinston Road R-5M to C-2 (Batts Properties, Inc)

Mr. Rademacher stated that this property was located on Little Kinston behind Beauchaines Restaurant. The C-2 zone would allow more flexibility for allowed uses. Mr. Cramer motioned that this zoning map amendment request be approved. Mr. Shailer seconded the motion. The motion was carried.

2. 120 Little Kinston Road R-5M to C-2 (SDR Limited)

Mr. Rademacher stated that this zoning request is next to 110 Little Kinston Road. The C-2 zone again would allow for more uses than the R-5M. He stated that staff recommends approval. Mrs. Ryce motioned that this zoning map amendment request be approved. Mr. Cramer seconded the motion. The motion was carried.

3. Property on JH Batts Road RA to R-5M (James Batts)

Mr. Rademacher stated that the applicant was requesting to rezone 16.597 acres from RA to R5M. This property is located on JH Batts road and the intent is to develop a Mobile Home Park and a campground. The R5M zone would allow (11) eleven mobile homes per acre and a full site plan would have to be submitted. Mr. Rademacher stated that the staff had made the following comments: (1) this area of town has not yet been developed yet and (2) any request for this area will set the tone for that area. Mr. Newsome stated that allowing this rezoning would set the tone of what we want to become. Mr. Shailer motioned that the board deny this zoning map amendment request. Mrs. Ryce seconded the motion. The motion was carried. Mr. Rademacher stated that the applicant has 10 days to appeal to the town clerk to be heard at the Town Council meeting.

VI. ZONING TEXT AMENDMENT

Mr. Newsome commented on the development Topsail Cove that Ronnie Bryant owns. He stated that Mr. Bryant had relocated around 140 live oak trees, and commended him highly on what a great job he had done on this project.

1. Coastal Forest Overlay District (Request by Rebecca Bruton)

Ms. Bruton stated that the group she has been working with has coordinated an effort to develop an echo system for the island. She spoke on the land development and that we needed the animals, vegetation etc. She distributed the text amendment request for the Coastal Overlay District on preservation of trees and stated that they hope to get the support of the Planning Board. She also stated that she had a petition of signatures and also mentioned that she had spoke at the historical convention meeting.

Mr. Bruton spoke of Mr. Bill Acres that relocated the trees in the development Topsail Cove. She stated that moving trees cost approximately \$200 and hour and there is a 100 % chance of survival. Mr. Rademacher stated that the purpose of the Coastal Overlay District is to protect remaining maritime forest and natural vegetation on the island or touching any of the coastal waters.

The Coastal Overlay district would apply to all the zoning districts. All existing natural areas are to be preserved outside the building footprints. Mr. Rademacher described the dimensional requirements and design standards and stated that currently you do not have to submit a site plan to clear a lot.

Topics discussed were:

- 4.17.3 Design Standards replace (c) with (2) from Section 4.17.4
- Set definitions for design standards for pervious materials
- Citizen submit a plot plan when developing a lot
- Add Stormwater Retention Systems under Section 4.174 Site Plan
- Enforcement issues
- Donating trees to other parts of island
- 24 foot total allowed for driveways or (2) 12 foot driveways

Mr. Bill Acres, tree mover from Castle Hayne spoke about the project he had done out at Topsail Cove. He stated that this was a good idea to replant trees and put them back on properties. He stated that the City of Wilmington has a tree fund for developers that can not fit a tree back on the property they donate money. He stated that the Town of Surf City needed to have a tree fund and he spoke highly on the people who are preserving land and trees.

Mr. Richard Gugelmann asked what the long time prognosis is for tree survival when moving them. Mr. Acres stated that the prognosis is about a year, and if the tree would die it would be within this time. He stated that the winter is a better time replant and re-transport large trees. Mr. Newsome thanked Mr. Acres for what he is doing. Citizen's asked when the timeline would be to get this to the Town Council and get this approved. Ms. Bruton and Mr. Gugelmann stated that they wanted this to go to the April Council meeting. The Planning Board felt that there were still some issues to work out on this document and set a Special meeting Thursday, March 25th at 2:00 P.M. upon the citizen's request. The Planning Board expressed to the citizens that they needed to attend the meetings.

2. Discussion on Mixed Use Buildings

Mr. Rademacher discussed the town's mixed-use percentage route for commercial/residential district. He stated that he was looking for some type of direction to go on for this. The Planning Board stated that the percentage be 70 % Commercial and 30 % Residential. Mr. Rademacher explained that in the center part of town C-1 calls for mixed use and doesn't give anything to work with. He stated that it needs to be specified why there needs to be a percentage for the mixed use.

VII. MEMBERS FORUM

PLANNING BOARD

Kim Shailer

He stated that we needed to go forward with this Coastal Overlay District.

Carl Johnson

He stated that he glad everyone came to tonight's meeting and that we will work hard to get things done.

Trapper Cramer

He stated for the citizen's to keep up the good work.

Oliver Alphin

He stated that a lot of the building industry does not agree with the tree coalition people and stated that it is important to get the word out to the Town Council.

Chairman Barry Newsome

He stated that this was a job well done by the citizens.

Todd Rademacher

He stated that he just wanted to commend the Planning Board on a good job that they are doing for the Town of Surf City.

(CONTINUATION OF MARCH 18TH PLANNING BOARD MTG – THURSDAY MARCH 25TH at 2:00P.M.)

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Trapper Cramer
Carol Ryce
Carl Johnson
Sidney Williams
Kim Shailer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Rebecca Bruton, Citizen
Richard Guglemann, Citizen

1. Coastal Forest Overlay District

4.17.2 - Dimensional Requirements

(2) Changed maximum total footage for driveways to 24-feet and add in at the end of sentence (in order to maximize natural areas).

4.17.3 - Design Standards

(1)(C) Change sentence to: All trees outside the setbacks greater than or equal to three (3) inches in diameter measured four (4) feet from the ground may not be removed.

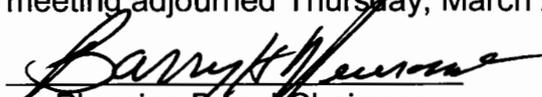
Add: Pervious materials are but not limited to pervious are, but not limited to, pervious concrete, pervious asphalt, slate gravel, river rock, slatted wood and other similar materials or products designed to allow water to pass through

Mr. Shailer motioned to approve the ordinance with the changes made today and to send them to the Town Council. Mr. Cramer seconded the motion. Mr. Williams opposed and motion binding after review

VII. ADJOURN

Mr. Newsome appreciated everyone coming out and showing their support at the meetings.

Mr. Cramer motioned that the Planning Board Meeting adjourn. Chairman Newsome seconded the motion. The motion was carried and the Planning Board meeting adjourned Thursday, March 25th at 3:00 P.M.



Planning Board Chairman

3-19-04
Date



Attest

3-19-04
Date

**SURF CITY PLANNING BOARD
COMMUNITY WORKSHOP MEETING**

LAND USE PLAN

MINUTES

March 23, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Frank Camps-Campins
Kim Shailer
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Haskell Rhett, Cape Fear COG

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. WELCOME

Mr. Newsome welcomed everyone for attending the workshop and explained the purpose of the meeting.

III. INTRODUCTION TO THE LAND USE PLAN

Mr. Rhett stated that the Land Use Plan would now go before the Town Council and the Coastal Resource Commission (CRC). Mr. Mike Christenbury with CRC will send the Land Use Plan back for comments after he receives draft in October.

Mr. Rhett stated that we should be finished by the end of 2004 and stated that he would be coming back to meet with the Planning Board on any changes will may have on the document. Mr. Newsome mentioned putting page #'s on the legend by the classifications to refer back to definitions.

Mr. Rhett stated that we would need to have a citizen participation meeting in May for the citizens to look at the Land Use Plan.

The Planning Board also changed the Planning Board meetings, so that they are the second Thursday of every month effective July 1st. Mr. Camps-Campins spoke about how important it is to get the citizen's more involved in local government.

IV. ADJOURNMENT

The Planning Board motioned that the workshop adjourn. The motion was carried and the workshop adjourned at 6:30 P.M.


Planning Board Chairman

3-23-04
Date


Attest

3-23-04
Date

SURF CITY PLANNING BOARD MEETING

MINUTES

April 15, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carol Ryce
Kim Shailer
Trapper Cramer
Carl Johnson
Oliver (Al) Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Richard Guglemann, Citizen
Billy Mills, Citizen

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF MARCH 18, 2004 PLANNING BOARD MINUTES

Mrs. Ryce stated to change (Mr. to Mrs.) on page 2, #3 under her motion and motioned that the Planning Board minutes be approved as amended. Mr. Shailer seconded the motion. The motion was carried.

III. APPROVAL OF MARCH 23, 2004 WORKSHOP MINUTES

Mr. Cramer stated to add his name as being present at the meeting and motioned that the Workshop minutes be approved as amended. Mr. Shailer seconded the motion. The motion was carried.

IV. ZONING MAP AMENDMENTS

1. 308 North Shore Drive C-1 to C-2 (George T. Aman Heirs)

This amendment was withdrawn by the applicant.

2. 2109 North Shore Drive R-5 to C-2 (Norman Mercer)

Mr. Rademacher stated that this is a zoning map amendment request by Mr. Mercer. The C-2 use for this is compatible to the surrounding uses. He stated that the Planning Department recommended approval of this request. Mr. Cramer asked how many town home units could there be on this property. Mr. Rademacher stated that there could be as many as 18-20 units. Mrs. Ryce motioned that this zoning map amendment request be approved. Mr. Johnson seconded the motion. Mr. Shailer withdrew from voting on this since he is an adjacent property owner. The motion was carried. Mr. Cramer stated that we are setting a lot of density with allowing different multi-family homes and that we needed to be careful of this.

V. ZONING TEXT AMENDMENT

1. Mixed Use Buildings in the C-1 District

Mr. Rademacher stated that we have been talking about this text amendment for several months now and that this C-1 district needs to be more classified on what you can or cannot do. He stated that we are changing Section 4.7.1 (f) of the Zoning Ordinance to Residential and Commercial Uses in one structure with the following provisions: (1) Residential use may not exceed 30 % of the total units of the structure and (2) Commercial setbacks may be used.

Mr. Shailer stated that he thought that the square footage should be specified for this. Mr. Camps-Campins mentioned that there could be someone that has a hardship. Mr. Alphin stated that he disagreed with Mr. Camps-Campins and stated that the zoning ordinance special uses are usually strict and to the point. Mrs. Ryce motioned that this zoning text amendment be approved. Mr. Alphin seconded the motion. The motion was carried.

VII. PUBLIC FORUM

Richard Gugelmann - Citizen

He asked when the Land Use Plan would be approved. Mr. Rademacher stated that it should go before the Town Council around June or July. Mr. Gugelmann also asked would there be another public meeting. Mrs. Ryce stated that there will be another public forum in May for discussion of the Land Use Plan and it will be posted 2 weeks prior to the meeting.

Billy Miles – Citizen

He questioned the Batts property that was approved and re-classified mobile home park at the last Town Council meeting. Mr. Rademacher stated that it was approved for R-5M, which allows just for mobile homes and campgrounds. He also asked about having no parking signs put up for along the sides of the streets.

MEMBERS FORUM

Frank Camps-Campins

He stated that he was delighted to see the articles in the newspapers on the trees that have been relocated.

Kim Shailer

He compared Surf City to the Outer Banks and stated that if we end up having the castle type homes the parking issue would be a great problem.

Carl Johnson

No comments

Carol Ryce

No comments

Oliver "Al" Alphin

He spoke with the building inspector about Pender County and their new zoning ordinance they adopted. He stated that the property owners within Pender County are going to want to annex into Surf City to down size their lots and stated that the board needs to take action on this. He also asked is their something in the ordinance that stated you can't park on the new sidewalks.

Todd Rademacher

He stated that the Town Council has scheduled a hearing to adopt the Zoning Ordinance at the May 4th meeting. Mr. Alphin asked if the Chairman needed to be there to present this to the Town Council.

Mr. Rademacher also stated that we have had a lot of good feedback as far as the "Coastal Overlay District" and the tree relocating.

Chairman Barry Newsome

He stated that it is nice to see all the positive impact in the newspapers from different areas on all the good things happening here in Surf City and stated that the town board has made a lot of head way for the island.

VI. ADJOURN

Mr. Newsome appreciated everyone coming out and showing their support at the meetings.

Mr. Shailer motioned that the Planning Board Meeting adjourn. Mr. Alphin seconded the motion. The motion was carried and the Planning Board meeting adjourned at 6:15 P.M.

Barry Newsome
Planning Board Chairman

4-16-04
Date

Wendy Davis
Attest

4-16-04
Date

SURF CITY PLANNING BOARD MEETING

MINUTES

May 13 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carol Ryce
Trapper Cramer
Carl Johnson
Oliver (Al) Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Richard Gugleemann, Citizen
Haskell Rhett, Council of Government
Andy Cavendar, Citizen

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF APRIL 15, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved. Mr. Johnson seconded the motion. The motion was carried.

III. APPROVAL OF APRIL 20, 2004 WORKSHOP MINUTES

Mrs. Ryce mentioned a typo in the minutes on page2/paragraph 2. Mr. Camps-Campins motioned that the Workshop minutes be approved as amended. Mrs. Ryce seconded the motion. The motion was carried.

