

SURF CITY PLANNING BOARD

MINUTES

JANUARY 13, 2005

5:30 P.M.

THE FOLLOWING PLANNING BOARD MEMBERS WERE PRESENT:

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

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
John Pierce, Surveyor
Richard Guggelman, Citizen

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 DECEMBER 9, 2004

Mr. Camps-Campins motioned that two changes be made to the minutes on page 5. First the word affects changed to effects and secondly "the agent" referring to the Planning Board and not the plat.

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

III. SUBDIVISIONS

1. Cedar Point – Final Plat

Mr. Rademacher stated that the installation of the water and sewer is approved and he also stated that the surveyor stated that everything would be finished that needed to be finished before this went to the Town Council. Mr. Rademacher also stated that the water and sewer lines are drawn on the plat and stated that he recommends approving contingent on an as built being submitted for the water and sewer. He stated that the original plan of a 5-unit development being located on the point has now been eliminated due to the zoning ordinance amendments.

Mr. Williams motioned that this final plat be approved. Mr. Alphin seconded the motion. The motion was carried.

Mr. Cavender asked Mr. Rademacher about the lot on the point and who owned it. Mr. Rademacher stated that Mr. Ward is saving that lot for himself. Mr. John Pierce, Surveyor stated that he is just representing the 17 lots for residential building only.

IV. MEMBERS FORUM

Todd Rademacher

He stated that he attended a meeting with NCDENR (North Carolina Department of Environment and Natural Resources) on "The Peninsula." Mr. Rademacher stated that the Army Corp, Water Quality, Charles Riggs and several other agencies met to discuss "The Peninsula." He stated that the developer of "The Peninsula" is going to be required to get a Major CAMA permit, but he thought that it has not been submitted yet.

Mr. Rademacher also stated that he met with Haskell Rhett and Chairman Newsome to discuss the CAMA Land Use Plan. He stated that the State had mentioned that the CAMA Land Use Plan submitted versus the issues were facing today does not match what was submitted 2 years ago. He stated that the draft plan has issues that will be discussed by the Town of Surf City and the State. He stated that he has spoke with Mike Christenbury with the State who have stated that there were to many policies.

Mr. Rademacher stated that it looks like it will not make the April approval. He stated that when the Town Council approves it locally then it will become a legal document for the town, but the State will not see it as a legal document until they approve it. Mr. Rademacher stated that he thinks that the CAMA Land Use Plan is overall a good plan.

PLANNING BOARD

Mr. Johnson stated that there are some State Agencies like the CRC that did not even know that the CAMA Land Use Plan had not been approved yet. He stated that Mr. Rademacher and himself had been talking and discussed that there are other towns and cities that have adopted an ordinance where anything permitted would require a CAMA permits and so forth before it goes before the Planning Board. Mr. Johnson stated that this process would really help out.

Mr. Williams stated that we need some type of situation where the developer would bring in preliminary sketch plans before the Board to review, before any monies are spent on the proposed projects. Mr. Alphin stated that the problem you run into is that the Town would become obligated to the developer. Mr. Alphin stated that we need to let CAMA worry about the CAMA issues and we will worry about the site plans. He stated that there is no easy answer, because the developer has to front all of the cost.

Chairman Newsome stated that with "The Peninsula" the developer has received the minor permits, and left the burden now on the future homeowner's to get the major CAMA permits. He stated that some of these future homeowner's are from out of town and have never seen the properties that they are purchasing.

Mr. Rademacher stated that he thinks Mr. Williams is looking for a preliminary/advisory opinion. Mr. Alphin stated that the review process would be done by staff anyway. Mr. Rademacher stated that Planning & Development staff did advise the developers of "The Peninsula", that a major CAMA permit was imminent. He stated that is all that staff can do is advise or recommend.

Mr. Alphin stated that the State agencies do not give advisory opinions or comments they must have some type of submittal before they take action.

Mr. John Pierce stated that the developer is always at risk when developing a project. He stated that it takes a lot of follow up with permits and things before anything can be finished with a project.

Mr. Williams stated that we basically just need some type of conceptual idea of what the developer is proposing before any large amounts of monies are spent on permits and things.

PUBLIC FORUM

Mr. Gugelman questioned the lot sizes in the Town of Surf City, and asked could that not be re-sized to make them larger. He also questioned the ocean front houses and the concern about fires, because of the houses being so close.

V. ADJOURN

The Planning Board Meeting adjourned at 6:30 P.M.

Barry H. Neumann
Planning Board Chairman

Jan 14, 2005
Date

Wendy H. Davis
Attest

1/14/05
Date

SURF CITY PLANNING BOARD

MINUTES

FEBRUARY 10, 2005

5:30 P.M.

THE FOLLOWING PLANNING BOARD MEMBERS WERE PRESENT:

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

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Charles Riggs, Surveyor
Art Leazer, Citizen
Richard Guggelman, Citizen
Chris Rackly, Lewis Realty
Kim McCallum, Citizen

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 JANUARY 13, 2005 PLANNING BOARD MEETING

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

III. ZONING MAP AMENDMENT

1. Art Leazer – 320 North Shore Drive (C-1 to R-5)

Mr. Rademacher stated that the reason for this re-zoning request was so that a duplex could be built. He stated that currently there is nothing on the lot and that the surrounding lots consist of single-family and duplex dwellings. The re-zoning of this property would be consistent to the surrounding area and he stated that staff does recommend approval.

Mr. Cramer asked if the lot was 10,000 square feet. Mr. Rademacher stated that it was. Mrs. Ryce questioned the surrounding areas that are zoned C-1 and asked how re-zoning this would be consistent. Mr. Rademacher stated that he recommended, because he thinks the Planning Board and staff need to re—look at this area and re-zone it. Chairman Newsome stated that we need to look at setting up another workshop so that the board can discuss these re-zoning issues.

Mr. Williams motioned to approve the re-zoning request from C-1 to R-5. Mr. Crammer seconded the motion. The motion was carried.

The Planning Board set up a workshop date for March 15, 2005 at 5:30 P.M.

IV. SUBDIVISIONS

1. Waylon Buchanan – Sketch Plan

Mr. Rademacher stated that Mr. Riggs was here to represent Mr. Buchanan. He stated that this proposed subdivision is located off of Little Kinston Road. Mr. Riggs stated that there were 7 lots, but the developer condensed the lots down to 5 in order to make more appeal to the subdivision. He stated that there will be stick built homes there and there is an approved access. He also stated that the water and sewer would be coming off the main street. All 5 lots will front off of Little Kinston Road.

Mr. Williams motioned that this sketch plan be approved. Mr. Cavender seconded the motion. The motion was carried.

2. Jerome Ramsey – Sketch Plan

Mr. Rademacher stated that this 12-lot subdivision is located off of North New River Drive and allows for single and multi-family dwellings. He stated that this development was previously Oyster Pond Mobile Home Park. Mr. Riggs stated that he would be representing Mr. Ramsey on this development and that Mr. Smith owns the property and that Mr. Ramsey is one of the partners. He stated that there are water and sewer permits for utilities. He stated that state permits would be needed for water and sewer.

Mr. Riggs stated that you would be able to build 30-foot wide structures on these lots. Mr. Williams asked if there would be any problems with the lots being only 45-foot wide. He stated that there would be no problems with reducing lots from 12 to 11 in order for each lot to have 50-foot of road frontage. Mr. Rademacher stated that the developer would have to get a variance or the Board would have to change the ordinance. Mr. Rademacher stated that at this time the development meets the sketch plan requirements.

Mr. Williams motioned to approve this sketch plan. Mr. Cramer seconded the motion. The motion was carried.

V. PLANNED UNIT DEVELOPMENT

1. The Live Oaks of Topsail

Mr. Rademacher stated that Mr. McCallum is requesting to re-zone this property from R-10 to PUD. He stated that this development was tabled last year. He stated that a water and sewer design has been submitted, but Utilities director has some issues with the water lines in reference to funding for upgrades. Mr. Rademacher stated that the developer has proposed an 8-inch water line per the request of the Fire Department. The homeowners will be responsible for the maintenance and a major CAMA permit will be submitted. Mr. Rademacher stated that the wetland line has been moved. Mr. Riggs, who is representing Mr. McCallum, stated that this is a slight re-design from the original plat submitted. He stated that the original design construction consisted of 4 lots for 24 duplexes, the current plan is proposing the development of single-family dwellings, a pool and clubhouse and more buffers along the highway. NCDOT has looked at this plan and stated that they had no complaints on this driveway permits. Mr. Riggs stated that Mr. McCallum wants to maintain as much vegetation as possible even if it means moving it around the lot. Mr. Riggs stated that the developer will pay for the upgrade of the pump station, that the utilities director has concerns about.

Mr. Williams made the first motion to approve the re-zoning from R-10 to PUD. Mr. Cramer seconded the motion. The motion was carried. The second motion needed was made by Mr. Williams's for approval for this site plan. Mr. Johnson seconded the motion. The motion was carried.

Mrs. Ryce questioned the private road. Mr. Rademacher stated that it would be more like an access just for the homeowners, like their own community. Mr. Camps-Campins wanted to recommend before final approval that the Homeowners are responsible for the maintenance of the roads.

PUBLIC FORUM

Mr. Gugleman requested that the minutes be put on the website.

MEMBERS FORUM

Frank Camps-Campins

Mr. Camps-Campins stated that the duplexes along S. Shore Drive are not structurally appealing. He asked couldn't we have the developers to make the entrances to the street side more appealing.

Andy Cavender

No comments

Carl Johnson

No Comments

Carol Ryce

No comments

John "Trapper" Crammer

Mr. Crammer stated that he was submitting in his resignation letter and is resigning from the Planning Board. Chairman Newsome and the Planning Board show their appreciation of Mr. Crammer for his time he has spent serving on the Planning Board. Mr. Crammer stated that he has enjoyed serving on the Planning Board, and stated that he would like to give someone else the chance to serve.

PLANNING BOARD

Mr. Camps-Campins asked Mr. Cramer to please be present when the Planning Board presents the finished CAMA Land Use Plan. Mr. Rademacher stated that the CAMA Land Use Plan should get approval by CRC around May or June. He also mentioned that he had spoke with Haskell Rhett and that he was meeting with the State on the plan approval. He stated that once the Town Council approves the Land Use Plan anywhere between April and May, then it would become a legal document for the town, but not the State.

Mr. Johnson talked about the steps for projects getting approval from CAMA. Chairman Newsome asked Mr. Riggs, about how much the cost of a major CAMA permit is. Mr. Riggs stated that for example with the current project being discussed, everything required the fee runs around \$6,000.00 for the first submittal. If something were to change with the design of the project, then they would have to pay another \$6,000.00. He stated that you can do express permits that average 30 days or the regular CAMA Major permits run anywhere from 90 - 150 days. Mr. Riggs stated that basically he wants the Town's blessing, before he proceeds with projects.

Mr. Rademacher stated that with major CAMA permits the town sign's off on them, but if there are any changes done, it doesn't get approved. Mr. Riggs stated that it is much easier to first comply with the town's ordinances then getting CAMA approval. Mr. Rademacher stated that he would check around and see what some other communities are doing in reference to these approval processes.

V. ADJOURN

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

Barry H. Newsome
Planning Board Chairman

Feb 10, 2005
Date

Windy H. Davis
Attest

2/11/05
Date

SURF CITY PLANNING BOARD

MINUTES

MARCH 10, 2005

5:30 P.M.

THE FOLLOWING PLANNING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Frank Camp-Campins
Carl Johnson
Carol Ryce
Andy Cavender

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Doug Medlin, Council Liaison
Mike Gallant, Engineer

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 February 10, 2005 PLANNING BOARD MEETING

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

III. ZONING MAP AMENDMENT

1. James Batts 118 & 122 Little Kinston Road (R-5M to MU)

Mr. Rademacher stated that Mr. Batts is requesting to rezone the property to Mixed Use (MU), which would allow single-family dwellings, multi-family and commercial. He stated that the neighboring properties have been re-zoned to MU. Mr. Rademacher stated that staff recommends approval and also stated that he thinks the land is under contract.

Mr. Camps-Campins motioned to approve this re-zoning request from R-5M to MU. Mr. Johnson seconded the motion. The motion was carried.

2. Mo Afify 1701 N. Shore Drive (R-5 to MU)

Mr. Rademacher stated that this property is located at 1702 N. Shore Drive and is location of the first phase of Summerwinds townhomes located next to the Mermaid Bar. Mr. Afify would like to make the project conforming to protect development form the provisions of being a non-conforming use. Mr. Rademacher stated the staff recommends approval.

Mr. Camps-Campins asked if the board could look at the whole layout and re-zone it instead of doing each individual lot. Mr. Camps-Campins motioned to approve this re-zoning request from R-5 to MU. Mrs. Ryce seconded the motion. The motion was carried.

Mr. Johnson mentioned to Mr. Rademacher to ask Mr. Afify about re-zoning the remaining portions of land around it. Mr. Rademacher stated that he would.

IV. SUBDIVISIONS

1. DC Lanier – Preliminary Plan-Saltwater Landing

Mr. Rademacher stated that this subdivision is currently zoned R-10 Residential, which would allow 10,000 square foot lots. There are 73 proposed lots for the first phase of this development. The developer is aware that as of today there is not water and sewer available to that site, but the developer will run water and sewer to the property.

Mr. Rademacher stated that the fire department has reviewed this, and the public utilities director has approved the water and sewer design. Mr. Gallant, the developers engineer on this project is here to answer any questions, the board may have. Mr. Rademacher stated that staff recommends approval.

Mr. Camp-Campins stated that he is concerned about the cul-de-sacs and the one way in to the subdivisions and believes this would bring up some fire hazard and emergency service concerns. Mr. Cavender stated that lots 8, 62 & 63 are non-conforming because they are less than 10,000 square feet.