IV. ZONING MAP AMENDMENTS

1. Mo Afify-Zoning of Newly Annexed Property

Mr. Rademacher stated that this property was annexed at the last Town Council meeting. He stated that Mr. Afify is planning on building apartments and commercial. Zoning this property would allow for higher density, more flexibility and the PUD requires more site plan developments than and other type. Mr. Rademacher stated that the Planning Department recommends approval. Mr. Johnson stated that it would be better to see a site plan on what Mr. Afify is planning on doing. Mr. Rademacher stated that we could hold Mr. Afifty to the site plan and stated that in a PUD zone there are more requirements and that it would work to our advantage. He also presented the Planning Board with a sketch site plan and stated that it should look a lot like Landfall located in Wilmington. Mr. Alphin was concerned and stated that we needed to have a comprehensive plan on what the density of this would be, and stated that no zoning should be done on a property without a site plan. Mr. Rademacher stated that a PUD zone doesn't require the applicant to submit a site plan and that this zone will give more of a hands on with the developer. Mr. Camps-Campins stated that the Land Use Plan shows areas of density. He thought it would be good to hold a workshop on Zoning Map Amendments. Mr. Rademacher stated that his main concern is that now the Town Council has adopted the ordinance, we would have to go back and re-write it again. Mrs. Ryce motioned that this Zoning Map Amendment be approved as PUD. Mr. Camps-Campins seconded the motion. The motion carried.

2. Doug Medlin-Zoning of Newly Annexed Property

Mr. Rademacher stated that this property was located on Hwy. 50 and is currently unzoned. The request is to re-zone into 2 separate districts. The road front lot would be zoned MU for Mixed Use and the back portion of the lot would be zoned R-5 for Residential, which would allow for single-family and duplexes. Mr. Alphin mentioned again that we need to have a site plan on this. Mrs. Ryce motioned that this Zoning Map Amendment request to re-zone property to MU and R-5 be approved. Mr. Johnson seconded the motion. The motion was carried.

V. MEMBERS FORUM

Frank Camps-Campins

He stated that he agreed with Mr. Alphin on Zoning Map Amendments requiring a site plan.

Carl Johnson

He commented on small lots on the island and stated that most of the people in this area are retired and don't want big lots. He also stated that he doesn't think there will be a lot of residential on Hwy 50/210 on the mainland.

Carol Ryce

She stated that she and Mr. Newsome were at the last Town Council meeting on the Zoning Ordinance and asked Mr. Rademacher if the Planning Board could get a copy of the new ordinance. Mr. Rademacher stated that the new Zoning Ordinance would be on the website and available to look at tomorrow.

Trapper Cramer

He thinks Mr. Alphin is right on requiring site plans and stated we need to look at discussing this at our next meeting.

Oliver "Al Alphin"

He expressed concern again on having site plans submitted for any Zoning amendments.

Chairman Barry Newsome

He stated that he would like to schedule a workshop, with no agenda for the Planning Board to discuss any issues that are going on. Mr. Rademacher stated that the Subdivision Ordinance would address this Open Space Ordinance.

VI. LAND USE PLAN

Mr. Rhett stated that the Phase II draft of the Land Use Plan is now complete. He discussed future land use and asked the Planning Board if they had any further thoughts or comments on the Land Use Plan, before it is sent to the Town Council.

Mr. Camps-Campins stated that the Land Use Plan was written extremely well and that this document will always be in transition. He stated to go ahead and send the draft to the Town Council.

Chairman Newsome stated that there has been a lot of thought and hard work put into this document and that everyone should be proud of themselves. He also stated that Mr. Rhett's written abilities are good and that he has done a great job on preparing this document.

Mr. Camps-Campins motioned to approve the draft Land Use Plan and send it to the
Town Council. Mr. Cramer seconded the motion. The motion was carried.

Mr. Rhett stated that he would get the copies of Phase I and II of the draft Land Use Plan to the Town Council and hopes that they will approve and release the document to be sent to the State Agency. Following the next CRC meeting comments will be made from the State and sent to the Town of Surf City for any revisions that need to be made. Mr. Rademacher stated that he has spoken with Mr. Mike Christenbury with the State and he stated that everything looked good on the Land Use Plan.

Mr. Alphin asked Mr. Rademacher if he would get some information on PUD's from other Towns and Counties for next week's Planning Board workshop.

VII. CITIZEN'S FORUM

Mr. Guglemann requested that minutes of the Planning Board and Town Council be put on the Town website. Chairman Newsome stated that we would work on that.

VIII. ADJOURN

Mr. Newsome appreciated everyone coming out and showing their support at the meetings.

Mr. Alphin motioned that the Planning Board Meeting adjourn. Mr. Johnson seconded the motion. The motion was carried and the Planning Board meeting adjourned at 6:45 P.M.

Barry A. Newsome
Planning Board Chairman

May 14, 2004
Date

Windy DeWitt
Attest

May 14, 2004
Date

SURF CITY PLANNING BOARD WORKSHOP

MINUTES

May 18, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Carol Ryce
Oliver (Al) Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison

DISCUSSION

- Decide on what the density of Surf City is going to be. Set a low and high density.
- How can we develop or zone land not in the town limits.
- PUD approval should be a subdivision approval process not a zoning approval process.
- How should we assign density to different types of property; we need some type of guidelines.
- Service roads or road connections to help alleviate traffic.
- Swing Bridge
- Commercial district on Hwy 50/210

The Planning Board members stated that we need to get an aerial map from the Swing Bridge, Hwy 210/50 and up to Hwy. 17, so that we can decide on the areas we want to zone.

Chairman Newsome asked Mr. Rademacher if he would get the following maps requested from Pender and Onslow Counties for the next workshop meeting on June 22nd.

Meeting adjourned at 7:00 P.M.

SURF CITY PLANNING BOARD MEETING

MINUTES

JUNE 17, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carol Ryce
Trapper Cramer
Carl Johnson
Oliver (Al) Alphin
Andy Cavender
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Richard Guglemann, Citizen
Larry Rice, Citizen
Joy Rhodes, Citizen
Ronnie Bryant, Citizen
Ms. Singleton

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation. Chairman Newsome welcomed new member of the Planning Board Andy Cavender, who replaced Wanda Batts.

II. APPROVAL OF MAY 13, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved. Mr. Johnson seconded the motion. The motion was carried.

III. APPROVAL OF MAY 18, 2004 WORKSHOP MINUTES

Mrs. Ryce motioned that the Workshop minutes be approved. Mr. Camps-Campins seconded the motion. The motion was carried.

IV. ZONING MAP AMENDMENTS

1. 706 Cockle Street

Mr. Rademacher stated that this was a re-zoning request and that the original request was from R-10 to MHS. Applicant re-submitted request to change it to R-5 instead of MHS, which would allow duplexes and single-family dwellings. This property was recently annexed into the Town of Surf City. Mr. Rademacher stated that staff was concerned on the consistency of the development on Cockle Street which is in Gabes Point Subdivision.

Mr. Alphin asked what the development plans are for this land. Mr. Bryant, applicant stated that he was going to divide the property into 3 lots for single-family dwellings. Mr. Johnson asked if there were any restrictive covenants in this subdivision. Mr. Rademacher stated that there was, but the Town could not enforce them. Mr. Larry Rice, of 712 Cockle Street stated that he has lived in Gabes Point Subdivision for 13 years and that there are restrictive covenants and he does not think that the surrounding neighbors would agree with this rezoning request. He stated that the restrictive covenants established in 1976 do not allow for the lots to be subdivided and that they are still in order. Mr. Rice asked the Planning Board to deny the applicant's request. Mrs. Joy Rhodes, of 720 Cockle Street stated that she has lived in Gabes Point Subdivision for 7 years and that she likes the way this subdivision is with uniformity. She stated that the Town should not allow the lots to be subdivided, because the restrictive covenants prohibit this. She also asked that the Planning Board deny this rezoning request. Mrs. Rhodes provided the Planning Board with a copy of the restrictive covenants.

Mr. Bryant showed the Planning Board the property and stated that it was annexed into the town, because the land would not perk, and that he is having to bore under the road for water and sewer connections. Mr. Alphin explained that he thought you would have to have a unanimous vote from the homeowners of Gabes Point for the restrictive covenants. Mr. Bryant stated that his attorney has sent out letters to the homeowners of Gabes Point. Mr. Rice stated that he and the homeowners of Gabes Point are just trying to protect their community.

Chairman Newsome stated that the Board likes to see neighborhoods that care about their community and that as the Board we cannot see into the future, but we do need to try and develop and plan things correctly. Mr. Williams abstained from voting as a property owner in Gabes Point. Mr. Camp-Campins motioned for Mr. Williams to be excused from voting. Mr. Johnson seconded the motion. The motion was carried.

Mr. Alphin stated that he didn't agree with subdividing and that we needed to protect the neighborhood. Mr. Camps-Campins stated that any changes should be done carefully to protect the values of the community.

Mrs. Ryce motioned to deny this Zoning Amendment Request. Mr. Alphin seconded the motion. The motion was carried.

Chairman Newsome commented to Mr. Bryant on the good job on moving the trees in Topsail Cove Subdivision.

V. MEMBERS FORUM

Frank Camps-Campins

He stated that the Land Use Plan has now been sent to Raleigh and that there are a lot of important issues in this plan. He thinks it would be good to abstract 12 important issues to take to the Town Council and Planning Board to talk about and show all the benefits of what can be done from these issues.

Andy Cavender

He stated that he is new to the Planning Board and explained that the tree committee asked him to be liaison between the Planning Board and the committee to get information out. Ms. Chris Madery of the tree committee spoke on trees and how to get the word out on the relocating of trees.

Sidney Williams

He apologized to the Planning Board for missing a couple of meetings, because of being out of the State traveling with his job and stated that he is glad to be back now.

Carl Johnson

He also stated that he thinks we can get good information from the Land Use Plan and also that the Board made the right decision on denial of re-zoning in Gabes Point Subdivision.

Carol Ryce

She welcomed new Planning Board member Andy Cavender.

Trapper Cramer

No comments.

Oliver "Al Alphin"

No comments.

Chairman Barry Newsome

He stated that he thrilled on how well the Planning Board is doing and would like to schedule another joint workshop and meet with Citizens on discussing any ideas that may be up for discussion.

Councilman Doug Medlin

He stated that after the Planning Board workshop next meeting we need to set up a time to schedule a joint meeting with the Town Council and Planning Board.

VI. CITIZEN'S FORUM

Mr. Rademacher stated that there were some citizens in the audience who wanted to discuss the proposed development of a new duplex on 1906 S. Shore Dr. and stated that the Planning Board has a copy of the letters submitted on this.

Mrs. Jenny Singleton of 1902 S. Shore Drive stated that she received a letter from the owner of 1906 S. Shore Drive stating that a duplex was going to be built. She stated that after looking over the restrictive covenants that it doesn't allow this. Chairman Newsome stated that he lives on S. Shore Drive and explained leaving space between the adjacent property owners. He also stated that he did not know if the restrictive covenants were any good, because there is not a homeowner's association. Chairman Newsome stated that as long as the development of the duplex is in aggreance with the building permit and zoning permits that it must be permitted. Mr. Rademacher stated that this property is R-5, which allows duplexes and that the Town does not enforce restrictive covenants. Mr. Alphin stated that the restrictive covenants would have an expiration date on them.

Chairman Newsome asked didn't a Homeowners Association have to be active. Mr. Alphin stated that as long as there are restrictive covenants that it is enforceable. Mrs. Singleton stated the restrictive covenants just allow single-family homes. Mrs. Chambless of 1908 S. Shore Drive biggest issue on this duplex being built was the amount of parking.

VII. ADJOURN

Chairman Newsome asked Mr. Rademacher if the maps would be ready for the workshop next Tuesday. Mr. Rademacher stated that if the maps were not ready that we would cancel the meeting. Mr. Rademacher stated that he had presented the Planning Board with a copy of the new Zoning Ordinance approved on June 1, 2004. Mrs. Ryce asked about the Subdivision Ordinance update. Mr. Rademacher stated that he would know more on that after July 1st.

Chairman Newsome appreciated everyone coming out and showing their support at the meetings.

Mr. Camps-Campins motioned that the Planning Board Meeting adjourn. Mr. Alphin seconded the motion. The motion was carried and the Planning Board meeting adjourned at 6:30 P.M.

Barry Newsome
Planning Board Chairman

June 18, 2004
Date

Windy Davis
Attest

June 18, 2004
Date

SURF CITY PLANNING BOARD WORKSHOP

MINUTES

JUNE 22, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Carol Ryce
Oliver (Al) Alphin
Andy Cavender
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Donna & Alan Mitchell, Citizens

WELCOME

Chairman Newsome welcomed everyone and called the workshop meeting to order at 5:30 P.M.

ZONING MAP AMENDMENT REQUEST – D.C. LANIER

Mr. Rademacher stated that this property was annexed into the town about a month ago and it is currently un-zoned. The applicant wants to zone this property 4 ways including R-5M, R-10, MU and C-3. Applicant submitted a site plan of the entire property for the Planning Board to review. Mr. Alphin stated that he thought the purpose of the meeting was to hold a workshop and nothing on the agenda and thought this should be at our regular Planning Board Meeting. He also suggested having an overall site plan on this property and property adjacent to it, so that we would know how to zone it. Chairman Newsome also stated that the purpose of the meeting was to hold a workshop for the Planning Board to brainstorm on ideas.

Mr. Alphin asked Mr. Rademacher's point of view on this site plan submitted. Mr. Rademacher stated he has looked over this and talked with the developer and that he would approve this Zoning Map request. Mr. Alphin stated that he did not feel comfortable in approving this without knowing what the surrounding area is zoned.

Mrs. Mitchell, one of the property owners stated that she was trying to go ahead and get things started so that they could apply for permits. Mr. Camps-Campins stated that the proposed zones for this property were well thought out and were where they belong. He stated that he was concerned of infrastructure that will be along Hwy 210, because of all the residential. He stated that we do need to look at all of the planning issues like how it affects wildlife (buffer on water), infrastructure, etc. Mrs. Mitchell stated that she has spoke with NCDOT and that another lane would have to be put in at the developers cost and that they have a soil and erosion permit as well.

Mr. Rademacher stated that we do not require a site plan before we can zone a property. Mr. Alphin stated that there should be more discussion and planning on this before anything is done. Mrs. Mitchell asked the Planning Board what kind of time frame were they looking at. Chairman Newsome stated that the board would have a better feel for this if they had a chance to hold a workshop to discuss and plan the zones for this property by using aerial maps. Mr. Johnson stated that we need to see what the adjacent properties are zoned. Mr. Moore asked was this property discussed and zoned in the Land Use Plan. Mr. Rademacher stated that it was not. The Planning Board stated this is why we need to set up a workshop so that we will have a better feel for this property and so we zone it what it needs to be with surrounding properties.

Mr. Ryce felt that it was unfair for the property owner not to zone these properties, because they are stuck in the middle and can't move forward. Mr. Alphin stated that he does not see any type of emergency by zoning this property now. Mr. Williams stated that we do need to see what the surrounding areas are zoned. Mrs. Ryce stated that we should just deal with this now. Chairman Newsome recalls that he stated if we did not get the aerial maps in time for this meeting, then it should have been canceled. Mr. Rademacher stated that he did not know the maps were wrong until the day of the meeting. Mrs. Ryce stated that it is wrong to put the applicants on hold until next month. Mr. Moore stated that the Town Council knows what the capacity of water is and he apologized for the aerial maps being incorrect. Chairman Newsome felt that the Planning Board was blind sided by a large project. Mr. Camps-Campins stated that he agreed with Mr. Alphin and that there are issues we need to discuss, before zoning this property.

Mr. Cramer asked Mrs. Mitchell if she had a site plan. Mrs. Mitchell stated she had submitted a plan and she had no idea this approval would be a problem and felt that she should not have to wait another month for approval of this being zoned. Mr. Moore stated that an engineer has planned water and sewer, but nothing has been approved yet. Mr. Medlin stated that the Town Council has talked about the water and sewer for 20- year capacity. The Planning Board stated that they need to be aware of what is going own.

The Planning Board decided to continue this workshop meeting on July 1st at 5:30 P.M. Chairman Newsome requested that on July 1st we have the following: (1) aerial maps, (2) Consensus of what the Town Council is doing, (3) Areas we want to address on Hwy 210 and (4) Infrastructure.

CONTINUATION OF WORKSHOP – JULY 1, 2004 – 5:30 P.M.

The Planning Board discussed the aerial maps presented and discussed how they are zoned. They also discussed D.C. Lanier's Property. The Planning Board stated that they needed a map that we can use as a major map to show all new annexations.

Mr. Alphin mentioned that the dumpsters for commercial businesses need to be enclosed and fenced in.

The workshop meeting adjourned at 7:20 P.M.

SURF CITY PLANNING BOARD MEETING

MINUTES

JULY 8, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carol Ryce
Trapper Cramer
Carl Johnson
Andy Cavender
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Richard Guglemann, Citizen
D.C. Lanier, Citizen
John Pierce, Surveyor

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF JUNE 17, 2004 PLANNING BOARD MINUTES

Mrs. Ryce motioned that the Planning Board minutes be approved as amended. Mr. Johnson seconded the motion. The motion was carried.

III. ZONING MAP AMENDMENTS

1. Zoning of D.C. Lanier property

Mr. Rademacher stated that we needed to zone the property recently annexed into the Town limits and stated that the property had 4 different zoning classifications requested. Mr. Johnson asked Mr. Lanier what would be on the C-3 proposed property. Mr. Lanier stated that some time down the road he would like to put a campground store for repairs of campers and service trucks that would go out and repair the campers. Mr. Johnson asked Mr. Lanier if it would be a problem if the board did not zone the C-3/MU area right now. Mr. Lanier stated that it would not hold him up at all. Chairman Newsome stated that the Planning Board had met previously on Mr. Lanier's property and discussed this.

Mr. Camps-Campins stated that the Planning Board has met previously on this request for zoning on the Hwy50/210 (coordinator). He stated that we have seen plans for the current residential character that is along Hwy 210, looked at options such as water and sewer that would be needed and have tried to balance out the relationships, residential character, infrastructure and gradual development as envisioned by Mr. Lanier. The Planning Board has tried to create a resolution of reasonable balance that would allow Mr. Lanier to proceed, but still maintaining control of these accesses and tracts of land that are continuous with Hwy 210.

Mr. Camps-Campins stated that it is his motion that the Planning Board seeks to provide some measure of control of the residential character of the area along Hwy 210 and to provide some type of orderly growth and planning for infrastructure primarily water and sewer in this area and seeks to approve the R-5M and R-10 zones that are currently delineated on Mr. Lanier's site plan. But to strike out at this time the MU and Commercial zones that are delineated. What we would have basically is two residential zones, which are R-5M and R-10 that would allow the developer to proceed with some type of development and provide some measure of control by the Planning Board to provide for the Town a time for intergration of this area into the structure of the Town and allow the land to be developed in an orderly fashion, so moved. Mr. Cramer seconded the motion. Mr. Williams asked to abstain from voting. The motion was carried.

2. 9002 9th Street

Mr. Rademacher stated that this request from Mr. Jay Mouser was to re-zone the property from C-1 to MU. Currently the C-1 property is used for restaurant/office use. The surrounding properties are zoned MU. Mr. Rademacher stated that staff recommends this for approval. Mr. Williams motioned to approve the rezoning on this property from C-1 to MU. Mr. Camps-Campins seconded the motion. The motion was carried.

IV. SITE PLANS

1. Mandolay Bay

Mr. Rademacher stated that this site plan was submitted by Jimmy Pierce and that it was for a multi-family development that would allow 19 residential units and it is located adjacent to Waters Bay on N. New River Drive. He stated that the developer and surveyor have talked about water and sewer, they will have to receive a major CAMA permit and the access will require NCDOT approval. Mr. Rademacher stated that staff recommends approval as long as there is some type of connection of the units either by marriage wall or common entry.

Mr. John Pierce, Surveyor stated that there could have been 24 units on this property, but it was decided to do only 19 so that there are some views and space left open. He stated that they have received erosion control permit, they have submitted a storm water plan and a fast track CAMA permit has been started. Chairman Newsome asked about the amenities. Mr. Pierce stated that there will be a pool, pier and gazebo and a homeowners association will be established for a nice controlled community.

Mr. Cramer stated that the proposed town homes looked more like single-family dwellings and stated that they needed to be more connected. Mr. Pierce stated that the buildings will be tied together and there will be parking under the units. Chairman Newsome asked about the lighting. Mr. Pierce stated that there would be decorative lighting, which will have to meet the ordinance requirements. Mr. Camps-Campins stated to make sure that the homeowners association recommends owners to have good landscaping, preserving the trees and pier maintenance.

Mr. Cavender asked if the entire project would be done at one time. Mr. Pierce stated that he suspects that this project will be done all at once. He also stated that there would be very strict homeowners association and by-laws. Mr. Williams asked about the storm water plan. Mr. Pierce stated that this storm water plan is a different kind with a basin and pumping station. Mr. Williams motioned that this site plan be approved. Mr. Johnson seconded the motion. The motion was carried.

V. MEMBERS FORUM

Frank Camps-Campins

Mr. Camps-Campins stated that he would still like to have a joint meeting with the Town Council on the Land Use Plan. Mr. Medlin stated that they could set up a joint meeting for September.

Andy Cavender

He stated that he enjoyed the workshop that was held last month.

Sidney Williams

He asked Mr. Medlin was the decision of the Planning Board on Lanier's property okay. Mr. Medlin thought that the Planning Board made a good choice. Mr. Williams stated that the Planning Board is trying to plan into the future when zoning property.

Carl Johnson

Mr. Johnson stated that he thinks the Planning Board is handling these big projects well.

Carol Ryce

Mrs. Ryce stated that the town has had a very positive summer for development and that the citizens feel like Surf City is safe and very family oriented place.

Trapper Cramer

He stated that he has heard nothing but positiveness from the citizens coming to the island.

Chairman Newsome

He bragged on the sidewalks that the town put in and how everyone uses them and how it just seems to bring the neighborhoods together.

Doug Medlin

He asked about the trashcans along the sidewalks and where they are suppose to be. Mr. Rademacher stated that the trash cans should be between the sidewalk and the road. Mr. Medlin stated that we should call the realtors and let them know this.

VI. ADJOURN

Mr. Rademacher stated that the sidewalks are now being kept clean with the new street sweeper the town purchased. He also stated that there would be a public hearing on July 15th for the 201C Plan Grant Application submitted for water utility funds. He stated that the engineer, Cavanaugh & Associates would be holding the hearing.

Mr. Rademacher mentioned that there was some changes brought to his attention on the Zoning Ordinance. He stated that hotels/motels have been dropped out of permitted uses and taken out of MU and that C-1/C-3 was not in the chart for permitted uses.

Chairman Newsome motioned that the Planning Board Meeting adjourn. Mr. Williams seconded the motion. The motion was carried and the Planning Board meeting adjourned at 6:30 P.M.

Barry Newsome
Planning Board Chairman

July 9, 2004
Date

Wendy Davis
Attest

July 9, 2004
Date

SURF CITY PLANNING BOARD MEETING

MINUTES

August 12, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carol Ryce
Carl Johnson
Andy Cavender
Sidney Williams
Al Alphin

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Buddy Fowler, Council Member
Billy & Rosemary Miles

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF JULY 18, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved as amended. Mr. Williams seconded the motion. The motion was carried.

III. APPROVAL OF JUNE 22, 2004 PLANNING BOARD WORKSHOP

Mrs. Ryce motioned that the Planning Board workshop minutes be approved. Mr. Camps-Campins seconded the motion. The motion was carried.

IV. CITIZEN FORUM

Mr. Billy Miles – 41 Oak Court

Mr. Miles discussed future density of Surf City primarily with future annexations. He stated that he is concerned about the lot sizes of the parcels of land on the mainland. He would like the Planning Board to look at rezoning parcels of land and make new zones for single-family lots to be 125' x125'. Off the island he stated that anything 3 acres or more should be rezoned as well to lots around 100' X 100'.

Mr. Alphin commented to Mr. Miles that the Planning Board has discussed lot sizes, but that the lot sizes on the island would not change. He stated that he would like to see the lots sizes on the mainland be rezoned to R-10 at least. Mr. Miles asked if the R-10 allowed for duplexes. Mr. Rademacher stated that R-10 does allow duplexes. He stated that he has some new zoning districts that he has been looking at and that the zones would not require a minimum lot size and this would take care of the density problem. He stated that he is still trying to figure out the numbers for the density.

Mr. Camp-Campins assured Mr. Miles that the Planning Board is looking at the density issues on the island. Chairman Newsome also stated that the Planning Board is looking into this issue.

V. SUBDIVISIONS

1. Tropical Winds – Final Plat – B & L Development

Mr. Rademacher stated that B & L Development (Alvin Batts and Wayne Lanier) is the developer of this subdivision. He stated that this is the final plat for Tropical Winds and that they have received engineer plans the street paving is underway and that the Sketch/Preliminary Plan has been approved. Mr. Alphin motioned that this Final Plan be approved. Mr. Cavender seconded the motion. The motion was carried.

2. Saltwater Landing – Sketch – D.C. Lanier

Mr. Rademacher stated that D.C. Lanier is the developer for this subdivision. He stated that the developer is proposing 73 lots in the first phase. He has spoke with NCDOT and also stated that the sewer and water will need to be ran to the property by the developer. Mr. Rademacher stated that the town is working with the developer on this subdivision and knows that the sewer and water is not available for all of the lots at this time. Mr. Alphin stated that there is usually a working contract between that town and the developer on what he is proposing on doing and once the property is annexed it should be supplied water and sewer. He also questioned why we need to approve or have sketch plans. Mr. Rademacher stated that it is required by law to submit sketch plans.

Mr. Rademacher stated that the developer would be responsible for putting in everything required and stated that he recommends approval of this Sketch Plan. Mr. Cavender asked Mr. Rademacher if Mr. Lanier had submitted more detailed plan showing exactly what he is proposing to develop, because he is concerned with density. Mr. Williams abstained from voting on this. Mr. Alphin motioned that this Sketch Plan be approved. Mrs. Ryce seconded the motion. The motion was carried.