Mr. Camps-Campins motioned to approve this subdivision, contingent on the conditions of lots conforming to size for zoning, for the roads to be improved for flow of traffic for health and safety concerns and that the roads also be public. Mr. Cavender seconded the motion. The motion was carried.

V. ZONING TEXT AMENDMENT

1. Mike Gallant – Mixed use buildings in the central business district

Mr. Rademacher stated that the applicant is requesting a change to the percentage of commercial and residential space that is allowed in the Mixed-use district. The current ordinance for mixed use allows 70% commercial and 30% residential. Mr. Rademacher stated that he thinks this change would help promote the urban waterfront area.

Mr. Rademacher read the recommendation of changing Section 4.1.12 (4)(d)(1) to the following change:

(Change Section)

(d) Mixed Use Site Provisions

1. For every two (2) residential units, 1000 square feet of commercial space shall be constructed (i.e. residential units requires 7000 square feet of commercial space)

Mrs. Ryce asked Mr. Rademacher if he felt comfortable with this change. Mr. Rademacher stated the he did fell comfortable with this change. All of the Planning Board members like this change request.

Mr. Cavender motioned to approve this amendment change. Mr. Camps-Campins seconded the motion. The motion was carried.

MEMBERS FORUM

Frank Camps-Campins

No comments

Andy Cavender

Mr. Cavender questioned Linda's lighthouse building and if was elevated correct. Mr. Rademacher stated that it was and it fell under the minor site plan review. Mr. Rademacher stated that this project is moving along.

Carl Johnson

No Comments

Carol Ryce

Mrs. Ryce mentioned that pilings are still left on the Sullivan land where a billboard sign was reduced in size, and that it is a real eye sore. She also mentioned that from the meeting the night before, she heard nothing but good comments about the Planning Department and how we are easy to deal and good to get along with.

Chairman Barry Newsome

Chairman Newsome asked if the town have the authority to have something moved, and make the property owners pay for it, relating the Mrs. Ryce's issue. Mr. Medlin stated that what the town would have to do is place a lien on the property. He also stated that the town needs to first call the sign company, to ask them to clean up the lot. Mr. Johnson stated that the town should have the Chief of Police call the sign company as well.

TODD RADEMACHER

Mr. Rademacher reminded the Planning Board of the workshop on the 15th. He stated that at the workshop we would be discussing some zoning map issues, text amendments, etc.

OTHER DISCUSSION

Chairman Newsome asked Mr. Rademacher to add parking spaces in reference to new homes to the list of topics for the meeting.

Mr. Camps-Campins mentioned that on South Shore Drive the driveways are too steep. He stated that he thinks the contractors should have to grade the lots so that the driveways are not that steep.

V. ADJOURN

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

Barry H. Newsome
Planning Board Chairman

Mar 10, 2005
Date

Nancy H. Davis
Attest

3/10/05
Date

**SURF CITY PLANNING BOARD
MINUTES**

April 14, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

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

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 MARCH 10, 2005 PLANNING BOARD MINUTES

Mrs. Carol Ryce motioned that the Planning Board minutes be approved. Mr. Sidney Williams seconded the motion. The motion was carried.

APPROVAL OF MARCH 15, 2005 PLANNING BOARD WORKSHOP MINUTES

Mrs. Carol Ryce motioned that the Planning Board minutes be approved. Mr. Sidney Williams seconded the motion. The motion was carried.

III. ZONING MAP AMENDMENTS

1. 201 Boca Bay Lane – Thomas Earp

Planner Rademacher stated that the applicant would like to rezone a piece of property for the construction of a duplex. Mr. Earp owns a piece of property at

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the end of Pender Avenue, which is currently zoned R-5M. The Great Oaks mobile home park previously surrounded this property. The surrounding property has been rezoned R-5 residential for the construction of single-family homes and duplexes. Currently the Palms at Boca Bay are under construction with several duplexes being built. The R-5M zoning district does not allow for the construction of duplexes or single-family homes. Staff recommends rezoning this property to R-5, as this is consistent with surrounding uses as well as anticipated uses.

Mr. Frank Camp-Campins motioned that this site plan be approved. Mr. Johnson seconded the motion. The motion was carried.

2. 106 S. Shore Drive – Mike Maguth

Planner Rademacher stated that the applicant would like to rezone and oceanfront piece of property zoned C-1 commercial (central business district) to MU mixed use. The subject property is currently vacant located at 106 South Shore Drive near the pier and Buddy's Restaurant. Surrounding property uses are single-family homes and restaurants. The applicant is proposing the construction of a duplex to match the two single-family homes on the adjoining properties.

A rezoning to MU would allow for multi-family development as well as commercial development with stricter setbacks.

Mr. Williams asked if this property was in the core area to be saved for commercial integrity.

Planner Rademacher stated that at the last workshop the Planning Board discussed the oceanfront not being viable for commercial.

Chairman Newsome stated that oceanfront would be for homes in that area.

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

IV. SUBDIVISIONS

1. Topsail View-Final Plat-Waylon Buchanon

Planner Rademacher stated that the applicant, Waylon Buchanon, is requesting final plat approval for a 5-lot subdivision located off of Little Kinston Road. The property is zoned MHS residential and allows for subdivisions with minimum 5000 square foot lots. There are no water or sewer line extensions for this subdivision, or are there any new streets being created. A private easement has been set aside for access to all lots. No lots will have direct access from Little Kinston Road. The access easement will need to be named for addressing purposes. Sidewalks and street trees are shown in accordance with the

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ordinance and both will need to be installed prior to staff signing off on the final plat.

Staff recommends approving this final plat provided a street name is designated for the subdivision.

Mr. Camp-Campins questioned that with all the traffic going in and out a 25' access easement that he was concerned of the placement of trees and plantings along the road. He asked if there were any consideration on how those trees will be planted and of the care and maintenance with the growth that takes place. He wanted to make sure visibility was not impeded when leaving the development onto Little Kinston Road and wanted to express a word of caution regarding plant selection for their size of growth.

Planner Rademacher stated that the Town has a landscaping sight triangle.

Charles Riggs stated that the street name was delivered to the Planner and that he could incorporate a sight triangle along the easement to accommodate the caution to the subdivision. He advised that this plan originally had 7 lots but has been knocked down to 5 lots.

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

2. Oyster Pond-Preliminary Plat- Tom Smith

Planner Rademacher stated that the applicant has submitted a sketch plan design for a 12 lot residential subdivision located on North New River Drive. The property is zoned MU mixed use, which allow for the development of 5,000-foot residential lots for single-family homes as well as multi-family development. All lots will be served by a proposed private road (named Oyster Pond Drive) and Surf City water and sewer. The Planner asked that the streets running north and south be given a separate name for addressing and emergency vehicle access) and Surf City water and sewer. The lot is 2.832 acres in size and is the current location of the Oyster Pond mobile home park. Water lines will be looped to the adjoining property, Egret Landing. The fire department has requested an 8" water main. Sewer will be provided by a gravity system, as the lot will be raised for this purpose. Items needed for complete plan compliance include:

1. North/South road needs to be named
2. Sidewalks need to be continued on both sides of the street
3. 2-street lights need to be added per ordinance.

Staff recommends the approval of the preliminary plan provided the changes are made to the plan prior to final approval.

Mr. Cavender asked if the road abuts the road at Egret Landing so it can remain a consistence road and match up for interconnectivity.

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Charles Riggs stated that the roads are going to be real close, that there may be a little offset.

Planner Rademacher stated that it would be to the point where we can have access back and forth.

Mr. Cavender commented that the name should be the same throughout and be if there is interconnectivity so 911 addressing would be easier.

Planner Rademacher stated that he would discuss it with the two property owners.

Mr. Alphin asked how far offset with the roads be.

Charles Riggs stated that he felt that the Egret Landing abuts this property directly on the right hand side.

Planner Rademacher stated that the question is if the road makes the proper connection, where does Egret Landing court make the turn, is it before or after the secondary crossroads coming in, or does it tap in as a consistent road or as a side road.

Mr. Williams stated that a problem would be that the wetland delineation line comes just along the right of way and it doesn't look like Egret Landing road will connect.

Planner Rademacher stated that another issue that makes it difficult is the private road.

Charles Riggs stated that he has added an 8" line instead of 4" line, 4 streets lights, named the North and South street, and sidewalks.

Mr. Cavender asked if there should be a grass buffer between the road and the sidewalk.

Planner Rademacher stated that there was no requirement for a buffer in the ordinance.

Mr. Cavender asked if it then could be abutting the street.

Planner Rademacher stated that yes it could.

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

V. SITE PLANS

1. Lowe's Home Improvement

Planner Rademacher stated that Lowe's home Improvement is seeking approval of a site plan for the construction of a new Lowe's Home improvement location. The site is located at the intersection of Highway 17 and 210. The site consists of 36.8 acres and will eventually have two out parcels at build out, which is to be done by others. The store will consist of 116,000 square feet of enclosed sales area and 38,000 square feet of garden center. The site plan shows compliance with all parking requirements with over 700 parking spaces, 13 of which are handicap spaces. A complete landscape plan has been submitted showing the vegetation and number of plants provided for on the site and is in compliance with the ordinances. Sidewalks have been shown along highway 17 and a future connection has been left to vacant adjoining property. There will no sidewalk on Hwy 210 because only portions under development are driveway cuts. Mr. Burke is retaining ownership of his home and goat farm. The lighting plan provided complies with the ordinance and demonstrates that no light will leave the project boundaries. Water and sewer will be provided by the Town in conjunction with the applicant. A force main will need to be constructed to accommodate this location. The Town and Lowe's have been working closely to ensure that water/sewer are available by November of this year. Lowe's will be responsible for obtaining all applicable state permits required for a site of this size. All town departments have reviewed this site plan and find that all aspects are in compliance.

Staff recommends approving this site plan as the applicant has shown compliance with the ordinances.

Mr. Williams state that the Town has not accepted this property and it is not zoned.

Planner Rademacher stated that this has been discussed with the Town Attorney, the Planning Board since it does not make an official action that Council makes the official action that a recommendation can be made on a site plan for general compliance with the Town's ordinance.

The applicant has submitted an application for annexation at the last Council meeting and will be annexed prior to any action being taken by the Town Council. The recommendation on zoning will be C-3 based on the Planning Board's map where they foresaw 210 and 50 corridors moving. The Planning Board wanted a recommendation in place so this is the first time practicing the anticipation of zoning and that when a request for annexation was received the zoning would already have a recommendation.

Mr. Camp-Campins asked what would be the schedule of deliveries and hours of operation, to hope not to disturb surrounding homes.

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Todd Simmons stated that typically hours of operation are 6am-10pm with no deliveries after hours.

Mr. Camp-Campins asked if they shut the lights off in the parking lot after hours.

Todd Simmons stated that all lights are off except a few security lights in the lot.

Mr. Camp-Campins stated that the close proximity of the driveway made him nervous, he hopes that these things have been worked out with DOT.

Todd Simmons stated that a study has been submitted with DOT and they have followed their directions and guidelines.

Mr. Williams stated that it looked like they are blocking the entrance to the service station from 210 with a median.

Todd Simmons stated that those are just stripping lines not a median.

Mr. Alphin asked what was the traffic count for Hwy 17.

Planner Rademacher stated 11,000ADT in the winter and 117,000 during the summer.

Mr. Williams motioned that this site plan be approved, approve a recommendation to the Town Council for annexation and approve recommendation to zone this property to C-3 if the Town annexes it. Mr. Alphin seconded the motion. The motion was carried.

2. Sea Coast Suites

Planner Rademacher stated that the applicant, Jimmy Pierce, is requesting approval of a site plan for the development of a three story, 27-unit motel/mini complex. The property is located in the C-1 commercial district adjacent to the Police Department and Surf Side Gifts. This is former site of the Blue Roof Inn. The site plan shows compliance with landscaping, sidewalks storm water and parking. All parking for this site will be located beneath the structure. Two 18-foot driveways, one on Goldsboro and one on North Topsail Drive will provide access to the site. Garbage will be handled by an on-site dumpster. Two handicap rooms, an elevator, and sprinkler system is required

The fire department as well as the public works department has reviewed this site plan for compliance with the Town ordinances.

Staff recommends approving this site plan as the applicant has shown compliance with the ordinances.

Mrs. Ryce asked if the height has been checked.

Planner Rademacher stated yes it had been checked.

Mr. Camp-Campins asked what plans were being used to insure that people who pull in at night are pulling out correctly.

John Pierce stated that they are painting strips, will have entrance and exit signs and one way flow.

Mr. Williams asked if they were calling it a motelminuim, was there an office?

John Pierce stated yes, one is required and it is unit 3.

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

VI. Text Amendment

Oceanfront set backs in the R-5 and R-10 residential districts

Planner Rademacher stated that the Planning Board has discussed over several months the possibly of increasing the front setback for residential structures on the oceanfront. The biggest reason discussed for this change is because of safety concerns over the ever-increasing size of homes being built and how close to the road they are being built. The current ordinance requires a 7.5-foot setback on the front. This would be an increase of 2.5 feet for oceanfront homes. In the R-5 district 15 feet is required for non-oceanfront lots and further off the road may lead to better parking design and increased safety for residents and those driving along the road. Structures in the R-10 district will have no problems meeting this new setback; there may be a couple of lots in the R-5 district that may be affected by this change.

Change section 4.1.1(d) to the following:

d) Front yard, minimum required: Fifteen (15) feet, except oceanfront property shall be ~~seven point five (7.5)~~ **ten (10)** feet.

Change section 4.1.4(d) to the following:

d) Front yard, minimum required: Twenty-five (25) feet, except oceanfront property shall be ~~seven point five (7.5)~~ **ten (10)** feet.