VI. ZONING TEXT AMENDMENTS

1. Add Hotels/Motels & Community Centers to Use Chart

Mr. Rademacher stated that hotels/motels was left out of the new zoning ordinance table of uses chart to be allowed in C-1, MU and C-3. Mr. Williams motioned that this be added to the zoning ordinance table of uses chart. Mr. Alphin seconded the motion. The motion was carried. Mr. Rademacher stated that community centers was left out of the table of uses chart and that it needed to be added to the G-1 District. Mr. Williams motioned that this be added to the table of uses chart. Mr. Alphin seconded the motion. The motion was carried.

2. Amend Storm water Ordinance

He stated that there was a clarification that needed to be made on the ordinance for proper compliance. He recommended that Section 5.9 (2) needed to read, that all storm water run-off generated on any commercial site or from any residential structure(s) must be contained on site for the first inch and half (1 ½") of rainfall in a twenty-four (24) hour period. Mrs. Ryce motioned to approve this amendment change to the Storm water Ordinance. Mr. Camps-Campins seconded the motion. The motion was carried.

VI. ZONING MAP AMENDMENTS

1. Town Property on J. H. Batts Road from RA to G-1

Mr. Rademacher stated that this was town property that was acquired on JH Batts road for a community center and for public use and stated that the property should be re-zoned to G-1. Mr. Williams motioned that this zoning map amendment be approved. Mr. Cavender seconded the motion. The motion was carried.

VII. MEMBERS FORUM

Frank Camps-Campins

Mr. Camps-Campins spoke on the 201C Publication for the Waste Water Treatment and stated that there is a lot of information from the Land Use Plan that was used in this publication. He stated that he would like to give this to the Planning Board for anyone who would like to review this. Chairman Newsome stated that he would have this document if anyone would like to review this. He stated that he was also concerned on the setbacks for oceanfront lots due to safety reasons. He stated that the builders are trying to build homes as large as they can put on the lots leaving homes really close to the road right-of-way. The Planning Board questioned parking requirements on these ocean front lots.

Andy Cavender

He stated that he was concerned as well with front setbacks for ocean front lots.

Sidney Williams

He stated that he spoke with Mr. Sutton in Burgaw and stated that he wants Mr. Rademacher to get these town annexations to him. Mr. Williams also stated that he thinks that the Planning Board should have some say so on these voluntary annexations that are be made.

Carl Johnson

He stated that the Planning Board is going to see a lot coming before them on Hwy 50/210 that will be annexed into Surf City.

Carol Ryce

No comments.

Al Alphin

He stated that he would like to see the Planning Board grabbing issues and working with them until we have recommendations to the Town Council. He also spoke more on the density problems we are dealing with in Surf City.

Chairman Newsome

He stated that with all the rapid changes the board is faced with they made be prepared to do things that they do not want to do.

Todd Rademacher

He stated that there are things that we can't foresee, but we can work on things at the workshops. He stated that we need to look at the sign ordinance. The Planning Board stated that if we have several issues we need to look at holding another workshop. The board asked didn't we have a meeting set up with the Town Council and asked if we did couldn't we move it to October.

Mr. Rademacher stated that the restrooms in the park were almost finished and that Monday the contractor would be starting the other set of bathrooms on the boardwalk and that the sidewalks should be continuing shortly.

Mr. Alphin questioned if there is no parking on the sidewalks and bike paths. Chairman Newsome asked wasn't there some signs being made. Mr. Rademacher stated that the roads are being paved on Little Kinston Road and that next week the town will be getting quotes for new playground equipment for the parks.

Mr. Fowler stated that he wants to thank the Planning Board for what a good job they are doing and thinks its good that they are proactive on what is taking place on the mainland.

VI. ADJOURN

Mr. Camps-Campins motioned that the Planning Board Meeting adjourn. Mr. Alphin seconded the motion. The motion was carried and the Planning Board meeting adjourned at 7:30 P.M.

Barny Newsome
Planning Board Chairman

Windy Davis
Attest

Aug 13, 2004
Date

August 13, 2004
Date

SURF CITY PLANNING BOARD MEETING MINUTES

September 9, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Andy Cavender
Sidney Williams
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Patricia Arnold, Town Clerk

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Michael Moore, Surf City Town Manager
Richard Gugelmann, Citizen

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M and gave the invocation.

II. APPROVAL OF AUGUST 12, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved. Mr. Cavender seconded the motion. The motion was carried.

III. CITIZEN FORUM

No Comments.

IV. SUBDIVISIONS

Sea Oaks Plaza –Sketch – Homeco Builders

Mr. Rademacher stated that Homeco Builders (Jimmy Pierce) is the developer of this subdivision. He stated that this is the sketch plan design for Sea Oaks Plaza for a 14 lot commercial subdivision located on Highway 50/210. The property is zoned C-3 commercial, which allows for the development of 10,000-foot commercial lots. A paved street will provide access, which is yet to be named. Waterlines are already in place and sewer design has been approved by the State with the provision that no food services are allowed to tap onto the sewer line in this subdivision. Sidewalks, street trees and storm water design all still need to be approved.

Mr. Camps-Campins motioned that this sketch plan be approved. Mr. Johnson seconded the motion. Mr. Williams abstained from voting, as he owns adjoining property. The motion was carried.

V. ZONING MAP AMENDMENTS

1. Zoning of Richard Thomas property located at 1990 Hwy 210 to R-10

Mr. Rademacher stated that this property was annexed August 3, 2004. The Town Council requested a recommendation from the Planning Board on the zoning of this property. The property is approximately 5 acres in size and had been zoned RA Rural Agricultural by Pender County.

Mr. Cramer motioned that this zoning map amendment be approved. Mr. Johnson seconded the motion. Mr. Williams abstained from voting, as he owns adjoining property. The motion was carried.

2. Zoning of Waymoth Batts property located at 590 Belt Rd. to RA

Mr. Rademacher stated that this property was annexed June 1, 2004. The property is approximately 31 acres and had been zoned RA Rural Agricultural by Pender County.

Mr. Williams motioned that this zoning map amendment be approved. Mr. Cramer seconded the motion. The motion was carried.

VI. MEMBERS FORUM

Frank Camps-Campins

Ideas for September Workshop.

1. Zoning Ordinance Section 4.3 R5 and Section 4.5 R10, to set front setbacks on oceanfront to 10' because of massive size of houses being built resulting in reduced line of sight.
2. Create a R-15 zone for mainland residential.

Andy Cavender

Ideas for September Workshop.

1. Density Levels.
2. Land Use Plan conservation areas.

Planner Rademacher stated that the Land Use Plan is being reviewed by the State, and it has not been approved yet. The Land Use Plan is a tool for guidance on how to develop.

Mr. Cavender stated that Mandolay Bay had been sold and he was working with the new owner in moving some of the trees. If anyone needed trees or had some they wanted moved to please call the Tree Relocation Committee, Christine Mudarri, 328-3302.

Sidney Williams

No Comments.

Carl Johnson

Ideas for September Workshop.
Work more on surrounding 210 Area.

Trapper Cramer

Stated that it was good to see citizens getting involved in the Atkinson Shores project.

Chairman Newsome

Ideas for September Workshop.

Stated that he was confused on how CAMA permits things and feels the Board needs to be educated, so when someone ask them a question, they could at least point them into the right direction.

Todd Rademacher

Requested that the workshop scheduled for September 14th be changed to September 16th.

Board agreed.

VII. ADJOURN

Chairman Newsome motioned that the Planning Board Meeting adjourn. Mr. Cramer seconded the motion. The motion was carried and the Planning Board meeting adjourned at 6:15 P.M.

Bary Newsome
Planning Board Chairman

Windy Davis
Attest

Sept 14, 2004
Date

September 10, 2004
Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

October 14, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Andy Cavender
Al Alphin
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Patricia Arnold, Town Clerk

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M. and Councilman Medlin gave the invocation.

II. APPROVAL OF SEPTEMBER 9, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved with correction on page 3, member's forum, for Mr. Frank Camps-Campins comment to read "Zoning Ordinance Section 4.3 R5 and Section 4.5 R10, to set front setbacks on oceanfront to 10' because of massive size of houses being built resulting in reduced line of sight." Mr. Cramer seconded the motion. The motion was carried.

**APPROVAL OF SEPTEMBER 16, 2004 PLANNING BOARD WORKSHOP
MINUTES**

Mr. Camps-Campins motioned that the Planning Board minutes be approved. Mr. Cavender seconded the motion. The motion was carried.

III. CITIZEN FORUM

No Comments.

IV. **SUBDIVISIONS**

1. Waylon Buchanan-Sketch Plan

Mr. Rademacher stated that Mr. Buchanan has submitted a sketch plan design for a 7 lot residential subdivision located on Little Kinston Road. The property is zoned MHS mobile home subdivision which allows for the development of 5,000 foot residential lots for single-family home as well as Class A & B mobile homes as provided for in the ordinance. Access will be provided off an internal private street. Sidewalks, street trees and storm water design and water/sewer connections all still need to be approved. Staff recommends the approval of the submitted sketch plan and for the developer to go forward with preliminary plan approval.

Mr. Alphin expressed his concern regarding connectivity of roads to neighboring properties and if the hammerhead style road would be adequate for fire department apparatus.

Mr. Rademacher stated that the fire department had reviewed the plans regarding access and based on Appendix D of the Fire Code felt that they rather have a hammerhead road than a cul-de-sac.

Mr. Camps-Campins motioned that this sketch plan be approved. Mr. Johnson seconded the motion. Yes vote: Mr. Cramer, Mr. Newsome, Mr. Camps-Campins, and Mr. Johnson. No vote: Mr. Cavender, and Mr. Alphin. The motion was carried.

2. Glenn & Kathryn Batts – Sketch Plan

Mr. Rademacher stated that Mr. Batts has submitted a sketch plan design for an 8-lot residential subdivision located on Little Kinston Road. The property is zoned MHS mobile home subdivision which allow for the development of 5,000 foot residential lots for single-family home as well as Class A & B mobile homes as provided for in the ordinance. Access will be provided off an internal private street. Sidewalks, street trees and storm water design and water/sewer connections all still need to be approved. Staff recommends the approval of the submitted sketch plan and for the developer to go forward with preliminary plan approval.

Mr. Alphin expressed his concern regarding connectivity of roads to neighboring properties and if the hammerhead style road would be adequate for fire department apparatus.

Mr. Camps-Campins motioned that this sketch plan be approved. Mr. Cramer seconded the motion. Yes vote: Mr. Cramer, Mr. Newsome, Mr. Camps-Campins, Mr. Cavender and Mr. Johnson. No vote: Mr. Alphin. The motion was carried.

V. SITE PLANS

1. Heritage Homes – Commercial Building at Surf City Plaza

Mr. Rademacher stated that Heritage Homes is requesting approval of a site plan for office/retail space. The property is zoned C-3 commercial and is an out parcel in the Surf City Plaza shopping center where the Food Lion is located. The developer is proposing the construction of an 8,550 square foot office/retail building. Landscaping, setbacks, sidewalks, and parking requirements are all in compliance with the ordinance. Several items are missing from the site plan as follows:

1. The storm water plan must be engineered and submitted.
2. NCDOT approval is required.
3. Must show water/sewer connections for each unit.
4. Driveways across the street need to be shown on plan.
5. Existing landscaping as provided by NCDOT need to be shown on plan.
6. Sign off from each department showing compliance with ordinances.

All other aspects of the site plan are in compliance with the current codes.

Staff recommends approval of the site plan with the recommendation that no building permits be issued until above listed items is resolved and all Town of Surf City departments have signed off on the plans.

Mr. Camps-Campins motioned that this site plan be approved with improvements for lighting. Mr. Cavender seconded the motion. The motion was carried.

2. Harbor Watch Town Homes – Michael Blinkoff

Mr. Rademacher stated that Michael Blinkoff is requesting approval of a site plan for town home construction. The property is zoned MU mixed use, which allows for town home development as a use by right and is located on the mainland adjacent to the Sears Landing Grill & Boat Docks. The site plan calls for the development and construction of 18 town homes, a clubhouse, pool, boat ramp and docks. A major CAMA permit will need to be issued. Several items are missing from the site plan as follows:

1. The storm water plan must be engineered and submitted.
2. NCDOT approval is required.
3. Must show water/sewer connections for each unit including clubhouse (engineered approval).
4. Sign off from each department showing compliance with ordinances.

A water/sewer plan has been shown but the public works department has noted that more detail is needed to determine proper design of the system. All other aspects of the site plan are in compliance with the current codes.

Staff recommends approval of the site plan with the recommendation that no building permits be issued until above listed items is resolved and all Town of Surf City departments have signed off on the plans.

Mr. Camps-Campins motioned that this site plan be approved. Mr. Alphin seconded the motion. The motion was carried.

3. Rusty Bill's – Garry Matthews

Mr. Rademacher stated that Garry Matthews is requesting approval of a site plan for office/retail uses. The property is zoned C-3 commercial and is located at 14130 Hwy 50/210. The existing house on-site will be converted into a commercial use. A second structure is proposed on the east side of the property. Landscaping, setbacks, sidewalks and parking requirements are all in compliance with the ordinance. Several items are missing from the site plan as follows:

1. The storm water plan must be engineered and submitted.
2. NCDOT approval is required.
3. Driveways across the street need to be shown on plan.
4. Sign off from each department showing compliance with ordinances.

All other aspects of the site plan are in compliance with the current codes.

Staff recommends approval of the site plan with the recommendation that no building permits be issued until above listed items is resolved and all Town of Surf City departments have signed off on the plans.

Mr. Camps-Campins motioned that this site plan be approved. Mr. Cavender seconded the motion. The motion was carried.

VI. ZONING MAP AMENDMENTS

1. Janet Wilson – Mermaid Property – C-1 to MU

Mr. Rademacher stated that the applicant, Janet Wilson, has requested that her property be rezoned from C-1 commercial to MU mixed use. The property is approximately 10,000 square feet in size and currently has The Mermaid Restaurant and Bar on site. Surrounding uses are town homes, single-family homes, gas station, and a regional public beach access with planned park facility.

Rezoning to MU would allow for multi-family construction, duplexes, single-family homes and commercial uses.

Any commercial use in a MU zone would be subject to stricter setback regulations.

Staff recommends the approval of the rezoning request.

Mr. Alphin motioned that this zoning map amendment be approved. Mr. Cramer seconded the motion. The motion was carried.

2. Pat Moylan – Margarita’s Property – C-1 to MU

Mr. Rademacher stated that the applicant, Pat Moylan, has requested that her property be rezoned from C-1 commercial to MU mixed use. The property is approximately .3 acres in size and currently has Margarita’s Bar & Grill on site. Adjoining uses are zoned MU, C-1 and MHS as well as residential zoning in the Town of North Topsail Beach. Surrounding properties have been converted from commercial use to residential multi-family in recent months and the hotel across the street is scheduled to be removed in the near future. Multi-family construction is expected.

Rezoning to MU would allow for multi-family construction, duplexes, single-family homes and commercial uses.

Any commercial use in a MU zone would be subject to stricter setback regulations.

Staff recommends the approval of the rezoning request.

Mr. Cramer motioned that this zoning map amendment be approved. Mr. Camps-Campins seconded the motion. The motion was carried.

3. Waymoth Batts – zone annexed property to R-10

Mr. Rademacher stated that Mr. Batts has recently annexed is property located on Belt Rd which is located on the mainland. The parcel is approximately 31 acres and is currently zoned R-20 by Pender County. Surrounding properties are zoned PD Planned Development and R-20 residential by the county. At the last Planning Board meeting a recommendation was made to zone the property RA. Mr. Batts would like to have this property zoned R-10 residential for the construction of single-family homes and duplexes.

Staff recommends the approval of Mr. Batts’ rezoning request.

Mr. Alphin motioned that this zoning map amendment be approved. Mr. Johnson seconded the motion. The motion was carried.

VII. ZONING TEXT AMENDMENTS

1. Creation of Single-Family (SF) Zoning District

Mr. Rademacher stated that staff has received many calls from citizens concerned that there is no zoning to protect property from the development of duplexes and other more intense land uses. There have been several circumstances where the primary development pattern has been for single-family home development but the town zoning allowed for duplexes or other uses to be built legally. This new district would allow new developments or existing properties the choice of rezoning their properties and have land use protection by

choice without worry of having to enforce deed restrictions that may be out of date or unenforceable. This district is similar to the R-5 district with the exception of eliminating duplexes as an allowed use.

Mr. Alphin motioned that this zoning text amendment be approved with correction on front yard e) 10' not 7.5'. Mr. Camps-Campins seconded the motion. The motion was carried.

2. Creation of residential district for 15,000 square foot lots (R-15)

Mr. Rademacher stated that during Planning Board discussions it was agreed that there was a need for a zoning district that was needed for future mainland development that filled a gap in the current zoning ordinance. As the ordinance is written today developments must have minimum lot sizes of 5,000, 10,000 or 20,000 square feet. This new zoning district would allow for developments to be created on lots of lots at that equal at least 15,000 square feet.

Mr. Alphin motioned that this zoning text amendment be approved with correction on front yard e) 10' not 7.5' and g) fifteen (15) feet. Mr. Camps-Campins seconded the motion. The motion was carried.

3. Creation of a Multi-Family Cluster (MFC) Zoning District

Mr. Rademacher stated that the need for another multi-family zoning district has been discussed. The issue is always about density and preservation of natural areas and providing for recreation areas for residents of these developments. It is the intent of this district to provide that balance between development and the environment.

Mr. Camps-Campins motioned that this zoning text amendment be approved. Mr. Cramer seconded the motion. The motion was carried.

VIII. STAFF REPORT

1. Haskell Rett stated last week that the Land Use Plan would be coming soon.
2. Atkinson Shores has been pulled from the agenda pending CAMA requirements. There have been some bush hogging going on and the tree ordinance fine produced replacement trees that were delivered today. At this time the lots are not being sold, they are taking reservations
3. October 19, 2004 Workshop meeting cancelled.
4. November 11, 2004 meeting changed to November 16th because of Veteran's Day Holiday.
5. Board would like to sit in to Council workshops to hear engineers' updates for water and sewer.

IX. MEMBERS FORUM

Al Alphin

Mr. Alphin stated that the Town did a good job on the sidewalks but he would like for Councilman Medlin to discuss with the Council about the enforcement of keeping the vehicles off.

Frank Camps-Campins

Mr. Camps-Campins stated that regarding to the six houses outside of Pleasant Cove, that the architectural feature where the back of the houses face the road do a disservice to the community and he would like to see consideration for architectural treatment that the front of the house faces the street and decorated with an entrance.

Andy Cavender

No Comment.

Carl Johnson

No Comment.

Trapper Cramer

Mr. Cramer stated that he would like to see an Architectural Review Committee.

Mr. Rademacher stated that architectural features could be set as standards in the ordinance and a committee would not be needed.

Chairman Newsome

Chairman Newsome stated that he appreciated everyone coming tonight.

X. ADJOURN

Mr. Alphin motioned that the Planning Board Meeting adjourn. Mr. Cavender seconded the motion. The motion was carried and the Planning Board meeting adjourned at 7:22 P.M.

Barry Newsome
Planning Board Chairman

oct 15, 2004
Date

Wendy Davis
Attest

October 15, 2004
Date

SURF CITY PLANNING BOARD MEETING MINUTES

November 16, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Andy Cavender
Carol Ryce
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Councilman Doug Medlin, Planning Board Liaison
Todd Rademacher, Planner
Patricia Arnold, Town Clerk

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M. and Councilman Medlin gave the invocation.

II. APPROVAL OF OCTOBER 14, 2004 PLANNING BOARD MINUTES

Mr. Camps-Campins motioned that the Planning Board minutes be approved with correction on page 1, approval of September 9, 2004 Planning Board Minutes, for Mr. Camp-Campins making the motion and not Mr. Cavender. Mr. Cramer seconded the motion. The motion was carried.

III. CITIZEN FORUM

No Comments.

IV. ZONING MAP AMENDMENTS

1. Oceanside Restaurant Property – George & Sally Edens

Mr. Rademacher stated that the applicants have requested to rezone .55 acres of land zoned C-1 commercial (central business district) to MU mixed use. The property is the current location of Cindy's Oceanside Restaurant adjacent to the central beach access. Surrounding property uses are Daddy Mac's restaurant,

public beach access, and Surf City Grill. All surrounding properties are zoned C-1 commercial. A rezoning to MU would allow for multi-family development as well as commercial development with stricter setbacks.

Staff does not recommend rezoning this property to MU, as mixed-use zoning district patterns are not consistent with C-1 commercial development patterns and that the oceanfront should be looked at as a whole i regards to a rezoning, not just one lot at a time.

Mr. Camps-Campins motioned that this zoning map amendment not be approved, and follow staff recommendation, as it would not be consistent with C-1 commercial development patterns. Mr. Cramer seconded the motion. The motion was carried.

V. SITE PLANS

1. Faith Harbor Church

Mr. Rademacher stated that Faith Harbor Church is requesting approval of a site plan. The property is zoned C-3 commercial and is approximately 5 acres in size. The proposed building will be used for offices, as well as for a place of worship and will be 8,658 square feet. Parking lot connections have been made to the adjoining properties for future use. Future expansions are expected but not shown at this time. Landscaping, setbacks, sidewalks and parking requirements are all in compliance with the ordinance. State permits will need to be issued for storm water, erosion control and drive way permitting. NCDOT has reviewed the plans and changes to the site plan have been made per the NCDOT comments. All other aspects of the site plan are in compliance with the current codes.

Staff recommends approval of the site plan with the provision that no permits be issued until each Surf City department head has signed the development plans in accordance with the ordinance.

Mr. Johnson motioned that this site plan be approved. Mrs. Ryce seconded the motion. The motion was carried.

2. Egret Landing – Plantation Inc.

Mr. Rademacher stated that Plantation Inc. is requesting site plan approval for a residential development. The property is currently zoned MU mixed use, which allows for the development of multi-family structures. The developer is proposing the construction of ten duplex structures for a total of 20 units. The units will be three stories with the third story not exceeding 250 square feet. The project is located on New River Drive where the current Kings mobile home park is located. A private road will provide access to the project. State permits must be obtained for water, sewer, storm water, driveway access, and sedimentation and erosion control. The project boundaries will be filled in order to run the sewer by gravity and eliminate the need for a lift station within the development. Street trees,

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NOVEMBER 16, 2004
PAGE 3

sidewalk, fire access have all been delineated on this site plan. Staff would recommend that the following also be added to the plans:

1. Run water line to adjoining properties for future water looping.
2. Provide road access stubs to neighboring properties for future connectivity.
3. Provide a minimum of 20 feet of clearance for maintenance of utility lines between buildings.

These items have been discussed with the designers and changes should be made to the plans prior to submittal to the Town Council.

Staff recommends approving this site plan provided the above listed items are correct prior to submittal to the Town Council.

Mr. Cavender asked if the hammerhead met Fire Department requirements?

Mr. Rademacher stated yes.

Mr. Cramer asked if they were going to stub out the end of the road for connectivity.

Mr. Rademacher stated yes.

Mrs. Ryce asked why it was a private road.

Mr. Rademacher stated because of the right of way and with the concern of public utilities on private roads, it would require an agreement between the town and the development as far a maintenance agreement.

Chairman Newsome complimented Mrs. Gray for the data provided for consideration.

Mr. Cavender asked if this was an existing trailer park.

Mr. Rademacher stated yes that it was Kings MHP.

Mr. Cavender asked if the existing oaks would be saved.

Mrs. Gray stated yes that there are 4 existing oaks; three clustered together and that they would be saved.

Mr. Camps-Campins asked what type of techniques would assure that drivers would be aware of the turns to keep area lit and safe in left hand bend.

Mrs. Gray stated that they could address that issue with lighting.

Dave Spartrino, Plantation Inc. stated that they have had great success on safety techniques such as changing the asphalt to make drivers aware, and use of fences and lights. The lighting on the buildings will be on with a night switch. For someone that is a seasonal visitor and their lot is vacant, their lights will not be dark and will continue to be on for safety.

Mr. Camps-Campins motioned that this site plan be approved with staff recommendation of missing items on plans be correct prior to submittal to the Town Council. Mr. Cavender seconded the motion. The motion was carried.

3. Option II MHP – James Batts

Mr. Rademacher stated that James Batts is seeking approval of a manufactured home park located on J.H. Batts Road across from the Pender County collection site. The property is zoned R-5M, which allows for the development of manufactured home parks and campgrounds. Mr. Batts is proposing the development of 85 spaces at this location. All access to the property will be through internal streets. The water and sewer system have been designed with Mr. Batts working with the town to locate a regional sewer lift station on this property. All state permits will need to be obtained prior to the development of this site. The developer has shown compliance with the town codes with the following exceptions, which need to be added to the plan. Several items are missing from the site plan as follows:

1. Run water lines to adjoining properties for future water looping.
2. Engineered storm water needs to be designed.
3. Delineate the lift station site on site plan.

Some of these issues have been addressed on the plans submitted to the Public Works Department that came in late. The Pubic Works Department did comment what they would like to see since there will be a regional lift station on that lot that easements be provided to neighboring properties to connect into those sewer lines.

Staff recommends approving the site plan provided the above listed items are corrected prior to submittal to the Town Council. No building permits shall be issued until all department heads have signed the development plans.

Mr. Camp-Campins motioned that this site plan be approved with staff recommendation of missing items on plans prior to submittal to the Town Council. Mr. Johnson seconded the motion. The motion was carried.

VI. PLANNED UNIT DEVELOPMENTS

1. Gateway Plaza – Mo Afify

Mr. Rademacher stated that the applicant, Mo Afify, is requesting approval of a commercial site plan and residential PUD plan.

The properties are zoned C-3 commercial and PUD. On the 5 acres that fronts on Belt Road and Hwy 50/210 the developer is proposing a site plan for the construction of a commercial development that will contain 5 out parcels for separate development along the road frontages as well as an 11-unit commercial strip that is to be constructed by the applicant. On the back 6 acres the applicant is proposing the construction of 4 condominium buildings, a pool and clubhouse. The residential PUD proposes 96 residential units. The developer has designed the sewer plans per comments from staff to construct a lift station that will pump sewer directly into the force main. Water mains will be looped within the project with fire hydrants being placed throughout the project. The common areas will be maintained by a HOA with the applicant's attorney working on the specifics of that agreement. The developer plans on beginning construction of Phase one of the condominium project on January 1, 2005. The residential portion of the project is scheduled to begin February 2006. A landscape plan has been submitted in compliance with the ordinance. Proposed elevations and floor plans have been submitted for the residential units. The landscape plan has been developed and is in compliance with the ordinance showing size and tree types. State permits will need to be issued for water and sewer design, storm water, sedimentation and erosion control, and NCDOT.