Mr. Alphin motioned that this text amendment be approved. Mr. Camp-Campins seconded the motion. The motion was carried.

VII. CITIZEN FORUM

Billy Miles, 41 Oak Drive, asked who is responsible for maintenance of sidewalks and who is liable for injuries on the sidewalks.

Planner Rademacher stated that if it was on the town's right-of-way, then the Town of Surf City, if it's on DOT's right-of-way then DOT.

Mr. Miles stated that where he used to live the liability was on the homeowner and if sidewalks were messed up, the homeowner could not sell the house until it was fixed.

Chairman Newsome asked who was responsible for rocks in the right-of-way.

Planner Rademacher stated that DOT says there should be nothing in the right-of-way, that it's DOT responsibility to have things removed.

Chairman Newsome stated that it is dangerous to the safety of motorist.

Planner Rademacher stated that if it were a town right-of-way then public works would write up a request to council and Council would rule to have object removed.

Richard Gugelmann, 933 Broadway Street, asked if 45 mph is too fast for small area and unsafe for bicyclists. He asked if the Town could request a seasonal reduction of speed.

Mr. Alphin stated that this question should be addressed to the City Council.

VIII. MEMBERS FORUM

Sally Edens stated that the Planning Board process was interesting.

Frank Camp-Campins

Mr. Camp-Campins asked when the Land Use Plan would be back.

Planner Rademacher stated that the State is not happy and wanted changes. They stated it was too wordy and too much policy. Maybe we will see it around August. Mr. Haskell is pushing to get it back so at least we can adopt it locally.

Mrs. Ryce stated that it's Surf City's Land Use Plan, how can the State say no?

Planner Rademacher stated that it's still Surf City's but because it was done with grant money and it's mandated because we are one of the twenty CAMA counties. We are ultimately beholding to the State when it comes to approval of this document.

Sidney Williams

Mr. Williams asked if the Board could recommend to the Council to approve a resolution to request the State to adopt the Land Use Plan and if Surf City can adopt the Land Use Plan without State's approval, so that it may be used.

Board consensus was to have Planner Rademacher ask Mr. Haskell what can we do to adopt the Land Use Plan locally.

PLANNING BOARD MINUTES

APRIL 14, 2005

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Carl Johnson
No Comment.

Carol Ryce
No Comment.

Chairman Newsome
No Comment.

Al Alphin
No Comment.

Andy Cavender
Mr. Cavender asked about Marshside Way putting in their sidewalks only to dead end into a planting bed.

Planner Rademacher stated that it's legal but that he had talked with Mr. Doyle but that the neighbor put plantings onto their property. At the time we thought the neighbor's property was going to be sold and the new owners would continue the sidewalk. He stated that he recommended that they not plant there but they planting there anyway.

VII. ADJOURN

Mr. Williams motioned that the Planning Board Meeting adjourn. Mr. Alphin seconded the motion. The motion was carried and the Planning Board meeting adjourned 7:00 P.M.

Barry H. Newsome
Planning Board Chairman

Apr 14, 2005
Date

Wanda H. Davis
Attest

5/12/05
Date

**SURF CITY PLANNING BOARD
MINUTES**

MAY 12, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Carl Johnson
Al Alphin
Andy Cavender
Frank Camp-Campins
Sally Edens

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison

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 APRIL 14, 2005 PLANNING BOARD MINUTES

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

III. ZONING MAP AMENDMENTS

1. Linda & Larry Batson – 338 Sea Manor Drive (MHS to MU)

Mr. Rademacher stated that this was a zoning map amendment request by Linda & Larry Batson. The applicants would like to re-zone the property at 338 Sea Manor Drive from Mobile Home Subdivision (MHS) to Mixed Use (MU). Currently the property has a single-family dwelling on site and the property is .752 acres or 32,775 square feet in size. The surrounding uses are vacant land, water and single-family dwellings. Re-zoning the property would allow up to eleven town homes on the property, and would also allow for commercial structures with minimum setbacks of 10-feet on the front, 3-feet on the sides and 3-feet on the rear of the this property and a 30-foot CAMA setback would also apply. Any residential development would have the same setbacks as the current MHS zoning district. This property is adjacent to adjoining properties that are zoned MHS, which allow single-family dwellings and mobile homes.

PLANNING BOARD MINUTES
MAY 12, 2005
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The parcel across from the sound is zoned R-5, which allows for single-family dwellings and duplexes.

Mr. Rademacher stated that staff does not recommend approval of this property being re-zoned to MU because of the following reasons:

- MU is not consistent with the surrounding zoning districts or current land uses,
- The property is only served by a 20-foot private right-of-way, which would not be suitable for the intense uses by it being changed to MU,
- This change could constitute a spot zoning because of the different uses allowed than those allowed in the R-5 or MHS.

Chairman Newsome asked if there was anyone present to speak on these issues. Mr. Charles Riggs stated that he would be speaking on behalf of the applicants. He stated at this time the applicants would like to request that we modify their request to be changed to rezone to R-5 rather than MU. He stated that with the request, he has investigated the property and felt like the R-5 would be more logical. He stated that the property is adjoining MHS to the south and also that there is an R-5M within Sea Manor Drive and that there is R-5 across the sound from this property. He stated that re-zoning this to R-5 would be a better fit and would not classify as spot zoning and would blend in the neighborhood and would not place any additional burden on the water and sewer, fire and police protection. He stated that the property is in an area zoned A-9 and the standard elevation for that area is around 4-feet, therefore the structures would have to be elevated. He stated that the applicants are asking the Board for their recommendation on this.

Chairman Newsome stated to Mr. Riggs before the Board goes any further, he stated that as Chairman he has some problems with the issue. He stated that his comments have nothing to do on whether we re-zone the property to R-5 in the future or not. He stated that he got wind of this today and that it was his understanding and the understanding of the Board that they were coming here tonight to look at the request from Linda and Larry Batson to request re-zoning from MHS to MU. Chairman Newsome also stated that prior to the meeting the Board had received packets with that information and request but now he understands that this afternoon and tonight the applicants now wish to change the request from MHS to R-5. He stated that in changing the original request with little prior notice to this Planning Board, with all do respect to the Board and the citizens here tonight to speak to the issue for or against the original zoning request from MHS to MU are now asked to a zone change from MHS to R-5, is completely out of order. This Board, citizens and the residents affected by these zoning changes have not had ample time or notice to study this new zoning proposal. Chairman Newsome stated that he would accept the original zoning proposal or to withdraw it if that is what the applicant wishes. He also stated that if the applicant wishes to change the original request from MHS to R-5 you must re-submit your request to the town planner who will bring your new proposal with recommendations to a future Planning Board meeting.

This Planning Board has not had proper notification and is not in a position to rule on this matter tonight, that is his firm opinion.

Mr. Riggs stated that he appreciated that. Chairman Newsome stated, that before the Board goes any further tonight with this issue the applicant submit the new request to Mr. Rademacher to discuss at a future meeting. Mr. Riggs stated that he withdraws the applicant's request to re-zone this property from MHS to MU.

IV. SITE PLANS

1. Osprey Point – Keith Andrews

Mr. Rademacher stated the applicant Mr. Andrews is requesting approval of town homes to be constructed. He stated that Mr. Andrews is looking at additional development of 17 town homes on a 1.698 acres site located off N. New River Drive. The property is zoned MU and does permit this type of development. Mr. Andrews has already constructed six units under the minor review process on this site fronting on N. New River Drive as well as the six units fronting on N. Topsail Drive. Because of the size of the site, Mr. Andrews was required to submit a full site plan to the Planning Board and the Town Council. All access to these units will be off of a single drive off of N. New River Drive. The driveway and the sidewalks will need to be permitted by NCDOT. A water and sewer plan have been submitted to staff with the connections to each unit as required, also it was required that the developer loop the water lines from N. New River Drive to N. Topsail Drive. A Major CAMA permit will need to be obtained for this site, because of the size of the area to be disturbed within the VE flood zone. State permits for storm water and sedimentation/erosion control have already been approved with permits for water and sewer extensions still needing to be submitted to the state.

He stated that staff recommends approval of the site plan as all requirements of the Town of Surf City have been met. Mr. Rademacher stated to the Board that in their packets there is a technical report by Mr. Riggs describing this site as well as a projected development schedule. He stated that Mr. Riggs is here, if the Planning Board has any questions for him.

Mr. Alphin asked if there was a proposed pool on the site and if that was the only amenity. Mr. Riggs stated that there will be a pool on the property and the only other amenity would be a walkway to the ocean.

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Mr. Camps-Campins stated that he had an issue with the pool and the turn around circle north of the pool and what concerns him is if traffic decides to turn around in this area with the access being to the south wouldn't it be more appropriate to move or suggest that the pool be to the north and having the turn around circle to the south. Therefore, only 2 or 3 units on the north side would be affected by it and the traffic coming in and out of the area that exists from the south would be free to make those turn around. Also, the fact that you have a walkway between the units, which will be accessing the pool and that area with the walkway they would be able to go to the north as well as the wooded walkway and have the pool located centrally there. He stated that he knows that there are probably some reasons why the pool was placed there, but from his point-of-view for safety this would be beneficial to move the pool further north and the turning circle to the south. He asked Mr. Riggs if there is any consideration on changing this. Mr. Riggs stated that he can be flexible with the pool and they were really just trying to illustrate or show the Fire Department that there was plenty of room to turn around. Mr. Riggs stated that he certainly can move the pool and make it more centrally located. Mr. Riggs stated that he would be submitting the major CAMA permit after tonight's meeting, and he expects a favorable review.

Mrs. Ryce commented that under the exhibits on the side plan #25, it should be changed to MU Zone. Mrs. Edens asked Mr. Riggs, if the pool would be fenced. Mr. Riggs stated that it would be fenced. Mrs. Edens asked if there was an ordinance on pools. Mr. Rademacher stated that there is a State ordinance on pools and that Pender County Health Department regulates public pools. Mr. Riggs stated that the concrete around the pool was a State requirement. Mr. Cavender asked Mr. Riggs if he was he using gravel because the amount of impermeable surface coverage. Mr. Riggs stated that was correct.

Mr. Alphin motioned that this site plan be approved as long as the Planning Board looks at creating an ordinance that at the level when you have a certain amount of units. There should be some type of amenities, at least for the children or somebody, because the Town cannot provide all of that for these developments. Chairman Newsome stated that we could discuss this topic more at a workshop, and stated that we have a motion on the floor. Mr. Alphin reinstated his motion to approve. Mrs. Ryce seconded the motion. The motion was carried.

V. MEMBERS FORUM

Chairman Newsome asked Mr. Rademacher to bring the Planning Board up to date on the meeting they had with Mr. Rhett on the CAMA Land Use Plan. \

Todd Rademacher

Mr. Rademacher stated that the meeting was brief and to the point, and that basically the Planning Board gave Mr. Rhett the go ahead to get the plan done and do what we can do to get the Land Use Plan approved, move forward, get back to the Planning Board, go over what changes he has had to make for the State and get on the fast track to at least get it approved here locally and then get it back to the State for their approval. Mr. Rademacher stated that it now looks as if we are on the August CRC meeting before we can do anything. He stated that now we are going to be moving forward and setting up a workshop with Mr. Rhett and the Planning Board and then to send it to Town Council for approval. The Planning Board scheduled a workshop for Tuesday, May 17, 2005 at 5:30 P.M.

Chairman Newsome stated that he and Mr. Rademacher politely expressed their displeasure, not directly to Mr. Rhett on how long it has taken to get this CAMA Land Use Plan done and for him to carry this information back to the State; if they do not hurry up and approve this plan we will have to start on another one.

Chairman Newsome stated that he felt that there was a lot of foot dragging on the States part. He stated his impression was that our Land Use Plan was so thorough than most that it was a lot for the State to digest. He stated that now he thinks we are to the point that it is going to get done rather quickly. He stated that there is no excuse for the length of time it has taken for this to get approved.

Mr. Rademacher stated that one of the things the State didn't like was the section on the tools and means for applying the Land Use Plan and the way it was worded, therefore a Section was added. Another was that the State had concerns on the policies and that they were too thorough.

Mr. Rademacher stated that we are not the only community that was having any problems.

Chairman Newsome stated that we will get the Land Use Plan finished and that it is a good plan that has been worked on.

VI. CITIZEN FORUM

Chairman Newsome asked if anyone in the audience had any comments. Mr. Guggleman stated that he had brochures on, "Guidelines to Building & Gardening in Pine Knoll Shores", that the Board could look at. He stated that he would like for the Board to consider whether some of the things in this brochure might be useful for Surf City. He stated that he finds it a good approach to preservation of vegetation and better than the one we have here in Surf City.

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Chairman Newsome stated that any input we get from citizens is always welcome here.

VII. MEMBERS FORUM

Sally Edens

Mrs. Edens asked about fencing around pools and regulations with the State and County. She asked if fences were allowed only in developments or if they are required for single-family dwellings as well. Mr. Rademacher stated that fences are required around pools when there is more than one dwelling. Mrs. Edens asked if there was an ordinance from the County or State on private pools. Mr. Rademacher stated that he was not aware of that. He stated that he does know that you get into a lot of rules and regulations with pools when they are in multiple unit use.

Frank Camps-Campins

Mr. Camps-Campins wanted to comment on what Mr. Alphin talked about on amenities for large projects. He stated that there is so much going on N. New River Drive with the density of the amount of houses and this really concerns him. He has a problem with these large density areas of development, the Board needs to try and regulate it and create an orderly growth. He stated that there is some measure we need to take and look at here in this section of town as well as the central business district. He stated that we just need to create a good balance to keep the quality of the community and public safety issues in line.