Staff recommends approval of the commercial site plan and the PUD portion of the site plan as the developer meets or exceeds our current regulations. No permits will be issued until all departments have signed off on the plans.

Mr. Camp-Campins motioned that the commercial site plan be approved. Mr. Cramer seconded the motion. The motion was carried.

Mr. Rademacher reminded members that on PUD zoning that if any changes on site plans that the applicant must come back before the board for approval.

Mr. Camp-Campins motioned that the PUD residential site plan be approved. Mr. Cramer seconded the motion. The motion was carried.

2. Blackbeards Retreat – David Madison

Mr. Rademacher stated that the applicant, David Madison, is requesting approval of a rezoning to PUD and approval of the site plan.

The property is currently zoned C-3 commercial and is approximately 5 acres located off of Hwy 50/210 on the mainland and is the current site of Blackbeards mini-golf. The developer is proposing the construction of a 16,000 square foot 2-story commercial building, 48 town homes with a clubhouse and swimming pool. The commercial portion of this site plan is in compliance with the ordinance with parking requirements and sidewalk requirements being met. NCDOT has reviewed this plan for compliance and those comments have been incorporated into this plan. Perimeter walking paths have been shown with the PUD and a 20-foot separation between structures has been met. Open space has been provided as required in the ordinance and sidewalk and landscaping placement

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meets the ordinance. State permits will need to be issued for storm water, and sedimentation and erosion control.

Several items are missing from the site plan as follows:

1. Storm water plan must be engineered.
2. Proposed sewer design does not go directly into the town's force main.
3. The development schedule has not been shown.
4. Submittal of a landscape plan showing the size and type of plants.
5. Tentative floor plans and elevations.
6. Trees placed 20 feet on center on the inside of the traffic circle.
7. Proposed maintenance agreement showing how common areas will be perpetually maintained.

Staff recommends either tabling this site plan until proper sewer design has been submitted and reviewed by the Public Works department or recommending denial of the project and sending it forward to the Town Council. Other items should be addressed prior to the next meeting.

Mrs. Ryce asked why this property wasn't rezoned before the submittal of a site plan.

Mr. Rademacher stated that is the way the PUD requirements are set up as a joint action.

Chairman Newsome asked if this was a long list of things missing?

Mr. Rademacher stated yes it was. This development is a larger site plan and it's still a learning experience. Compared to a regular site plan there are a lot more requirements that need to be met, which means a lot more review time and comments that will be needed.

Mr. Cavender asked if the water and sewer plans had been submitted.

Mr. Rademacher stated that this project was pulled from the last agenda because it wasn't ready to move forward and on the design for the sewer plan they were told that it need to be adjoined to the force main and the plans this time still did not show that.

Charles Riggs stated that this is a work in progress. There have been very few PUD plans in Surf City and we do have deficiencies and they are been addressed. He stated that he felt he needed to submit what he was working on so that he may receive comments and feedback from the board. Mr. Newsome, water and sewer engineer has been working with the Public Works Director and is hoping to aid the town in upgrading an existing lift station as compared to having a lift station on every site along the commercial corridor. Have planed for trees but would like to not have trees every 20' inside the circle. He stated that

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his question for the board tonight was if the board was comfortable with residential units in the rear of this property.

Chairman Newsome asked what would hurt of having 30 more days to finish the plan and not have so many things missing.

Charles Riggs agreed stating that he wanted to make sure of what the boards concerns would be of maybe 48 units being too dense.

Mrs. Ryce stated that it seems that this is a residential plan with a little bit of commercial. Felt that the C-3 area should be the other way around.

Mr. Rademacher stated that maybe a true mix not such a separation would be better, more as a town center or village center.

Mr. Camp-Campins motioned that this site plan be tabled. Mr. Cramer seconded the motion. The motion was carried.

3. The Live Oaks of Topsail – Kim McCallum

Mr. Rademacher stated that the applicant, Kim McCallum, is requesting approval of a rezoning to PUB and approval of the site plan.

The property is currently zoned R-10 residential which allows for the development of single-family and duplex developments. The applicant is proposing 22-unit development with pools and clubhouse and boat slips. Under the R-10 regulation it would be possible to construct 24-units with duplexes on this property.

Several items are missing from the site plan as follows:

1. Storm water plan must be engineered.
2. Proposed road must be 20 feet wide.
3. Cul-de-sac names needed.
4. Submittal of a landscape plan showing the size and type of plants.
5. Tentative floor plans and elevations.
6. Development schedule needed.
7. Proposed maintenance agreement showing how common areas will be perpetually maintained.
8. Denote telephone number of applicant.
9. Denote zoning of adjoining properties.
10. Sewer/Water design.

Staff recommends tabling this site plan or recommending denial of the site plan until the items listed above are corrected. The pumps on the existing lift station at this site need to be upgraded or a separate lift station would need to be design to pump directly into the force main. Public Director Wise has talked with the engineer about increase the size of the pumps at the "s" curve lift station, however those plans have not been submitted.

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Charles Riggs stated that this plan is still a work in progress and he wanted to receive feedback to see if this is the type of project that you would want to see in this area.

The sewer situation is where the town needs to upgrade their existing lift station as opposed to putting a new lift station on this site and his client is willing to help pay the cost of that upgrade if it is within reason.

Mr. Cavender asked if the delineation between the upland and wetland was the property line indicated on the map. He asked if there was any room to move these houses back. He stated that he would like to see a buffer by the road front to try to save one of the few remaining maritime forest left on the island.

Charles Riggs stated that they have 20' down to 17' of area between the dwellings and the right of way line. There is a great deal of trees on the site that they would like to transplant and move those on site. As Todd Rademacher stated the owner could get more houses on this lot but they are looking to lower density levels to make a better plan and make a good atmosphere for the town.

Mr. Cavender asked if the natural vegetation be considered street trees.

Mr. Rademacher stated that yes that if there was vegetation already there they could be considered street trees.

Mrs. Ryce stated that the first thing she noticed on the plan is that it says tree survey "no existing trees".

Charles Riggs stated that we plan to move the existing trees.

Mr. Rademacher stated that he had received calls from the Tree Location Committee and they have been contacted about saving some of these trees for use of this project and else where.

Mr. Johnson asked what happens if a boat catches on fire. There are no fire hydrants shown on the plat.

Mr. Rademacher stated that he had discussed that with Asst. Chief Bogan and he stated that it wasn't a requirement to have availability at the boat docks. This would be permitted as a marina through CAMA.

Mr. Cavender asked if the board could require a fire connection.

Mr. Rademacher stated yes they could.

Mr. Johnson stated that it is hard to discuss a plan when there are things missing off the plan that is needed. It seems as if the signatures of the different departments should be on here.

Mr. Rademacher stated that the signatures must be on the plans before any building permits are issued. He stated that he didn't get the engineered plans until Wednesday at around 4:00pm, Town hall was closed on Thursday and the plans could not be given to the public Works Director or Fire Department until Monday morning.

Mr. Johnson stated that he felt that the Planning Board should have everything included so that could have a better idea of a project during discussions.

Charles Riggs stated that he was requesting feedback before he continued with this project. He stated he wanted to bring plans before engineered so if Planning Board wanted changes he wouldn't have to resubmit to all of the state agencies with changes. He stated that if the board disapproves tonight that he could go before the Council but if the Planning Board tabled this plan then they can review it again and we could work together on concerns. He stated that he told Mr. Rademacher that he wanted to submit the plans so that he could get feedback and to be assured that he was moving in the right direction.

Mr. Rademacher stated that he feel this plan is in the right direction and that the Planning Board would like to see more. He stated he felt that the board would be doing the best planning if they allowed Mr. Riggs to make the changes and address some of your concerns and create the best possible project for the neighbors, town, and developer.

Mr. Cavender stated that he felt the board would like to see more of a buffer and a fire connection.

Mr. Camps-Campins stated that he would like for Mr. Riggs to consider a wider ingress.

Mrs. Ryce motioned that this site plan be tabled and recommendation from the Planning Board be considered. Mr. Cramer seconded the motion. The motion was carried.

VII. SUBDIVISIONS

1. The Peninsula of Topsail-Red Apple Group, LLC.

Mr. Rademacher stated that the applicant is requesting preliminary plan approval for a residential subdivision. The applicant is requesting approval of a 37-lot subdivision on Atkinson Road. The property is located behind and adjacent to the Atkinson Shores development off of South Shore Drive. The subdivision abuts two man made canals on Topsail Sound. The property is zoned R-5 residential which allows for the development of single-family homes as well as duplexes. All of the proposed lots exceed the Surf City zoning requirements for lot size. Boat access to the canals is provided and the development will share the existing beach access with the Atkinson Shores development. The

development will have access to the properties via a 30-foot ROW extension of Atkinson Road. The road will be private with public utilities running underneath. Sidewalks have been shown to be constructed as a boardwalk. Street trees have been shown every 20 feet on center in compliance with the ordinance. All structures built on this site will have to construct storm water systems to retain runoff from the structures on the individual lots. This plan will be required to obtain a Major CAMA permit which will require approval from several state agencies including storm water and sedimentation and erosion. The developer has shown compliance with the town codes with the following exceptions, which need to be added to the plan:

1. Ordinance requires sidewalks construction out of concrete.
2. Lift station on site plan does not match lift station on sewer plans.
3. Hydrant placement needs to be shown on site plan.

NCDOT has reviewed these plans and their approval is not needed.

Staff recommends tabling the plan to next month in order to work out the sidewalk issue, which could impact the development of the overall plan or recommending denial until the sidewalk issues can be resolved. Received information from Attorney Kenneth Shanklin this evening on reason why to deny the preliminary plat that he hasn't been able to review yet.

Charles Riggs stated that he would like to address issues of things that needed to be added to the plan. 1) 5' sidewalk is listed as concrete but the symbols are very similar to the boardwalk symbols and will be corrected. 2) Originally showed the lift station as a lot 22'x37' but the Public Works Director requested the engineers provide a 40'x40' lot. 3) Fire hydrants were shown on the water/sewer plans, but Surf City is the only town he is aware of that requires them be shown on the preliminary plat.

Mr. Johnson asked Mr. Gregson if he had looked at the impact of project on shellfish. Mr. Johnson stated that he was afraid it would start killing shellfish.

Jim Gregson, CAMA Wilmington, stated that he has not done a study and usually they do not look at it unless a marina is involved and then done by the Division of Water Quality. Water Quality and the Division of Shellfish are commenting agencies on a Major CAMA permit.

Kenneth Shanklin, 214 Market Street, Wilmington, NC, asked what was the status of the violation.

Jim Gregson stated that the violation was issued by the Division of Water Quality that was based on the previous 401 certification. That 201 Certification required the remaining wetlands on the property to be put into a conservation easement that should have been done with 30 days of the issuance of the first CAMA permit.

Kenneth Shanklin asked if this had been done.

Jim Gregson stated that he hadn't seen any evidence that the covenants have been recorded but there have been numerous discussions.

Charles Riggs stated that during his research for Red Apple Group to make sure everything was like it should be, he caused the violation to become into effect.

The State of North Carolina found they had never issued the violation. The violation was in October 1999 and it took them 5 years to decide they were in violation. In sitting down with the State, they have decided that the violation will be corrected. In order to correct it must have a signed 404 wetlands delineation and the conservation easement must be put on record. The State agrees that we don't need to put the conservation easement on record until we see what the lot design is going to be. We would hate to put a conservation easement on wetland that we will need to cross, so the State has been very understanding and flexible.

Kenneth Shanklin asked who would the conservation easement be given to.

Charles Riggs stated that they had asked the State and they didn't know the answer.

Mr. Cavender asked if the conservation easement allowed for construction.

Jim Gregson stated, "yes".

Kenneth Shanklin asked isn't it grounds to deny future CAMA permit approval when there have been violations on prior permits.

Jim Gregson stated that the Coastal Area Management Act allows staff to take into consideration past violation history on a property in making a permit decision among other things; one being whether or not the project is contrary to some state rule or law or failed to pay a penalty. Red Apple Group is not the prior permittee. There were conditions placed on the previous permit to Mr. Walt Warren that we are viewing as operational conditions that should have been done and is not going to go away because the property was sold.

Kenneth Shanklin asked if the violation would be enforced in the next several months in respects to Red Apple Group.

Jim Gregson stated that was another agency that requested that the condition be placed on their permit He stated that CAMA can enforce that condition but typically when another agency requests that the condition be placed on our permit, we look at that agency first for what they are going to do with the violation and we follow suit. We have decided to give them time to record the

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conservation easement, however if they are not going to that immediately, we are not going to issue permits until it is done. There are some permits CAMA could issue through a general permit, such as construction of 500' of bulk heading but informed Red Apple Group that until the conservation easement were recorded that no permits would be issued on the property.

Kenneth Shanklin presented Jim Gregson with a copy of a face of a permit and asked Jim Gregson if this was a copy of the permit mentioned.

Jim Gregson stated yes that it was the first page of the permit issued to Walt Warren in December of 1999.

Kenneth Shanklin asked if the 30 days that was required was after the issuance of that permit.

Jim Gregson stated that he would read the second condition of the subdivision development. "In accordance with the Division of Water Quality's General Water Quality Certification (Permit No. 990169, which was issued by the Division of Water Quality on 9/13/99, a conservation easement shall be placed on all lots with remaining jurisdiction wetland and water preventing future wetland impacts. These mechanisms shall be put in place within 30 days of the date of the issuance of this permit."

Kenneth Shanklin asked Jim Gregson when the permit was issued.

Jim Gregson stated that the permit was issued December 27, 1999.

Kenneth Shanklin handed to the board, "Outline of reasons to reject preliminary plat" and Memorandum of law in opposition to subdivision request". He stated that preliminary site plans are a type of check itemization to ensure proper compliance. Some ordinances are checklist oriented only and other imposes judgment by a Planning Board. He stated that the Town's statues, ordinances, subdivision ordinance and zoning ordinances give you a measure of discretion in respect of this track.

Mr. Shanklin continued, stating that there is a long history: been to Supreme Court twice on previous permits and applications, denials by this board in the past and with 37 houses proposed tonight. This piece of property is very fragile, and is basically all fill. Mr. Shanklin handed the board copies of recorded plat that shows the old Ruth King property Lot 18. He stated that if you go and walk down Mr. Hopkin's property and look out on his deck and walk down a narrow road next to this canal on the north side you will see a lot of marsh area that's green, some light and some dark green, this whole site was covered with water at one time.

Mr. Shanklin stated to the board that North Carolina General Statute 146-6 "Title to land raised from navigable water" has produced too many lawsuits regarding

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this statue. He stated that he has one of the first lawsuits, Lackey vs Tripp in Brunswick County. He stated he has a concern on whether Red Apple Group even has title to this property and that matter will be handled later. He questioned the area below mean high water; they clearly do not have that.

Mr. Shanklin has taken the site plan and colored in the mean high water area and showed this map to the board. He stated that North Carolina is a high water state, which means no one can have title to the land under the mean high water. He stated that in the memorandum regarding the property that to subdivide a property you must either be the owner or you must be under an option or contract. Clearly they don't own the land below the mean high water.

Mr. Shanklin stated that once you approve a preliminary plat then it goes through other stages to the final plat. Today they were asking the board to reject the final plat and to reject the preliminary plat as presented to them tonight for the reason cited in the memorandum. To better understand the development he color coded areas because of so many different lines of the busy map.

He stated everyone should protect coastal wetlands and it is an environmental sensitive property.

Mr. Shanklin feels that Lot #4,6,8,22,29,30 and some of the others are problematic lots. He has outlined in the memorandum a checklist of where this project is defective with the subdivision ordinance.

He stated he was concerned if the plat could even be heard. The ordinance requires a 21-day time period from time of submission until the next hearing. This plan was provided on November 10, 2004, which is not the required time allowed. (Surf City Town Ordinance, Appendix B, Subdivision Regulations, Article 3, Section 7).

Zoning Code pulls in the ADA of 1990 was designed to protect disabled people. Sidewalks must have curb and guttering and not aware of any permit from the Corp of Engineers for this plat.

Surf City Town Ordinance, Appendix B, Subdivision Regulations Article 8, Improvements Required and Minimum Standards of Design, Section 2.1 Suitability of land, "Land designated as Areas of Environmental Concern shall be developed in accordance with Coastal Area Management Act of 1975; Coastal Resources Commission Guidelines; and Policies of Surf City land Use Plan.

He also stated that he had a concern with the cul-de-sac and if a fire truck could get in and turned around.

He stated that this plat does not meet a number of criteria of the town, doesn't meet suitability standards and he doesn't know how it is going to get through all the state agencies.

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Attempts to divide this property even more have already been tried and those attempts have failed and our Court upheld those failures.

He stated that he is requesting the board to deny this preliminary plat.

Conservation Easements are not covenants. Easement is interest in land, is giving someone control over that property and several statues in North Carolina that deal with conservation easements, as in Volume 13 and Chapter 105 dealing with taxation.

It is important to protect our waters and if we don't we protect our waters and high ground you can't protect the water were they are in ditches, canals or sounds.

Mr. Cavender asked who had jurisdiction over conservation easements.

Kenneth Shanklin stated that anyone could donate land for conservation to someone who can protect the property. Conservation means protect not build on or destroy. The land could be donated to a Home Owners Association, the Town, or any nonprofit entity, such as the North Carolina Coastal Federation, to protect.

Mr. Cavender asked who determines who the easement is deeded to.

Kenneth Shanklin stated that the property owner to a degree but then it is reference by General Statue.

Karen Justice, 620 Mill Creek Rd., asked Kenneth Shanklin who he was representing.

Kenneth Shanklin stated that he was representing Bob Hopkins and others.

Bob Hopkins, 120 Driftwood Drive, stated that he was an adjacent property owner and his wife and him owned the peninsula parallel to the subject project to the north. When he purchased the land he created an easement for owners in the subdivision to use.

Kenneth Shanklin provided the board with a community protest petition urging the Town of Surf City Planning Board to deny the subdivision site plan. Seventy-five signatures were included on the petitions.

Rebecca Bruton, 624 Old Point Rd., Hampstead, asked Jim Gregson what was his title with CAMA.

Jim Gregson stated that he was the District Manager at the Wilmington District Field Office.

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Rebecca Bruton stated that she thought most people assume that CAMA was adequate as a state agency to effectively protect the wetland areas for anyone that was in a coastal area or barrier island. People have the impression that CAMA is totally capable of stepping in and protecting the wetlands in the area and water quality. She asked Jim Gregson if he felt that CAMA by itself as an agency was effective enough to take on that role.

Jim Gregson stated that properties that have wetlands are regulated by numerous agencies. CAMA is charged with the regulation of coastal wetlands. In this case it would be the wetlands that surround the outside of the peninsula. The interior wetlands are federal wetlands and are regulated by the US Corps of Engineers and the state has some authority to regulate wetlands as Division of Water Quality.

Rebecca Bruton asked if the wetlands adjacent to this property were CAMA jurisdiction.

Jim Gregson stated that the property is both in CAMA and Corps of Engineer jurisdiction.

Rebecca Bruton asked if the 30' setback that CAMA can enforce, was it a setback or a buffer zone, and could it be filled or cleared in the setback area.

Jim Gregson stated that it is a 30' buffer. Originally when the rule was being adopted it was designed to be an area that wasn't to be touched at all. During the public comment process and involvement of the legislature it was cut down; still to be a buffer but more for structures than anything else. A buffer is to keep impervious surfaces out of the area. CAMA does not regulate cutting vegetation but does regulate grading. Grading is allowed in the 30' buffer but developer must demonstrate that they won't have run off in the direction of the water.

Rebecca Bruton asked if the setback area is primarily to prevent construction.

Jim Gregson stated that a buffer is to prevent impervious surfaces close to the water and to provide an area without structures that will remove sediments.

Rebecca Bruton asked if developers could clear vegetation and grade.

Jim Gregson stated that you can cut vegetation, that CAMA doesn't regulate that, and they can grade if they can demonstrate that they won't have an increase in storm water.

Rebecca Bruton stated that the point she was trying to make was that it's obvious that CAMA is very limited in it's ability to protect even in setback areas and is restricted in what it can protect. CAMA has advised her that local ordinance need to be established because we can not rely on CAMA to take the measures

that are needed to protect the wetlands, keep shellfish areas and water well and alive.

Frank Tursi, Cape Lookout Coastkeeper for the North Carolina Coastal Federation, Swansboro, stated that if this development was allowed to be built at the level of density proposed you could kiss the clams goodbye; even if they received a low-density permit. Research has been done through UNCW in Wilmington and South Carolina showing that 25% impervious surface limit is not protective of shellfish waters. As the increase of impervious surface grows so does the increase of bacteria contamination. The runoff will contain a lot of bacteria. Oysters and clams are filter feeders; they take in water and anything in the water they digest. Once the bacteria levels become too high the Shellfish Sanitation Section will close those waters for human health reasons. This is a very sensitive piece of property; it is a peninsula surrounded by water on three sides of open shellfish waters.

He stated that if it is allowed to be developed at the density proposed, there would be no shell fishing allowed in those waters. Waters are being closed all over the state and unless the developer will be very diligent and willing to go beyond what the state requires, those waters will be closed. He commented that he didn't think that a low-density state storm water permit was going to protect those waters. History has shown that it does not protect. There is no reason to believe that it will protect here. He stated that he felt that this Board recognized this in the draft Land Use Plan the sensitivity of this track of land. This lot was marked as a conservation district and that building 30 some houses is in no way meets any definition of conservation. He commented that by approving this development the town would be wiping the shellfish waters off your community resource base.

He continued by saying that the board was in a difficult position because there is a state law that is very weak. He asked them to not rely on the low density storm water state law to protect the local water quality and if they truly valued the water as shellfish waters then it would be their decision, and at some point to say no.

North Carolina Coastal Federation is a private non-profit group, and oldest conservation group in North Carolina which main focus is the protection of coastal water quality.

Karen Justice asked the board what were the guidelines that the Planning Board must follow.

Chairman Newsome stated that there are certain rules and regulations on paper. There comes a point where if you are in favor or against certain projects that we can say no if they don't meet requirements and there will come a time when they will have met everything and the board will have to say yes.

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The Planning Board has no ability to make laws just to see that the developers follow what is already set. The board does the best we can to protect the Town, in the best interest of the town, and we feel we do a good job of it.

William Fuss, 1901 Eastwood Rd., Wilmington, representing Red Apple Group, stated that he was going to remind the board of their duties but that the Chairman just did. He stated that serious issues have been raised but those issues are outside the scope of this board. He requested that the board look at this plan on it's merits and judge it but what the ordinance require.

John Tucker, 110 Driftwood Drive, questioned that storm water runoff would be left up to the individual homeowners?

Mr. Rademacher stated that when each individual house is built there will be a storm water requirement; required at the local level. It is required to have an engineer design a storm water system for the individual house to maintain 1 ½" in a 24 hour period for each individual structure. The state will be looking at a separate storm water permit at their level.

Charles Riggs stated that he will be applying for a 25% low density storm water permit where all total built upon or impervious surface will be less than 25% and each home will get a minor CAMA permit and that's when the storm water will be reviewed again.

John Tucker asked how could you enforce that on each homeowner?

Mr. Rademacher stated that every new house built in Surf City toady is required to have an engineered storm water permit. The subdivision storm water permit is required from the state and the Town of Surf City; part of the building permit process requires a separate storm water plan per house.

John Tucker asked if there are salt-water grasses could they grade that area, grade to the water?

Jim Gregson stated that they could cut it, mow it, or cut it by hand. CAMA does not have authority to regulate that, but they cannot go in with a piece of equipment and disturb the ground.

Mr. Camps-Campins stated that this board has sat for many months on the Land Use Plan, which currently resides in Raleigh, where this area was designated as conservation. If that plan were here today, our Town Planner would not even have accepted this plan. But since that had not come to pass yet, therefore it must be reviewed under the current regulations and give full credence to all of the statutes and regulations that we have very carefully.

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Mrs. Ryce motioned that this site plan be tabled to allow time for reviewing of obtained information. Mr. Camps-Campins seconded the motion. The motion was carried.

VIII. WORKSHOP

Workshop was scheduled for Tuesday, November 23, 2004 at 5:30pm at the Public Meeting Building (formerly EMS building) across the street from the Town Hall.

IX. SIDEWALKS

Mr. Rademacher stated that Mr. Charles Riggs at the November 3, 2004 Council meeting submitted to Council a request on the possibility of contributing money to the Town of Surf City in lieu of constructing sidewalks with in developments. Upon the recommendation of the Town Manager, the Council forwarded the request to the Planning Board to review and to submit the board's recommendation.

Mrs. Ryce motioned to leave sidewalk requirements as the ordinance is currently and not allow for payment in lieu of sidewalks. Mr. Cramer seconded the motion. The motion was carried.

X. ADJOURN

Mrs. Ryce motioned that the Planning Board Meeting adjourn. Mr. Cramer seconded the motion. The motion was carried and the Planning Board meeting adjourned at 8:47 P.M.

Planning Board Chairman

Date

Attest

Date

SURF CITY PLANNING BOARD WORKSHOP

MEETING

MINUTES

December 9, 2004

5:00 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Carol Ryce
Oliver (Al) Alphin
Andy Cavender
Trapper Cramer
Sydney Williams
Frank Camp-Campins

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Frank Tursi, NC Coastal Federation
Rebecca Bruton, Pender Watch Conservancy & Maritime Coalition
Chris Mudarri, Pender Watch Conservancy
Kate Fairley, Attorney for The Red Apple Group, LLC
Charles Riggs, Surveyor
Greg Hobbs, Harbor Side Developer
Bob Hopkins, Resident

A. CALL TO ORDER

Chairman Newsome called the meeting to order at 5:00 P. M. and gave the invocation.

B. APPROVAL OF MINUTES

1. November 16, 2004 Regular Meeting

Mr. Camps-Campins motioned that the Planning Board minutes be approved.
Mr. Cramer seconded the motion. The motion was carried.

2. November 23, 2004 Workshop

Mrs. Ryce motioned that the Planning Board workshop minutes be approved. Mr. Johnson seconded the motion. The motion was carried.