Carl Johnson

Mr. Johnson asked Mr. Rademacher if he would check with other towns in these situations on large density developments and amenities required. Mr. Rademacher stated that we looked at this when we created the new zoning district that focused more on the main land than it was the island. It was the multi-family clustered that required some type of open space. Mr. Rademacher asked do we look and see how far we can go on what we require as amenity. Mrs. Edens asked if we put in jungle gyms, would we then become liable. Chairman Newsome stated that anything that the builders put into developments as far as amenities would fall under homeowner association.

Mr. Rademacher stated that it is more difficult to require more amenities on the island but not as difficult on the mainland because of the lot sizes.

Carol Ryce

No Comment.

PLANNING BOARD MINUTES

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Al Alphin

Mr. Alphin discussed several amenities or trade-offs, that are in the Chapel Hill area; such as I-40 interchange, low cost housing and tot lots. He stated that a lot of the things required are guided by your town planners. He stated that you have to have somewhere for these kids to go, to keep them off the streets.

Andy Cavender

Mr. Cavender stated that we do need to require more amenities and more sufficient open or green space for these amenities. He stated that does the Planning Board need to get to the place where we are telling the developers what kind of amenities they need to have and how do we define amenities?

Mrs. Ryce mentioned walking trails as green space.

Chairman Newsome

Chairman Newsome mentioned the town parks that the town has provided to the people of Surf City and the Community Center that will soon be constructed.

Mr. Rademacher stated that they did break ground on the community center on Wednesday.

VII. ADJOURN

Mr. Camps-Campins motioned that the Planning Board Meeting adjourn. Mr. Cavender seconded the motion. The motion was carried and the Planning Board meeting adjourned 6:10 P.M.

Barry H. Newsome
Planning Board Chairman

June 9, 2005
Date

Wendy H. Davis
Attest

6/9/05
Date

**SURF CITY PLANNING BOARD
MINUTES**

JUNE 9, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Carl Johnson
Al Alphin
Andy Cavender
Frank Camp-Campins

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Steve Padgett, Building Inspector
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison

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 MAY 12, 2005 PLANNING BOARD MINUTES

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

III. APPROVAL OF MAY 17, 2005 PLANNING BOARD WORKSHOP MINUTES

Mrs. Ryce motioned that the Planning Board Workshop Minutes be approved. Mr. Cavender seconded the motion. The motion was carried.

IV. ZONING MAP AMENDMENT

1. Keith Andrews – 308 North Shore Drive

Mr. Padgett read the background information to this re-zoning request. He stated that Mr. Andrews would like to rezone the property at 308 N. Shore Drive from C-1 Commercial to R-5 Residential. This re-zoning would allow for single-family homes and duplexes, which are adjacent to the property.

Mr. Camps-Campins mentioned the front 7 ½ foot setback on the front of the oceanside lots and that it needs to be larger for parking and safety reasons.

He also mentioned the neglect in architectural appearance on the front of the Oceanside residents along the street sides and that people need to take pride in both sides of the houses. Mr. Camps-Campins stated that he thought that the Planning Board had recommended that the oceanfront setback be increased to 10' foot. Mr. Medlin stated that the Town Council has that item on hold right now.

Mr. Camps-Campins motioned that the zoning map amendment request from C-1 to R-5 be approved. Mrs. Ryce seconded the motion.

V. SITE PLANS

1. Sawgrass Point – Frank Majewski

Mr. Padgett read the background information on this site plan. He stated that the site plan request is for the approval of multi-family development. Mr. Padgett also stated that there were several issues that needed to be resolved on the site plan for it to come into compliance with the Town's ordinances.

Chairman Newsome stated that he did not think that the Planning Board should move forward on this site plan request when there are several issues that need to be resolved before the plan is correct.

Therefore, the Board did not move forward on this site plan.

VI. SUBDIVISIONS

1. Sketch Plan – Live Oak Landing

Mr. Padgett read the background information on this sketch plan for the property located off Little Kinston Road. This subdivision will allow single family or manufactured homes. Mr. Padgett did state that there were a couple of things that staff recommended to be changed like:

- Recommends that the sidewalk be pushed to the edge of the ROW to allow for a 5-foot buffer from the street,
- Recommends that a hammerhead be placed at the end of the street in place of the cul-de-sac, and
- Recommends that the name of the neighborhood be changed due to the similarities with other existing projects located within the town.

Mrs. Ryce asked about the 2-foot driveways and why they were like that. Mr. Padgett stated that the 2-foot would be for the tires to travel on and it was set up like this due to the amount of pervious coverage and the amount of wetlands on the property.

Mr. Cavender motioned to approve this sketch plan as long as the recommend changes by staff were made. Mr. Johnson seconded the motion. The motion was carried.

Mr. Alphin asked why the Planning Board even has to approve sketch plans. Mr. Padgett stated that the sketch plan approval is basically a design approval for the applicant, so that they can move forward. Mr. Alphin stated to Chairman Newsome that the board needed to come up with a resolution or something so that people then would know not to bring something to the board that is not complete. Mr. Padgett stated that this needed to be brought up at the next meeting, so that Mr. Rademacher could be present, and would know what they are looking for on this resolution.

The Planning Board set up a workshop on Tuesday, June 28, 2005 at 6:00 P.M. to discuss issues that has come up.

Mr. Alphin asked Mr. Medlin to check with the Town Council on where they are at on the oceanfront setbacks to set what progression we are looking at.

VII. ANNEXATION ZONINGS

1. Mo Afify – Belt Road

Mr. Padgett read the background information for this zoning annexation request, for Mr. Afify. The property is located adjacent to Gateway Plaza Project on Belt Road, and the property is zoned Rural Agricultural (RA) by Pender County.

Mr. Padgett stated that staff recommended approval. Mr. Camps-Campins asked why this property was zoned RA and if the property would be zoned to PUD. Mr. Medlin stated that he thought that this developer requested this property to be annexed due to the wetlands issue on the PUD portion of the land for the Gateway Plaza.

Mrs. Ryce motioned to zone this new annexed property to Rural Agricultural (RA) for Surf City. Mr. Johnson seconded the motion. The motion was carried.

2. Dilshiemer Communities – Highway 210

Mr. Padgett read the background information for this zoning annexation request, for Dilsheimer Communities. This property is 40 acres and is at the intersection of Atkinson Loop Road and Highway 210. Mr. Padgett stated that staff has recommended that this property be zoned (R-10) Residential.

PLANNING BOARD MINUTES

JUNE 9, 2005

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Mr. Alphin motioned to zone this new annexed property R-10 Residential 10,000 square feet. Mr. Johnson seconded the motion. The motion was carried.

Mr. Camps-Campins mention that the (R-15) Residential 15,000square feet would be great for larger and nicer homes, but stated that he did approve the motion of zoning this property to R-10.

Mr. Johnson mentioned that there are wetlands in the back portion of this property.

VIII. LAND USE PLAN

Mr. Padgett stated that in the Planning Board package there was some information provided by Mr. Haskell Rhett in reference to the Land Use Plan. The letter enclosed from Mr. Rhett was asking the Planning Board for their recommendation to approve the Land Use Plan and to then send to the Town Council for their approval.

Mr. Alphin motioned that the Land Use Plan be adopted and sent to the Town Council for their approval. Mrs. Ryce seconded the motion. The motion was carried.

IX. MEMBERS FORUM

Frank Camps-Campins

Mr. Camps-Campins stated that he is sorry that he is going to miss the workshop on June 28th.

Carl Johnson

Mr. Johnson mentioned that, "Squeaky's" the nightclub has a serious parking situation.

Mr. Medlin stated that he approved this under the minor site plan review under the assumption that it was going to be retail and office.

Mr. Johnson stated that he heard that the Fire Department said the occupancy was 400 people.

Carol Ryce

No Comment.

Al Alphin

Mr. Alphin addressed Mr. Medlin on that parking on the sidewalks and why the police are not doing something about it.

He stated that the building contractors are also parking on the sidewalks.

Mr. Alphin stated that the sidewalks needed to be returned to there original condition. Mr. Medlin asked Mr. Alphin if he would get a list together of all the sidewalks that are damaged and get it to the Planning Board or to Steve Padgett.

Andy Cavender

No Comment.

Chairman Newsome

Chairman Newsome mentioned the town parks that the town has provided to the people of Surf City and the Community Center that will soon be constructed.

Mr. Rademacher stated that they did break ground on the community center on Wednesday.

X. CITIZEN FORUM

Chairman Newsome asked if anyone in the audience had any comments. No one had any comments.

Chairman Newsome stated that any input we get from citizens is always welcome here.

XI. 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 6:30 P.M.

Barry H. Newsome
Planning Board Chairman

Wally H. Davis
Attest

June 14, 2005
Date

6/10/05
Date

SURF CITY PLANNING BOARD WORKSHOP MINUTES

JUNE 28, 2005

6:00 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Al Alphin
Carol Ryce
Carl Johnson
Andy Cavender
Frank Camp-Campins
Sally Edens

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
Mark Yow, Developer
Frank Smith, Architect/Designer

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 6:00 P.M. and Councilman Medlin gave the invocation.

Mr. Rademacher stated that at tonight's workshop we would be discussing the height limit for Surf City. He opened the floor to Mr. Yow and Mr. Smith.

Mr. Mark Yow introduced himself and discussed the marina and the dry slip storage and that he was looking to turning that into Commercial/Residential use.

He presented the Planning Board with a design of a Commercial and Residential Complex named, " The Surf City Resort."

He discussed the following items in reference to the design of this complex:

- Keep the public in mind when designing this complex,
- Residential on the high end class,
- Made of concrete and steel,
- Great appearance,
- Will bring tax base, jobs and help traffic problems here in Surf City.

PLANNING BOARD WORKSHOP MINUTES

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Mr. Smith presented plans that he and Mr. Yow would like the Planning Board to give their opinions on.

Some of the topics Mr. Smith discussed were:

- This complex would be more resort type living.
- Require incentive for boardwalk around water and landscaping.
- Encourage commercial along waterfront.
- Require public use and accesses.
- Average height of the complex is 62-feet and 4 inches.
- Highest peak would be 75-feet just at one point.
- There would be 60 Residential units with 2000- 2700 square feet of heated living area.
- The average unit would be around 2200 heated square feet of heated living area.
- Ground floor of complex would be commercial.
- Timetable for complex to be built would be Spring/Summer 2008
- Construction could begin as soon as Spring/Summer 2006
- May remove the Mainsail Restaurant because of site problem for traffic or demo existing restaurant and build a much nicer one.

Chairman Newsome stated that the Planning Board needed to give the developer some type of feel for what they are thinking on this. He also asked if the Board could discuss the issues at hand amongst themselves. Mr. Yow and Mr. Smith agreed and dismissed themselves from the workshop.

Mr. Rademacher presented everyone with a handout on height requirements from surrounding Beach Communities. After the Planning Board looked over and discussed the height requirements they all agreed to like New Bern height requirements.

Mr. Rademacher stated that he is running into more developers that are having height problems with the different roof pitches. He stated that Mr. Afify has presented a letter to him to read at the workshop. Mr. Afify is requested additional height for his townhomes that are to be built behind Gateway Plaza out on Hwy 210/50 and Belt Road.

The Planning Board discussed that the Mr. Yow's boat storage is 48-feet tall.

Mr. Rademacher stated that his opinion was that the urban waterfront needs to be under conditional use and special permit uses

PLANNING BOARD WORKSHOP MINUTES

JUNE 28, 2005

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Mr. Rademacher stated that this proposed complex by Mr. Yow has a height issue. Chairman Newsome asked the Planning Board what height could they live with in this area. Mr. Rademacher and the Planning Board all came to agreement that 60-foot to the peak would be the best fit for Surf City. This increase in height would only be for the urban waterfront and commercial corridor area and would have to come under a conditional use permit.

The Planning Board discussed sprinklers for a building this large. Mr. Rademacher stated that after a certain height you then automatically kick you into having a sprinkler system.

The Planning Board discussed that mechanical rooms and such can go beyond the 60-foot height limit.

Mr. Rademacher stated that he will get this text amendment wrote up for this height change. After it goes before the Planning Board, then the text amendment will go to the Town Council for approval.

VII. ADJOURN

The Planning Board Workshop adjourned at 8:00 P.M.

Barry H. Newsome
Planning Board Chairman

Wendy H. Davis
Attest

June 29, 2005
Date

6/29/05
Date

**SURF CITY PLANNING BOARD
MINUTES**

July 14, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Al Alphin
Andy Cavender
Frank Camp-Campins-Alternate
Sidney Williams
Sally Edens-Alternate

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison

I. MEETING CALLED TO ORDER

Chairman Newsome called the meeting to order at 5:30 P.M. and Councilman Medlin gave the invocation. Planning Board asked when the CAMA Land Use Plan would be approved. Mr. Rademacher stated that it should be approved at the August 2, 2005 Town Council Meeting.

II. APPROVAL OF JUNE 9, 2005 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 JUNE 28, 2005 PLANNING BOARD WORKSHOP MINUTES

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

IV. ZONING MAP AMENDMENT

1. Jimmy Pierce: 312 North Shore Drive (C-1 to R-5)

Mr. Rademacher stated that Mr. Pierce is requesting to rezone this property from C-1 Commercial to R-5 Residential. Re-zoning this property would allow for single-family dwellings and duplexes. Mr. Rademacher stated that this lot was identified as an area to be zoned R-5 when the Planning Board looked at re-zoning parcels in the downtown area. Mr. Rademacher stated that staff recommends approval of this re-zoning classification.

Mr. Alphin stated that he would like to be excused from voting. Mr. Williams motioned that Mr. Alphin be excused from voting. Mr. Johnson seconded the motion. The motion was carried.