C. SITE PLANS

1. Harbor Side-Hobbs Development

Mr. Rademacher stated that this property is zoned C-1 and consists of a 3200 square foot 2-story building with 9-room motels along the waterfront. He stated that staff recommends approval. Mr. Hobbs presented this site plan to the Planning Board. He stated that there is future connectivity for parking lots and boardwalks and stated that the boardwalks will eventually connect along the sound. He presented an architectural picture of what this site would look like. Chairman Newsome asked what a motelimum was. Mr. Hobbs stated that a motelimum is easier to finance because you can sell or rent spaces. Mr. Cramer asked how many rooms are in this motelimum. Mr. Hobbs stated that there are 9 units, and once they are sold that's it and that it is not like a time-share. Chairman Newsome asked who would keep the maintenance up on this. Mr. Hobbs stated that there would be a management group for this purpose and there will be some type of ownership association.

Mr. Camps-Campins asked about the parking for a restaurant and how he could see this becoming a problem, since there are only 8 parking spaces. Mr. Rademacher stated that right now they are meeting what's required by ordinance, and if a restaurant goes in the developer would have to find additional parking. Mr. Alphin asked Mr. Hobbs how he felt about the parking. Mr. Hobbs stated that their goal is to promote more pedestrian traffic from boating and walking. He stated that he doesn't see a big restaurant coming in, but if any type of restaurant goes in, there will be additional parking for this. Mr. Alphin asked Mr. Hobbs if there were any way that they could revisit the parking situation. Other Planning Board members stated that Mr. Hobbs parking for this development meets the required parking spaces by the ordinance. Mr. Williams asked Mr. Hobbs if the green space left on the site plan could be used for additional parking if needed later. Mr. Hobbs stated that it could be used for future parking if needed.

Mr. Camps-Campins motioned that this site plan be approved. Mrs. Ryce seconded the motion. Mr. Alphin opposed. Mr. Williams asked if he could vote, since he owned property adjacent to this property. Chairman Newsome stated yes. The motion was carried.

D. PLANNED UNIT DEVELOPMENTS

1. Triton Village (formerly Blackbeards Retreat) – David Madison

Mr. Rademacher stated that this was previously Blackbeards Retreat at the last Planning Board meeting. He stated that it has dropped down to 36 town homes. DOT has reviewed this site plan for compliance. Mr. Rademacher stated that State permits would need to be issued. There is an 8-inch water main shown per the request of the Fire Department. Mr. Rademacher stated that there was one item missing and that is how the maintenance will be done on the site, he also stated that they would need to see if the property needs to be rezoned. Mr. Cavender asked if the homeowners association was the only thing missing. Chairman Newsome stated that the units had dropped from 48 to 36 town homes and that the Commercial has doubled in size.

Mrs. Ryce motioned to rezone this property from C-3 to PUD. Mr. Johnson seconded the motion. Mr. Williams abstained from voting, since his company sold the property. The motion was carried. Mr. Rademacher stated that any major changes to this site plan would have to go back to the Planning Board for approval. Mr. Camps-Campins motioned that this Planned Unit Development be approved. Mr. Cramer seconded the motion. The motion was carried. Chairman Newsome thanked Mr. Riggs for all the changes he had made to this site plan and expressed how important the commercial development is along the Hwy 50/210 Corridor.

E. SUBDIVISIONS

1. The Peninsula of Topsail – Red Apple Group, LLC.

Mr. Rademacher stated that Mr. Riggs would be presenting this plan for The Red Apple Group, LLC. Mr. Rademacher stated that this property abuts to the sound and man-made canals. He stated that there is a shared beach access with the Atkinson Shores Development. The roads are private therefore any road maintenance would be the homeowner's responsibility even if damaged during utility maintenance. According to Jim Gregson with CAMA, this plan will require a major CAMA permit and will have to get approval from a total of 14 state agencies.

Mr. Rademacher stated that the construction documents have been submitted and items that needed addressing have been added to the site plan. He stated that at the previous workshop the Planning Board went over comments from Attorney Ken Shanklin. Mr. Rademacher stated that this subdivision is in compliance with the Town's ordinance, but it was tabled at the last Planning Board meeting to go over the material presented by Mr. Shanklin.

Mr. Williams motioned that this subdivision be approved. Mr. Bob Hopkins, adjacent property owner asked the Planning Board if they had received site plan approval and if this subdivision meets all ordinance requirements and all state laws. Mr. Rademacher stated that this subdivision meets the requirements of the town's ordinance for preliminary approval and that all state permits are under review and will be approved prior to final approval. Mr. Hopkins asked if he could formerly oppose against this subdivision approval. Mr. Williams motioned to approve this preliminary site plan. Mrs. Bruton, member of the Pender Watch and Maritime Coalition interrupted the motion to ask the Planning Board if they would delay the approval for this site plan until an Environmental agency could assess this project to determine the damage that this subdivision will impact on this peninsula. Chairman Newsome stated that there is a motion on the floor. Mr. Williams had made the motion to approve this preliminary site plan. Mrs. Ryce seconded the motion.

Mrs. Chris Mudarri, member of the Pender Watch, also interrupted the motion to read a letter from the Pender Watch Conservancy asking the Planning Board to delay approval of this project in order to consider the severe and irreversible consequences this project would have on the environment. Mrs. Rebecca Bruton, with the Pender Watch and Maritime Coalition, read a letter from the Maritime Coalition also asking the Planning Board to delay proposal of this development. She stated that the Land Use Plan, which is in the approval process, would protect this peninsula. She asked the Planning Board to reflect in the minutes that someone from the EPA or Environmental agent assess this project and asked if the Planning Board have someone look into this. Mr. Johnson asked Mrs. Bruton if she was at the last Planning Board workshop. She stated that she was not. Mr. Johnson stated that at that workshop the Town Attorney, Charles Lanier stated that it is out of the Planning Board's hands on this project, all that they can do is approve what meets the ordinance requirements. Chairman Newsome stated that the Planning Board makes decisions that are in compliance, with all of the town's ordinances. The Planning Boards recommendations go to the Town Council for decision. He stated that after the Planning Boards approval that this site plan still has to get recommendation from 14 other state agencies.

Mr. Frank Tursi with the Coastal Federation stated that if this site plan is approved that it would violate the current Land Use Plan. He stated that the current owners and previous owners of this land are in violation still with CAMA, and if this site plan is approved the Planning Board is not supporting standards by CAMA. He stated that the Planning Board has authority to turn down projects and discretionary authority to disapprove projects.

Mr. Charles Riggs, Surveyor stated that this site plan does meet and exceed the town's subdivision ordinance and that this tract of land was presented to the Planning Board a year ago. He stated that the current violation was with Water Quality on the conservation easement. He stated that Mr. Shriver, head of the Division of Water Quality stated that it would be placed on the property before final approval.

Mr. Hopkins asked if the Land Use Plan had been returned back to the Town yet and asked if it was public record. Mr. Rademacher stated that the Land Use Plan is available for public record, but is still in the approval process and that the final approval will not be until April 2005 at the earliest.

Mr. Alphin stated that the Planning Board took an oath to follow the ordinances and that is all they can do even if they do not want to approve this. He stated that it is out of the Planning Board's hands and that it would become a court issue if an appeal is pursued.

Mrs. Kate Fairley, Attorney for The Red Apple Group, LLC. stated that the Planning Board has only heard the opinions and arguments from the opposition's side and she would like to give the developers side of the story. She stated that it is important that all opinions of all facts are given on this site plan. She stated that she had spoke with the engineers and environmentalist on this project. Both are back and forth on this and they can't honestly tell you if or will this development will effect the environment or habitat on this peninsula.

Mr. Camp-Campins looked up the definition of welfare from the Webster Dictionary. It states that welfare is the state of being certain that adverse effects will not be caused by some agent under defying circumstances. Mr. Camp-Campins paraphrased his version of welfare to be the state of being certain that adverse effects will not be caused by the Planning Board by granting approval of the plat. Circumstances being the approval of the plat and the agent being the Planning Board. He stated that if the Planning Board can truly state that this will not adversely effect public welfare than I certainly hope we move to act on behalf of this plat. Chairman Newsome stated that we have had fair enough discussion on this plat and asked for a motion.

Mr. Williams made the final motion to approve this preliminary site plan. Mr. Alphin seconded the motion. Mr. Cramer, Mr. Camps-Campins and Mr. Cavender opposed the motion. Mr. Johnson and Mrs. Ryce did not vote on this project. Chairman Newsome also asked for a show of hands to vote to clarify the motion made. Mr. Williams stated that a no vote was an affirmative vote. Mr. Rademacher and Mr. Alphin stated that this was correct. Mr. Camps-Campins vote could not count, because he is an alternate member, therefore the vote was 4/2-majority vote. The motion was carried and this preliminary site plan was approved by majority vote.

F. MEMBERS FORUM

Andy Cavender

Mr. Cavender stated that he has been back and forth on The Peninsula. He stated that when the definition of welfare was brought up by Mr. Camps-Campins, he made the decision to oppose the vote.

Frank Camps-Campins

Mr. Camps-Campins read the definition of welfare out of the dictionary and stated that the Land Use Plan would show all of the concerns that were brought up at tonight's meeting.

Sidney Williams

Mr. Williams stated that sometimes the Planning Board has to approve things that they may not want to approve.

Carl Johnson

Mr. Johnson stated that he is still uneasy with this development, but all the Planning Board can do is make sure that it complies with our guidelines and meets ordinance requirements. He stated that he did not vote, because he did not know which way to vote.

Carol Ryce

Mrs. Ryce stated this development falls in accordance with the ordinance, but she could not bring herself to vote either way. She stated that there were too many questions or unanswered questions and too many gray areas.

John (Trapper) Cramer

He stated that he voted no, because he thinks the development of this land would only hurt the environment and not help it.

Oliver "Al" Alphin

Mr. Alphin stated that he voted yes, because the development complies with the ordinances and that it does not affect welfare, public health or and police violations. He stated that anyone who thinks this is not good judgment on behalf of the Planning Board is more than welcome to be on the Planning Board.

Chairman Barry Newsome

Chairman Newsome stated that he appreciates the opinions of everyone and stated that it disgust him that these other 14 state agencies don't have some teeth in their guidelines to do something about the development of such sensitive areas like the peninsula. He stated that he hated to see it come to this, but thanked each and everyone for coming to tonight's meeting and wished everyone a Merry Christmas!

The Planning Board meeting adjourned at 8:45 P.M.

Barry Newsome
Planning Board Chairman

Dec 10, 2004
Date

Windy H. Davis
Attest

12/10/04
Date

SURF CITY PLANNING BOARD WORKSHOP MINUTES

September 16, 2004

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camps-Campins
Carl Johnson
Andy Cavender
Oliver (Al) Alphin
Trapper Cramer

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Patricia Arnold, Town Clerk

OTHER INDIVIDUALS PRESENT WERE:

Michael Moore, Surf City Town Manager

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M

II. DISCUSSION ON ISSUES REQUESTED BY MEMBERS

- ❖ Zoning Observations for Hwy 210/50 area.

Planner Rademacher supplied the Board with a map that included Hwy 50 to the Onslow County Line and Hwy 210 to Hwy 17.

The object of this map is to look at zoning in these areas and if an applicant request that their property be annexed that the Planning Department would have a direction set on the Planning Board's feelings regarding the desired zoning for the area.

The consensus of the Board was to set properties along Hwy 210 as R-10 residential, Hwy 50 as C-3 Commercial, and Belt Road as R-10 Residential. Residential being a maximum of 4 units per acre.

❖ Common Misconceptions of Large Lot Zoning

Planner Rademacher spoke to the Board of common misconceptions of large lot zoning and handed out an information packet.

❖ SF Single-Family District

Planner Rademacher showed a proposed ordinance for a Single Family District. The consensus of the Board was that a SF Single-Family District be exclusively to the island properties, and that the front yard, minimum required for oceanfront properties shall be ten feet. Basically the Single Family District is like R-5 but without duplexes.

❖ R-15 Residential

Planner Rademacher showed a proposed ordinance for a R-15 Residential District. The consensus of the Board was that a R-15 Residential District be exclusively to the mainland properties and this would give a medium option between R-10 and R-20.

❖ MFC Multi-Family Cluster District

Planner Rademacher showed a proposed ordinance for a MFC Multi-Family Cluster District. The consensus of the Board was that a MFC Multi-Family Cluster District is be exclusively to the mainland properties, there should be a maximum of ten units per acres, so that utilities would not have problems and they favored the open space. The Board stated that open space should be defined.

❖ Density and Height limit request

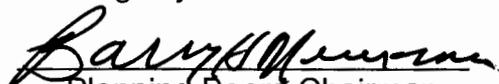
Planner Rademacher presented each member with a request from Gene Anderson regarding density and height limits in the portion of the town that is west of the Intracoastal waterway.

❖ Consideration on density and height limits

Planner Rademacher provided the Board with a request by Mr. Gene Anderson for their consideration of removing the density and height limits in the portion of the town that is west of the Intracoastal Waterway.

VII. ADJOURN

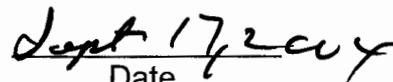
Chairman Newsome motioned that the Planning Board Meeting adjourn. Mr. Cramer seconded the motion. The motion was carried and the Planning Board meeting adjourned at 7:30 P.M.



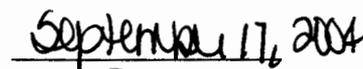
Planning Board Chairman



Attest



Date



Date