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

2. Mo Afify: Portion of Gateway Condominiums (R-A to PUD)

Mr. Rademacher stated that this property was recently annexed from the ETJ of Surf City and zoned RA Rural Agricultural. The property has been purchased by Mr. Afify and will be incorporated into the Gateway Condominium Site to be rezoned to PUD. This property was not rezoned as a part of the original site plan approval as it was added to alleviate some wetland issues.

Mr. Rademacher stated that staff recommends that this piece of property be rezoned to PUD, Planned Unit Development.

Mr. Williams motioned to rezone this property from RA to PUD. Mr. Johnson seconded the motion. The motion was carried.

3. Zone Newly Annexed Property: Water Treatment Plant Site Hwy. 210

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for this annexation. Mr. Rademacher stated that this property is 40 acres of land located off Hwy 210. He stated that this site will be the location for the water treatment plant, 500,000 gallon water tower and well #5. Mr. Rademacher stated that the town is requesting that this property be zoned G-1 Governmental.

Mr. Williams motioned to zone this newly annexed property to G1 Governmental. Mr. Johnson seconded the motion. The motion was carried.

4. Zone Newly Annexed Property: 1.03 Acres for Martin

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for this annexation. The Martins have requested annexation of 1.03 acres on Hwy 210 just before the Salt Water Landing neighborhood. There is an existing single-family dwelling on this site.

Mr. Rademacher stated that staff recommends that this piece of property be zoned R-10 Residential.

Mr. Williams asked if he could abstain from voting on this. Mr. Camps-Campins motioned that Mr. Williams abstain from voting. Mr. Cavender seconded the motion. The motion was carried.

Mr. Alphin motioned to zone this newly annexed property to R-10 Residential. Mr. Cavender seconded the motion. The motion was carried.

Mr. Cavender asked in regards of utilities that would be responsible. Mr. Rademacher stated that the owner is responsible for tapping on and that there is no burden to help run the water/sewer lines.

5. Zone Newly Annexed Property: .98 Acres for Asbury

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for this annexation. Mr. Asbury is requesting annexation of .98 acres at the intersection of Hwy 50 and Belt Road and Mill Creek Road. Mr. Rademacher stated that staff recommends that this property be zoned NB Neighborhood Business, because at this time the property is being used as a welding shop.

Mrs. Edens asked if she could be excused from voting. Mr. Cavender motioned that Mrs. Edens be excused from voting. Mr. Johnson seconded the motion. The motion was carried.

Mr. Camps-Campins motioned to zone this newly annexed property to NB Neighborhood Business. Mr. Williams seconded the motion. The motion was carried.

6. Zone Newly Annexed Property: 68.459 Acres for Dilsheimer

Mr. Rademacher stated that the Town Council requested that the Planning Board make a recommendation on the new zoning for this annexation. Dilsheimer Community has requested annexation of 68.459 acres at the intersection of Atkinson Loop Road and Hwy 210. Mr. Rademacher stated that there are no

PLANNING BOARD MINUTES

JULY 14, 2005

PAGE 4

specific development plans at this time and stated that staff recommends that this property be zoned R-10 Residential.

Mr. Williams stated that he heard that the developer are tying the 3 properties together. Mr. Rademacher stated that the Delsheimer group has already annexed the other remaining properties. Mr. Cavender asked Mr. Rademacher if he had seen any proposals from this developer. Mr. Rademacher stated that they had heard that it would be residential and some small commercial somewhat like "Magnolia Green" in Brunswick County.

Mr. Williams motion to zone this newly annexed property to R-10 Residential. Mr. Johnson seconded the motion. The motion was carried.

7. Zone Newly Annexed Property 109.91 Acres for Dilsheimer

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for this annexation. Dilshiemer Communities is requested annexation of the 109.91 acres at the intersection of Atkinson Loop Road and Hwy 210.

Mr. Rademacher stated that staff recommends that this property be zoned R-10 Residential as no specific development plans have been received at this time. He also stated that this property adjoins the remaining Dilshiemer properties we just discussed.

Mr. Camps-Campins motioned to zone this newly annexed property to R-10 Residential. Mr. Johnson seconded the motion. The motion was carried.

V. SUBDIVISION

1. Saltwater Landing Ph. II

Mr. Rademacher stated that the applicant, D. C. Lanier, is requesting approval of phase two of the Saltwater Landing Subdivision. The site is zoned R-10 Residential and will allow for single-family homes and duplexes. The property is located off Hwy 210.

The developer will be responsible for the water/sewer system, streets, landscaping and storm water controls. The water lines have been stubbed out to the adjoining property.

Mr. Rademacher stated that per staffs request the applicant would connect to Beckys Creek Road per the interconnectivity ordinance.

Mr. Cavender asked about the DOT entrance. Mr. Rademacher stated that he thinks that it will be fall before any roads get developed. Mr. Cavender asked Mr. Rademacher if the lots were larger than previously plated. Mr. Rademacher

stated that the lots were made bigger per the builder's request for larger scale homes.

Mr. Williams abstained from voting. Mr. Cavender motioned that Mr. Williams be abstained from voting. Mr. Johnson seconded the motion. The motion was carried.

Mr. Cavender motioned to approve this preliminary subdivision. Mr. Camps-Campsin seconded the motion. The motion was carried.

VI. TEXT AMENDMENT

1. Height in the Urban Waterfront and on the Mainland

Mr. Rademacher stated that this zoning text amendment request was requested from Mr. Mo Afify. Mr. Afify is requesting an increase to the maximum height allowed on the mainland. A height increase would allow for structures to have 4 floors with an attractive roof pitch as opposed to flat roofs. Mr. Rademacher stated that staff had interest from other developers in looking for flexibility in design, especially for mixed-use buildings offering commercial space on the ground floor.

Mr. Rademacher stated that staff recommends that a height increase be allowed for certain mainland properties and for areas designated as Urban Waterfront areas. He stated to add the following section to the zoning ordinance:

The maximum height allowed shall be 48-feet. Mixed use building, apartments, condominiums and commercial structures located on the mainland not within the Coastal Overlay District and uses within the Urban Waterfront District as defined by CAMA shall not exceed 48-feet in height but may apply for a Conditional Use Permit not to exceed 60-feet in height.

Height shall be measured to the highest roof peak from the average grade located at the immediate edge of the building pad.

Also, see section 5.4 Exceptions to Height Regulations for more information.

Mr. Rademacher stated that this is all in line with what the board discussed last week at the Planning Board Workshop. Mr. Williams asked why we need conditional use permits. Mr. Rademacher stated that it gives the board some type of control on this. Mr. Williams also talked about the architectural look on the buildings.

Chairman Newsome mentioned that Mr. Rademacher had pulled together the height requirements for surrounding areas at the last workshop and read

PLANNING BOARD MINUTES

JULY 14, 2005

PAGE 6

them. He stated that the Board all seemed to all agreed to go with New Bern's height requirements.

Mr. Alphin motioned to approve this text amendment as staff recommended. Mr. Cavender seconded the motion. The motion was carried.

VII. MEMBERS FORUM

Todd Rademacher

He stated that he presented the board with a letter from Mr. Bill Hunt on Conservation Zone. Mr. Rademacher stated that Mr. Hunt discussed Conservation Development Districts and Conservation Zone for Preservations.

Mr. Alphin motioned that we table this topic until we receive more information on this from Mr. Hunt. Mr. Williams seconded the motion. The motion was approved to table this.

Mr. Rademacher stated that the CAMA Land Use Plan should be at the August Town Council meeting for their approval. Mr. Camps-Campins recommended that all the Planning Board members attend that Council meeting.

Frank Camps-Campins

Mr. Camps-Campins stated that he is surprised at the number of voluntary annexations and tremendous growth the town is getting on Hwy 210 Corridor. He stated that he is glad that the Planning Board planned for the future of this area and believes that they have set a great foundation.

He also asked what was taking place with all of the Jones-Onslow vehicles in the Park. Mr. Rademacher stated that they are installing new poles with more power.

Sally Edens

No comment.

Sidney Williams

No comment.

Carl Johnson

He stated that the town is going to see a lot more voluntary annexations. Planning Board mentioned looking further down Hwy 17 for zoning recommendations. Mr. Rademacher stated that we could annex as far out as 3 miles from contiguous property, but Town of Holly Ridge can also.

PLANNING BOARD MINUTES

JULY 14, 2005

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Andy Cavender

No comment.

Al Alphin

He stated that what we have seen tonight is a benefit from the workshops that the board has and stated that we were ahead of the ball on this.

Chairman Newsome

No comment.

VIII. CITIZEN FORUM

Mr. Rademacher stated that we have had a request from a developer to discuss his project again and need to set up a time for a workshop.

The Planning Board set a workshop for Tuesday, July 26th at 5:30 P.M. Chairman Newsome asked if staff would send out reminders on this workshop.

Chairman Newsome asked if anyone in the audience had any comments. No one had any comments.

Chairman Newsome stated that any input we get from citizens is always welcome here.

XI. ADJOURN

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

Barry H. Newsome
Planning Board Chairman

Wally H. Davis
Attest

July 15, 2005
Date

7/15/05
Date

SURF CITY PLANNING BOARD WORKSHOP MINUTES

JULY 26, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Frank Camps-Campins-Alternate

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
Mark Yow, Developer
Frank Smith, Architect/Designer

I. MEETING CALLED TO ORDER

The workshop began at 5:30 P.M.

Mr. Rademacher stated that at tonight's workshop we would be looking at the height limit again for Mr. Yow's development. Mr. Rademacher also stated that the Planning Board approved a text amendment stating that **mixed use buildings, apartments, condominiums and commercial structures located on the mainland not within the Coastal Overlay District and uses within the Urban Waterfront District as defined by CAMA shall not exceed 48-feet in height but may apply for a Conditional Use Permit not to exceed 60-feet in height.** He stated that the **height should be measured to the highest roof peak from the average grade located at the immediate edge of the building pad, and to also see Section 5.4 Exceptions to Height Regulations for more info.**

Mr. Mark Yow introduced himself and Mr. Frank Smith. He presented the Planning Board with a new design of a his proposed Commercial and Residential Complex named, "The Grande Meridian Resort."

PLANNING BOARD WORKSHOP MINUTES

JULY 26, 2005

PAGE 2

He discussed the following items in reference to the re-design of this complex:

- ❖ The total height of the resort is 72-feet because of the elevator shafts.
- ❖ The elevator shaft on the roof are for the equipment rooms, which are required to be 16-feet by 16-feet.
- ❖ Looking at Section 5.4 Exceptions Rule for equipment rooms, bell towers etc.

Chairman Newsome stressed that the height of the resort is still his main concern.

Mr. Camps-Campins agreed that the resort looks great, but does not meet all the required elements.

Chairman Newsome stated that he is going to call for another workshop since there were only three members present, and that the members present did not feel comfortable making any recommendations on this.

The board set a workshop on the August 11th meeting following the regular Planning Board meeting. Chairman Newsome asked Mrs. Davis if she would send out reminder letters.

Mr. Yow stated that he does not see the need for another workshop if it means changing his plan again or deleting another floor on this resort.

Mr. Rademacher stated that he thinks the height around 70-feet is just too much.

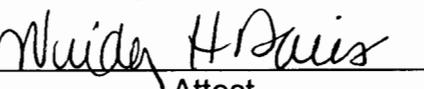
II. ADJOURN

The Planning Board workshop adjourned and is rescheduled to discuss the issue again on August 11th after the regular Planning Board meeting.

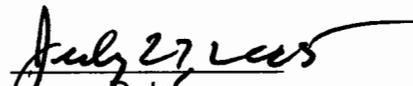
The Planning Board Workshop adjourned at 6:30 P.M.



Planning Board Chairman



Attest



Date



Date

**SURF CITY PLANNING BOARD
MINUTES**

AUGUST 11 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Carol Ryce
Andy Cavender
Sidney Williams
Sally Edens-Alternate

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
J. Michael Moore, Town Manager
Mark Yow, Developer
Jeff Harvey, Developer

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 JULY 14, 2005 PLANNING BOARD MINUTES

Mr. Cavender motioned that the Planning Board Minutes be approved as amended. Mr. Johnson seconded the motion. The motion was carried.

III. APPROVAL OF JULY 26, 2005 PLANNING BOARD WORKSHOP MINUTES

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

IV. ZONING MAP AMENDMENT

1. Zone Newly Annexed Property: Lanier

Mr. Rademacher stated that this annexation is for Mr. Lanier's property located on Becky Creek Road and that it is part of Phase II of Saltwater Landing. He stated that staff recommends approval of this property to be zoned R-10 Residential. Mr. Cavender motioned that this Zoning Map Amendment be approved. Mrs. Ryce seconded the motion. The motion is carried.

2. Zone Newly Annexed Property 20.487 Acres for Dilsheimer

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on this new zoning. Dilsheimer Communities have requested annexation of 20.487 acres located off Hwy 17. He stated that staff recommends that this property be zoned R-10 Residential. Mrs. Ryce asked how close to Hwy 17 was the property located. Mr. Rademacher stated that it was 6.725 acres to Hwy 17.

Mr. Cavender motioned that this property be zoned R-10 Residential. Mr. Johnson seconded the motion. The motion was carried.

Mr. Williams asked if the property had been annexed yet. Mr. Rademacher stated that the town clerk is looking into this. Mr. Williams stated that he is concerned that the Town is jumping to far out on annexing property and stated that he personally thinks that this is a problem.

3. Zone Newly Annexed Property 6.725 Acres for Dilsheimer

Mr. Rademacher that this is the 6.725 acres located adjacent to the same property just zoned and is located off Hwy. 17. He stated that staff recommends approval that this property be zoned R-10 Residential.

Mr. Williams asked the question, if the Town was looking at annexing as far as the "Edgecombe Community." The Planning Board asked if they should look at annexing beyond Hwy 17. Mr. Rademacher stated that Dilsheimer is looking at multiple access points out of these tracts of land.

Mrs. Ryce motioned that this property be zoned R-10 Residential. Mr. Johnson seconded the motion. The motion was carried.

4. Rezoning Request 110,112, 114 &116 North Shore C-1 to MU

Mr. Rademacher stated that this is a re-zoning amendment request. The applicant Ms. Stone would like to re-zone the property from C-1 to MU. If approved this would allow for multi-family, single-family or commercial development. Mr. Rademacher stated that staff recommends approval of this re-zoning request.

The Planning Board decided to vote on the remaining Re-zoning request. Mr. Williams recommended to re-zone 110, 112, 114 and 116 N. Shored Drive from C-1 to MU. Mr. Cavender seconded the motion.

V. SITE PLANS

1. Sawgrass Point – Frank Majewski

Mr. Padgett read the background information on this site plan. He stated that the site plan request is for the approval of multi-family development. Mr. Padgett also stated that there were several issues that needed to be resolved on the site plan for it to come into compliance with the Town's ordinances.

Chairman Newsome stated that he did not think that the Planning Board should move forward on this site plan request when there are several issues that need to be resolved before the plan is correct.

Therefore, the Board did not move forward on this site plan.

VI. SUBDIVISIONS

1. Summerwinds III Motelminium

Mr. Rademacher stated that this site plan request was from Mr. Mo Afify. The site plan is for a 3-story 10-unit motelminium complex. It would be located where the Mermaid currently is. Mr. Rademacher stated that the driveway permit will need to be obtained and CAMA will need to decide whether the project needs a major or minor permit. Mr. Rademacher stated that staff recommends approval of this site plan. Mrs. Ryce asked what the Δ were on the map. Mr. Rademacher stated that it represents stacked parking spaces. Mr. Rademacher also stated that CAMA would decide if this project needs a State Stormwater Plan and he also stated that the State is always more restrictive than the local governments.

Mr. Rademacher stated that the same developer is developing this site; therefore everything should all match with the surrounding complex. Mr. Cavender motioned to approve this site plan. Mr. Johnson seconded the motion. The motion was carried.

VII. CONDITIONAL USE PERMIT

1. Gateway Condominiums (Building height above 48-feet)

Mr. Rademacher stated that this is the first conditional use permit since the height increase. He stated that the developer is asking for 53'6" for height for roof structure desired for his proposed complex. The site plan has been previously approved by the town for construction of three (3) condominium buildings off of Belt Road. Mr. Cavender asked if the cupolas on the roof would be less than 53 feet. Mr. Rademacher stated that the cupolas could go higher than 53 feet under 5.4 Section of the ordinance as inhabitable area.

Mr. Williams motion that this conditional use permit for a height increase be approved. Mrs. Ryce seconded the motion. The motion was approved.

Mr. Cavender asked could the Planning Board add conditions where they see fit even if a project or structure meets all the conditions given. Mr. Rademacher presented the four factors that must be present to issue a Conditional Use Permit.

Chairman Newsome stated that it would be good to set up a workshop to discuss the following:

- How far do we want to go with annexation, and
- Conditional Use Permits, and
- Pervious concrete

The Planning Board agreed that the workshop would be on Tuesday, August 16, 2005 at 6:00 P.M.

VIII. MISCELLANEOUS DISCUSSION

Mr. Yow presented the Grand Meridian complex to the Planning Board again. At the last workshop the concern on this project was the elevator shaft equipment rooms being too large. Mr. Yow stated that he has went back and did further research and has talked to the elevator corporation at a generation 2 elevator, which would bring the height of the building to 69 feet 2 inches for the total height.

Mr. Yow stated that the habitable space stops at 60-feet. Mr. Rademacher stated that if the Planning Board likes what they see that it could be looked as special conditional use permit. Mr. Yow stated that the building height is 69 feet 8 inches with a nice roof and 66- feet with a flat roof. Mr. Rademacher stated that it is whatever the Planning Board feels comfortable with. The Planning Board is looking for the roof to be appealing. Mr. Yow would like the Planning

PLANNING BOARD MINUTES
AUGUST 11, 2005
PAGE 5

Board to tell him how the mechanical rooms need to look, so that he can make them more appealing.

Chairman Newsome stated that the Planning Board could only allow 60-foot of habitable space and for a cupola/mechanical room to be as low as it can go. The Planning Board has given Mr. Yow some direction to go ahead, so that he can design something else with as low as a roof as he can get it to soften the appeal of the building.

Mr. Yow stated that he just needed some type of direction and stated that the next time the Planning Board sees him; it will be for a formal request of this site.

Mr. Rademacher reminded Mr. Yow that he would need a full-blown site plan.

IX. MEMBERS FORUM

No comments

XI. ADJOURN

Chairman Newsome motioned that the Planning Board Meeting adjourn. The motion was carried and the Planning Board meeting adjourned 7:00 P.M.

Barry H. Newsome
Planning Board Chairman

Aug 12, 2005
Date

Windy H. Davis
Attest

8/12/05
Date

SURF CITY PLANNING BOARD WORKSHOP MINUTES

AUGUST 16, 2005

6:00 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carol Ryce
Andy Cavender
Sally Edens – Alternate

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
J. Michael Moore, Town Manager

I. MEETING CALLED TO ORDER

The workshop began at 6:00 P.M. Mr. Rademacher stated that at tonight's workshop we would be discussing the following topics: Pervious concrete, conditions for Special Use Permits, how far the town wants to expand in annexations and parking requirements.

- Holly Ridge has talked about annexing to Pender/Onslow County line.
- Holly Ridge cannot annex property unless they can prove to the State that they can serve it with infrastructure.
- Town needs to meet with Holly Ridge to discuss ETJ or annexation lines and get a written agreement.
- Town of Surf City just spent \$600,000 to upgrade sewer capacity for the pump station at 1 million gallons a day.
- Designing two systems, so that the island can shut off in case of a Hurricane and leave mainland system on.
- On Hwy50/210 town has agreement with Jones/Onslow for new pump station behind power plant, and when finished it can handle up to 2.2 millions of sewage a day.
- Water treatment plant will be able to pump up to 3 million gallons a day in future.
- Well #3 off Hwy 50/210 is high in iron.
- Spot Lane/Bigford Trailer Park in Pee Dee Aquifer will be 350 gallons a minute for this well.
- There will be a 4-inch force main to Lowes Home Improvement Center for 300,000 gallons a day (sewer.)
- Pender County still says that they are bringing 6-inch water line from Hampstead down to Hwy 210 and they say that they are bringing water/sewer down Belt Road.

PLANNING BOARD WORKSHOP MINUTES

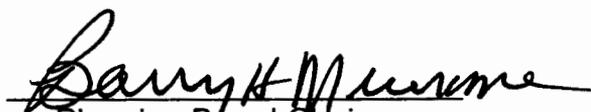
AUGUST 16, 2005

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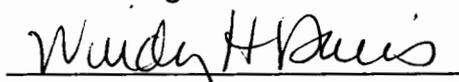
- The 2,279 acre spray field will handle the 3 million gallons a day of sewage.
- Mr. Sullivan donating 4 acres of land behind the Community Center to the Turtle Hospital.
- Community Center will be finished early 2006.
- New garbage center will have a compactor.
- New 12-inch water line was installed in the last year.
- If Topsail Beach ever decides to hook on to water/sewer will it be a burden on Surf City or will it help us?
- New water line upgraded this fall.
- New 16-inch water line from town site to Lowes site.
- New 500,000-gallon water tank off Hwy 210.
- New 300,000-gallon pedestal water tank off Sea Oaks Plaza Drive.
- Planning Board made recommendation to Town Council to go to Holly Ridge to set up meeting to agree on an annexation line.
- Set up neighborhood business zone.
- Volunteer Fire Station off Hwy 210 is merging with Surf City, could also see about getting a police substation in the area.
- Three lane Hwy 210?
- Surf City does not want a high-rise bridge.
- Parking still a problem; could limit size of houses to be built to accommodate parking.
- Make older property owners maintain the water on their site.
- Pervious concrete still the smart solution for fixing storm water problems.
- Anything over an acre the State handles the storm water problems through state permits.
- Information was distributed to the Planning Board on Special Use Permits, Conditional Use Permits and Special Exceptions for them to review.
- How big is the Urban Waterfront Area.
- When issuing Conditional Use Permits, make the applicant finish the project by a completion date and if anything changes the applicant would have to go back before the Planning Board.
- Landscape for Commercial/Multi-family projects are lacking in maintenance of keeping them up.

II. ADJOURN

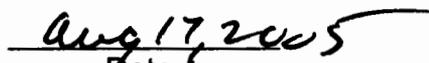
The Planning Board workshop adjourned at 8:30 P.M.



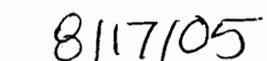
Planning Board Chairman



Attest



Date



Date

SURF CITY PLANNING BOARD
MINUTES

SEPTEMBER 8, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Carol Ryce
Al Alphin
Andy Cavender
Sidney Williams
Sally Edens - Alternate
Frank Camp-Campins - Alternate

Carl Johnson

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
Paul Connor, Designer
Mike Gallant, Engineer
Dan Deacon, Developer
John Farabow, Architect
Jay Helms, Charles Riggs Surveying

I. MEETING CALLED TO ORDER

Ms. Ryce called the meeting to order at 5:30 P.M. Mrs. Ryce stated that Chairman Newsome could not attend the meeting tonight and asked her to facilitate the meeting for him. Councilman Medlin gave the invocation.

II. APPROVAL OF MINUTES

1. AUGUST 11, 2005 REGULAR MEETING

Mrs. Edens motioned to approve the Planning Board minutes. Mr. Williams seconded the motion. The motion was carried.

2. AUGUST 16, 2005 WORKSHOP MEETING

Mr. Cavender motioned to approve the Planning Board minutes. Mr. Williams seconded the motion. The motion was carried.

III. SUBDIVISIONS

1. SOUND POINT – LINDA & LARRY BATSON

This is a sketch plan submitted by Linda and Larry Batson. The applicants are looking at subdividing this property into four single-family lots. The property is zoned MHS, which would allow for single-family dwellings and Class A & B Mobile Homes. The does meet staff review and staff recommends approval. Mr. Williams motioned that we approve this site plan. Mr. Johnson seconded the motion. Mr. Camps-Campins questioned if the developer was going to be putting manufactured homes on these lots, because the lots will be very expensive. He stated that he is concerned with the configurations of lot #1 & #4, and asked if you could put a reasonable size home on these lots considering the price that people are going to be paying for these lots. Mr. Camps-Campins stated that he could not believe that the property would even be zoned to allow manufactured homes. He stated that he would be willing to see the developer create less lots so that people could build more attractive size homes on these lots. He stated that was his personal opinion.

Mr. Jay Helms with Charles Riggs Surveying stated that there would be homes built on these lots.

2. SEA OAKS – JIMMY PIERCE

Mrs. Ryce stated that as acting chairman she thought this plan needs more approvals. She felt that it needed to be tabled at this time. Mr. Rademacher stated that at this time the engineers storm water design encroaches on the towns site for construction of a 300,000-gallon pedestal water tank. Planning Board all agreed to table this.

IV. SITE PLANS

1. SAWGRASS POINT – FRANK MAJEWSKI

Mr. Rademacher stated that Mr. Majewski submitted this site plan and that it is located off of N. New River Drive across from Surf Condos. The property is zoned MU which allows for multi-family structures provided that 8500 square feet of lot is available for 2 units an additional 2500 square feet is needed for any additional units. The applicant has provided the town with engineered water and sewer plans. Mr. Rademacher stated that the applicant is also obtaining a Major CAMA permit for the construction of this project. Also NCDOT permits will be required for the construction of the driveways as well as for the sidewalks.

Street trees are shown along N. New River Dr. and are required to be canopy trees per the town Ordinance. Mr. Camps-Campins stated that he feels that it is packing a lot of houses on one piece of property and no views are left of the water and no trees are left either. Mr. Rademacher was stating that the developer is hoping to tie the roads back into the island behind this property. Mrs. Edens asked about the parking. Todd stated that there would be parking underneath the house.

Mr. Alphin stated that he thinks it is foolish to pass this type of projects with no type of recreational areas for the town or for the island. He doesn't think that this type of development should be allowed on the island. There could be less density. Mr. Cavender agreed on this statement from Mr. Alphin. Mr. Williams motioned that this plat be approved. Mrs. Edens seconded the motion. The motion was carried. Mr. Alphin opposed.

2. ACE HARDWARE – CARL JOHNSON

Mr. Johnson asked to be excused from this site plan, since he is the owner. Mr. Williams motioned for him to be excused. Mr. Camps-Campins seconded the motion.

Mr. Rademacher stated that the applicant, Mr. Johnson is requesting approval of a site plan for the development of 5000 square foot building with 7250 square feet of fenced storage with roof structure. A water line is to be run in accordance with the original approvals for this site and a fire hydrant is to be placed between the existing an proposed structures as required are the fire department.

Mr. Rademacher stated that everything else is in compliance with the ordinance. Staff does recommend approval. Mrs. Ryce asked about the property zoned on the site that is adjacent. Mr. Rademacher stated that it is all C-3 and not C-1. The engineer, Mr. Mike Gallant stated that they would change this on the site. Mr. Camps-Campins asked where the dumpster would be located. Mr. Paul Connor showed where the dumpsters would be. Mr. Camps-Campins stated the spelling needed to be corrected on the site plan.

Mr. Williams motioned that this plat is approved. Mr. Camps-Campins seconded the motion. The motion was carried.

3. TIFFANY'S MOTEL – BOYD TAYLOR

Mr. Rademacher stated that Mr. Boyd Taylor is requesting a site plan approval for a commercial site plan. He is looking at turning the existing motel on the soundside into a motel minimum and removing the pools. The landscaping will have to be brought up to code. NCDOT will need to approve the driveways and have already reviewed the site. Mr. Connor stated that the driveway might need to be moved. Mr. Rademacher stated that they are relocating the pool and keeping the laundry facility in the same location. The rooms will be suites compared to being just regular hotel rooms.

The new building will be 3-story. Mr. Rademacher presented the Planning Board with a sketch of the plan for the new 3-story hotel. Height does not exceed the 48 feet. Parking will be located underneath the building. Mr. Camps-Campins asked where the dumpster was on the site. Todd stated that they are using roll out carts still. Mr. Camps-Campins stated that at the next workshop he would like to see more information on approving these motelminiums. Mr. Alphin stated that we are still creating a problem with the parking. Mr. Gallant stated that you would be able to stack park underneath the building, but that they are not able to count that. Mr. Camps-Campins motioned that this site plan be approved. Mr. Cavender seconded the motion. The motion was carried.

V. CONDITIONAL USE PERMIT

1. SOUNDS EDGE VILLAGE – DAN DEACON

Mrs. Ryce stated to remember the four factors needed to approve this. Mr. Rademacher stated that this conditional use permit is to exceed the 48 feet height requirement. The property is zoned C-1 Commercial and will allow for mixed use buildings provided that for each two residential units there are 1000 square feet of commercial space provided. The redevelopment of this property will include the construction of 6 residential units directly behind the Trading Company as well as construction of two mixed-use buildings that are proposed to be built at 59 feet 9 inches in height. The site plan shows landscape plan with specific plant species in compliance with the town ordinances. Sidewalks will be constructed along N. New River Drive and along Greensboro Avenue.

Mr. Rademacher stated that in the packages there are plans on the site and that the architect is here to present the building that the developer is asking for the conditional use permit for. The buildings follow the shape of the water, and it can be phased or built all at one time. The bottom floor is commercial and the remaining floors are residential. The fourth floor has a small loft area in it.

There is a gable roof on the complex makes it more attractable and therefore that is why they needed to go beyond the 48 feet. The building will be scallop shape shake and stucco appeal. The height from the grade is 59 feet and 9 inches. Mr. Cavender asked how much fill would be brought in. Mr. Gallant stated that it would depend on the stormwater, but there would not be massive amounts of fill brought in. Mr. Williams asked if we had plenty of parking. Mr. Rademacher stated that the whole site has been brought up to compliance from what it was.

Mrs. Edens thought that the Planning Board did not want the development done in phases. Mr. Connor sated that it will not be done in phases and that the completion date will be in 2007 and as one project. Mr. Camps-Campins asked that we see a plan of the proposed duplexes that will be built on this site.

The architect stated that the duplexes would all fall together in line with the townhomes. Mr. Alphin stated that we pass stuff all the time not knowing what it is. Mrs. Ryce stated that this is not a PUD and that it is a Conditional Use Permit. Mr. Cavender asked if we could make a condition to the conditional use permit that the duplexes all tie into the townhomes. Mr. Alphin motioned that we approve this conditional use plan as long as the duplexes are in line with the remaining development. Mr. Johnson seconded the motion. Mr. Rademacher asked if we go through the 4 findings.

Four Factors that must be present to issue a CUP.

1. There is no endangering to the public.
2. Meets the requirements of the ordinance.
3. The adjoining property is a marina/dry stack and this development will only enhance the area.
4. The location character use according to this plan will be in harmony with the area and being that the property adjoining it is vacant. We identified it as Urban Waterfront property; therefore it is in compliance with the Land Use Plan.

The Planning Board asked Mr. Deacon if he had any idea what type of retail he would have. Mr. Deacon stated that it would probably some office or light retail. Sally asked would it be for the public use. Mr. Deacon stated that it would be for public use.

The Planning Board were all in favor except for Mr. Camps-Campins.

VI. ANNEXATION ZONING

4. HERMAN & REBECCA STRICKLAND – 92.28 ACRES OFF HWY 17

At the last Council meeting the town asked that the Planning Board to zone this property. Mr. Rademacher stated that he has talked with Mr. Strickland and this is going to be a residential project. He stated that it be zoned RA 20,000 square foot lots. They do plan on having water and sewer extended to them and it would be 18 months before they get it. Mrs. Ryce stated that voluntary annexation means that they pay for the services. Mr. Rademacher stated that was correct.

The Planning Board asked why not zone the property to R-10 or R15. Mr. Gallant spoke on stormwater issues with having small lots and suggest that the board not allow no less than 20,000 square foot lots. Mr. Williams and the board stated that R-15 would be better to zone this property. Mr. Alphin seconded this.

Mr. Cavender asked if the Planning Board was comfortable with annexing out this far. Mr. Rademacher stated that we had mentioned that this would be coming up at the last planning board workshop. Mr. Connor stated that he would like to see more green space allowed on these plans instead of development so cramped together. Mrs. Ryce stated that the Planning Board has been discussing this. Mr. Rademacher stated that he would bring this up as a text amendment.

5. LOUIS COX – 1.14 ACERS AT THE INTERSECTION OF HWY 17/210

Mr. Rademacher stated that this property is where the Exxon and Port City JAVA is and that the Town Council has asked the Planning Board to zone this newly annexed property. Mr. Alphin motion that this property is zoned C-3. Mr. Williams seconded the motion. The motion was carried.

6. STEPHEN T. WILLIAMS OF WILCO HESS – 3.623 ACRES AT NORTHERN INTERSECTION OF HWY 210/HWY17

Mr. Rademacher stated that this property is located across from Mr. Louis Cox's property and that the Town Council is also requesting that this property be zoned. Mr. Alphin motion that this property is zoned C-3. Mr. Williams seconded the motion. The motion was carried.

7. EMMETT SNIFF – 100.17 ACRES LOCATED OFF HWY 210

Mr. Rademacher stated that the owner is looking at building residential homes and that the property is located across the street from D.C.Laniers property and adjacent to the Dilscheimer property. The Town Council is requesting that the Planning Board zone this property. Mr. Williams motioned that this property be zoned R-10. Mr. Camps-Campins seconded the motion. The motion was carried.

VII. MEMBERS FORUM

Andy Cavender

Mr. Cavender asked if what Mr. Gallant was saying is true about stormwater problem and needed bigger lots. Mr. Rademacher stated not really and that the developers are going to cram everything into lots. The 20,000 square foot lots are going to allow sprawl. The smaller lots will allow for more green space.

Al Alphin

Mr. Alphin stated that he thinks we need more open space and that if we are going to set R-10 as the main thing we need to zone this or change it.

Carl Johnson

Mr. Johnson just wants to make sure we have enough water and sewer to cover all of this new development. Mrs. Ryce stated that at the last workshop Mr. Moore discussed the water and sewer and that we are fine right now.

Sidney Williams

Mr. Williams stated that he thinks that this is a great group of people we work with.

Sally Edens

Mrs. Edens just wanted to make sure that the duplex is no higher than the 59 feet and 9 inches as the townhomes and that this development is not done in phases, referring to Sounds Edge Village.

Frank Camps-Campins

Mr. Camps-Campins stated that at the Council Meeting in view of the number of annexations he thinks a member passed a motion to temporarily suspend any more annexations. He stated that a presentation was made after the resolution was already passed. But he described the good communication with the water department, town heads and engineers.

He stated that the town council needs to approve on a case-by-case basis, based on infrastructure. Mr. Rademacher stated that when Mr. Dean Wise, Public Utilities Director is looking over plans he is looking for the state requirements and as far as calculations he is depending on the state or engineers to review these things and run the numbers.

Mr. Camps-Campins stated that we needed to make a motion to the Town Council to relook at putting a moratorium on annexing property.

Carol Ryce

Mrs. Ryce stated that the Planning Board are all in agreement with green space and she stated that Mr. Rademacher could get us a text amendment.

Mrs. Ryce asked about reflective glass and if Mr. Rademacher had looked into this and adding it into the ordinance not to allow it.

Todd Rademacher

Mr. Rademacher stated that the Planning Board is having a workshop in October on the Tuesday following the Thursday meeting, which will be the 18th of October at 5:30 P.M. He stated that the Dilsheimer Communities have shown a plan to him and that they are looking at doing a PUD development. Mr. Rademacher asked the Dilsheimer group to come and go over their concept plan and ask what they are doing and that they want to come in and go over the plan and let the Planning Board look at it.

Mr. Rademacher stated that Penny Tysinger with the NCCOD, has just went under her second chemotherapy and asked the Planning Board if they would like to send her something from them. He stated that the Community Center is under construction and looking at being finished by October. State is going to pave the road and the Town is going to take over it.

VIII. ADJOURN

The Planning Board meeting adjourned at 7:30 p.m.

Mr. Williams stated that he would not be able to make the October meetings. Mr. Rademacher and Mrs. Ryce stated that they would not be able to make the Planning Board meeting.

Mr. Rademacher stated that Mr. Steve Padgett will facilitate the Planning Board Meeting in October.

Barry M. Murren
Planning Board Chairman

Wade H. Davis
Attest

Sept 9, 2005
Date

9/9/05
Date

SURF CITY PLANNING BOARD MINUTES

October 13, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Al Alphin
Andy Cavender
Frank Camp-Campins
Sally Edens

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Steve Padgett, Building Inspector
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilmen Doug Medlin, Planning Board Liaison
John Pierce, Surveyor
Richard Guglemann, Citizen

I. MEETING CALLED TO ORDER

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

II. APPROVAL OF SEPTEMBER 8, 2005 PLANNING BOARD MINUTES

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

III. SUBDIVISIONS

1. Sea Oaks – Jimmy Pierce – Preliminary Plan

Mr. Padgett stated that this preliminary plan design is for a 14 lot commercial subdivision and the property is zoned C-3. The streets will be paved and water lines are already in place for this subdivision and the sewer design has been approved by the state. Mr. Padgett stated that staff recommends approval. Mrs. Edens asked if the developer had fixed the easement situation with the town. Mr. John Pierce, surveyor stated that the easement situation was resolved and that the head walls would be on the property lines and that they cover storm water drainage to the ditches. Mrs. Edens asked how high the walls would be. Mr. Pierce stated that they would be 1 ½ feet – 2 feet tall.

Mr. Cavender asked if approving this plan would impede on any of the town to do what they need. Mr. Padgett stated that it would not impede on the town. Mr. Pierce stated that Mr. Jimmy Pierce the developer would be paving Sea Oaks Drive for the town.

Mr. Cavender asked if this property would be commercial and how it will be sold. Mr. Pierce stated that each lot would be individually sold and that a site plan would be provided for each submitted. Mr. Cavender asked what type of buildings would be built. Mr. Padgett stated that all types of buildings could be built. Mr. Pierce stated that whatever is built there he thinks will be nice appeal to it.

Mr. Camps-Campins motioned that this Preliminary Plat be approved. Mrs. Edens seconded the motion. The motion was carried.

2. Boca Bay Phase II – Mark Yow – Sketch Plan

Mr. Padgett stated that this was a subdivision sketch plan submitted by Mr. Mark Yow located off of Pender Avenue for an 18-lot subdivision. The property is zoned R-5 Residential for single-family with lots 5,000 square feet and duplexes with lots 8,500 square feet. Water and sewer will be provided by the town and will need to be designed by an engineer. Staff does recommend approval of this plan as it meets requirements of the ordinance. Mr. Cavender asked about the mobile homes that were located on this property. Mr. Padgett stated that they were already removed and also stated that they are in the process of getting their major CAMA permit.

Chairman Newsome asked about the remaining land adjacent to this property and if it would be developed. Mr. Padgett stated that there is a pond out there that has a wooden bridge to it, and that there is an access problem to the remaining portion of land.

Mr. Guglemann asked if the developer was going to dredge the waterway to these properties. Mr. Padgett stated that he has not seen anything yet from the developer on the Major CAMA permit yet. Mr. Padgett told Mr. Guglemann that if we get anything from CAMA on this that we would notify him.

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

IV. MEMBERS FORUM

Chairman Newsome asked about the Planning Board workshop. Mrs. Davis stated that the workshop was on October 18, 2005 at 5:30 P.M.

Mr. Camps-Campins discussed last months meeting conditional use permit that was discussed on Dan Deacon's property and that it went over well at the Town Council meeting.

He stated that he has spoke to several council members about the annexation process. The town clerk takes each annexation and reviews it with the town manager and the engineers.

Mr. Medlin stated that the vote that was brought up on stopping the voluntary annexations before was about the concern over the sewer treatment. Mr. Medlin stated that the Council went before the Onslow County Board of Commissioners and voted to allow the town to purchase the land and use land located in Onslow County and use it for treatment of the sewer. Therefore from that point we are able to expand the treatment system. He thinks that a lot of people in town probably thought the town should not be taking in all of these voluntary annexations, but the town has met with the engineers and know what is available. Mr. Medlin stated that these areas annexed would pay for a lot of the system that needs to be updated and more. Any housing and light industry will have the water and sewer capacity to take care of it.

Chairman Newsome spoke about Topsail Beach's meeting on their new well and stated that they should be okay for about 3 more years with their services.

XI. ADJOURN

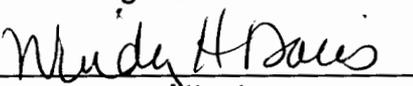
Chairman Newsome motioned that the Planning Board Meeting adjourn. The motion was carried and the Planning Board meeting adjourned 6:05 P.M.



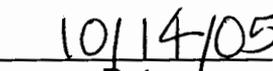
Planning Board Chairman



Date



Attest



Date

SURF CITY PLANNING BOARD WORKSHOP MINUTES

October 18, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Frank Camps-Campins - Alternate
Andy Cavender
Sally Edens – Alternate

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilman Doug Medlin, Planning Board Liaison
Gus Simmons, Cavanaugh & Associates
Dilsheimer Group

I. MEETING CALLED TO ORDER

The workshop began at 5:30 P.M. Mr. Rademacher stated that at tonight's workshop would be going over some annexations and the Dilsheimer Group will be giving a presentation on The Villages at Turtle Creek.

II. ZONING ANNEXATION REQUEST

Mr. Rademacher presented the Planning Board with a map of parcel to be annexed into the town. He stated that the property was owned by J. E. Register and is approximately 40 acres located off Hwy 17 across from the Lowes property. He stated that it could be developed for a big box store.

Mr. Mo Afify is looking at possibly purchasing the property. Mr. Rademacher stated that staff recommends zoning the property to C-3 to stay consistent with the remaining parcels around it. He stated that the town would have to bore under the road to connect to water and sewer.

Mr. Cavender asked if the property is annexed at this time. Mr. Rademacher stated that it is on the list to be annexed. Mr. Rademacher stated that the Town Council requested that the Planning Board make a recommendation for the zoning of this parcel.

Mr. Camps-Campins motioned to zone this property to C-3. Mrs. Edens seconded the motion. The motion was carried.

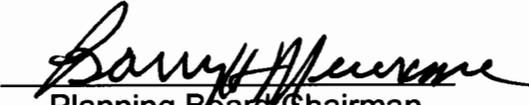
III. DILSHEIMER PRESENTATION

Mr. Tom Minor introduced himself and discussed the following on The Villages at Turtle Creek:

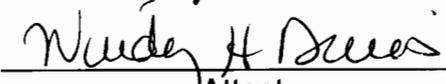
- ❖ There will be 3 accesses to the property.
- ❖ Total project is 250 acres.
- ❖ There will be Single-family, Townhomes and Duplexes.
- ❖ Public Roads
- ❖ Homeowners Association
- ❖ Done in Phases
- ❖ Local Contractors and Subcontractors will be hired to build under Superintendent with Dilsheimer Communities.
- ❖ Approximately 430 building sites.
- ❖ Will be package plans and no lots sold separately.
- ❖ Community Center will include a pool, walking trails, community buildings..etc.
- ❖ 100-foot right-of-way with 2-way streets and island in middle for Hwy 17 entrance.
- ❖ 300-foot road frontage off Hwy 17 and 600 foot of road frontage off Hwy 210.
- ❖ Commercial section could have a convenience store along with a small restaurant.
- ❖ Planning Board has traffic concerns off Hwy 210/Atkinson Loop Road access, because they are so close together.
- ❖ Collector Road thru subdivision.
- ❖ Planning Board expressed how great it is to have amenities.
- ❖ Development would be considered PUD Development.
- ❖ First homes would be available around late 2006.
- ❖ Community center will be built up front.
- ❖ Planning Board discussed the lighting in this development.
- ❖ The houses will be built on raised slabs.

IV. ADJOURN

Chairman Newsome motioned that the Planning Board meeting adjourn. The motion was carried and the meeting adjourned at 6:45 P.M.



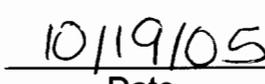
Planning Board Chairman



Attest



Date



Date

SURF CITY PLANNING BOARD MINUTES

November 10, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Carol Ryce
Andy Cavender
Frank Camp-Campins
Sally Edens
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilmen Doug Medlin, Planning Board Liaison
J. Michael Moore, Surf City Town Manager
Mark Yow, Developer
Frank Smith, Architect
Vic Rizzuto, Engineer
Alena Smith, Saltwater Landing
Paul Dorazio, Maebilt
Lenny Denitis, Developer
Charles Riggs, Charles Riggs Surveying
Sandy Ledbetter, Intracoastal Realty
John Wood, Designer

I. MEETING CALLED TO ORDER

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

II. APPROVAL OF OCTOBER 13, 2005 PLANNING BOARD MINUTES

Mr. Cavender motioned that the October 13, 2005 Planning Board minutes be approved. Mr. Camps- Campins seconded the motion. The motion was carried.

III. APPROVAL OF OCTOBER 18, 2005 WORKSHOP MINUTES

Mr. Cavender motioned that the October 18, 2005 Planning Board minutes be approved. Mr. Camps- Campins seconded the motion. The motion was carried.

IV. SUBDIVISION

1. Saltwater Landing Phase III – Preliminary Plat

Mr. Rademacher stated that the applicant is requesting approval of a 22- lot subdivision. This is the continuation of the Saltwater Landing Subdivision that has been previously approved.

The property is zoned R-10 and allows for the construction of single-family homes and duplexes on 10,000 square foot lots. The Planning Board questioned the clubhouse. Mrs. Alena Smith stated that there would be a clubhouse and pool. Mr. Cavender asked about the turn around and if it was a problem.

Mr. Rademacher stated that staff recommends approving this sketch plan as the applicant the applicant has shown compliance with the ordinances. Mr. Cavender motioned that this preliminary plat be approved. Mr. Camps-Campins seconded the motion. Mr. Williams asked to be excused from the vote since he is an adjoining property owner. Mr. Cavender motioned to excuse Mr. Williams from voting. Mr. Johnson 2nd the motion. The motion was carried.

2. Diamond Point – Preliminary Plat

Mr. Rademacher stated that the applicants are requesting approval of a 10-lot subdivision located off of Little Kinston Road. The property is zoned MHS which will allow for the development of 5000 square foot lots for construction of single family dwellings or Class A & B manufactured homes in accordance with the ordinances. A major CAMA permit will need to be obtained for the construction of this subdivision. The developer is also to install water and sewer extensions, which have been reviewed by staff as well as engineers working on behalf of Surf City. The Planning Board questioned the road width. Mr. Rademacher stated that the right-of-way would be 30-feet wide and stated that his understanding is that they would be paving only 18-feet of the driveway. Staff recommends approving this plan provided the applicants get a final verification from the fire department that 18-foot road width is acceptable.

Mr. Williams motioned that this preliminary plat be approved. Mrs. Camps-Campins seconded the motion. The motion was carried.

Strickland Development – Sketch Plan

Mr. Rademacher stated that the applicant is asking for approval of a 128-lot subdivision that is located off of Hwy 17 just south of the construction of the Lowes. The property is zoned R-15, which will allow for single-family dwellings homes both stick built and modular. The egress and ingress will need approval from NCDOT for the driveway. A second future access has been provided with a stub out to the adjoining vacant property. Several areas on this site have been left for common space. Mr. Rademacher stated that staff recommends approving this sketch plan as the applicant has shown compliance with the ordinances.

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

V. SITE PLANS

1. Dorazio & Denitis Commercial Building

The applicants are requesting the approval of a commercial office building off of JH Batts Road. The property is zoned C-3 commercial and allows for construction of office and retail space. The proposed building is 12,000 square feet in size and will require 31 parking spaces with 32 spaces being provided on this site. Mr. Cavender asked Mr. Dorazio what type of building it would be. Mr. Dorazio stated that the façade of the building would be very nice. The landscaping and sidewalks have been designed in accordance with the ordinance. A NCDOT permit will be required for the construction of the driveways and sidewalks.

Staff noted that no building permits would be issued until a recombination survey has been recorded. Mr. Williams asked to be excused from voting. Mrs. Ryce motioned that Mr. Williams be excused from voting. Mr. Camps-Campins seconded the motion. The motion was carried. Mrs. Ryce motioned to approve this site plan as long as it complies with conditions that staff recommends. The motion was carried.

VI. CONDITIONAL USE PERMIT

1. Grande Meridian Resort

Chairman Newsome spoke on the town of Surf City and growth.
(See attached statement from Chairman Newsome)
After reading a statement he wrote, Chairman Newsome yielded to the Planning Board on the discussion of the Grande Meridian Resort.

Mr. Williams motioned to adopt, so that there can be some discussion on the Grande Meridian. Mr. Cavender seconded the motion, so that there can be discussion.

**PLANNING BOARD MINUTES
NOVEMBER 10, 2005
PAGE 4**

Mr. Williams stated that looking at what has been presented that he thinks this would be a great asset to the Town of City. Mr. Williams asked didn't it meet the ordinance. Mr. Rademacher stated that staff is still in discussion on this project and the town attorney is involved because of a conflict with the Greensboro Avenue easement. Mrs. Ryce asked isn't the buildings height still over the 60-foot requirement. Mrs. Edens stated that it is 69 feet 9 inches. Mrs. Ryce stated didn't Mr. Rademacher state that there is some legal issues still pending on this. Mr. Rademacher stated that there is some information on this that has been sent to the Town Attorney and we have not heard back on this yet.

Mr. Camps-Campins stated that he has a lot of discomforts when looking at this project. He stated that he could see safety problems with the egress and ingress on this project, because of this being such a congested area. He sees a lot of safety concerns for everyone who would be impacted by this development.

He thinks that there needs to be much more discussion among staff before any recommendations could be made on this development. Mr. Williams stated that in light of this discussion he would like to withdrawal his motion and Mr. Cavender withdrew his motion.

The floor is now open for a motion Mr. Newsome stated. Mr. Cavender stated that he had a question on the height. He stated that there was some area of vagueness on the area of height use and is 60-feet.

Mr. Newsome stated that there has been projects that have come before the board that were over 60-feet and the board had problems with this and the developers came back with great looking plans that were under 60-feet. Mr. Williams stated that he understands that there are problems, but this needs to be resolved for the developer's sake, and for ours to move along on this, because of the monies that have been spent.

Mrs. Ryce stated that the conditional use permit allows us to look at each project individually and where the site is at and the unique nature of it. Mr. Johnson asked what exact problems are we looking at.

Mr. Rademacher stated that he has explained the problems with staff, but he has no ideas what each board member has a problem with or how they feel on this. Mr. Rademacher stated that outside the height problem, the overall site plan itself is good and staff is comfortable, along with the town's engineers and the fire department. Mr. Rademacher stated that the commercial uses needed to be clearer on the site plan. He stated that the conditional use permit is for 60-feet.

He stated that it is the responsibility of staff to make sure that this meets all the ordinances and it is compliance with everything to make sure it is the best fit for the property.

PLANNING BOARD MINUTES

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Mr. Newsome stated that he thinks that this is a fine building, but the height is just a problem. After numerous workshops and meetings the planning board have agreed on 60-feet. He stated that someone will keep pushing the envelope and wanting more and more. This project will set the tone for Surf City for the rest of our lives.

Mrs. Ryce stated that it seems like there is a lot to think about on this project and she agrees with Mr. Rademacher that we need to find the perfect fit for this tract of land. Mrs. Ryce mentioned what Mr. Camps-Campins problems with safety issues and the roads. Mr. Rademacher stated that NCDOT would handle the roads, because they are state roads.

Mrs. Edens questioned what portions of the resort are commercial and what is private. She questioned who would use the dry stacks or boat storages. Mr. Yow stated that it is public. Mrs. Ryce stated that the information presented to the Planning Board states that the dry stacks are private. Mr. Yow stated that it was stated incorrectly in the information provided to the Planning Board. Mr. Edens also questioned the parking.

Mr. Newsome stated that he feels that the Planning Board is not ready to move on this. Mrs. Ryce stated that she sees two options to table or not approve. Mr. Rademacher stated that you have 3 options to approve, not approve or table this project. Mr. Cavender stated that we have heard that there are legal issues. He stated that we do need to address the height issue and set it, so that the developer can have some idea on how to move forward or so that he can have some type of clarification.

Mr. Williams stated that he thinks that the developer was misled. Mr. Cavender stated that he agreed that we owe it to the developer to let them know just as soon as possible.

Mr. Yow asked couldn't he ask a question on the height and that wasn't there an exemption to the conditional use permit for equipment rooms, cupolaetc. Mr. Yow stated that that he does meet the requirement of the building height. He stated that as far as the legal issue with the town's attorney on the Greensboro Avenue easement it was never dedicated to the Town of Surf City. It was the Luther's and the Yow's. Mr. Deacon never made any mention of the Greensboro Avenue easement.

Mr. Yow stated that the parking meets all the requirements and that the commercial part on the lower floor will be for the public except the lazy river. He stated that he did know that he would have a restaurant and retail or office space.

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Mrs. Edens stated that she remembers that the Planning Board does not want projects done in phases, but to be completed all at one time. Mr. Yow stated that there are going to be out-parcels and that they would not fall under the conditional use permits and that they would be under the 48 feet requirement.

Mr. Rademacher stated to the Planning Board that you have to look at the entire site plan and to make sure it is in harmony of what we want on the island. Mrs. Ryce mentioned maybe doing a continuation to another meeting until we get the Greensboro Avenue easement problem resolved from the towns attorney. Mr. Johnson stated that isn't the height the problem.

Mrs. Edens motioned that we continue this meeting on Wednesday the 16th at 5:30 P.M. Mr. Williams seconded the motion.

Mrs. Edens stated that we owe it to the public to say that will have a decision then.

CONTINUATION FROM NOVEMBER 10th MEETING

November 16, 2005
5:30 P.M.

FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Carol Ryce
Andy Cavender
Frank Camp-Campins
Sally Edens
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Steve Padgett, Building Inspector
Windya Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

J. Michael Moore, Surf City Town Manager
Mark Yow, Developer

V. MEETING CALLED TO ORDER

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

Chairman Newsome stated that we are continuing the meeting from the 10th and that the issue tonight is that the building is over 60-feet. Mr. Rademacher stated that it is possible to have more than one use for a conditional use permit referring to the dry stack marina and this new conditional use for the Grande Meridian Resort. Chairman Newsome asked Mr. Rademacher to step up to the map on the Grande Meridian Resort and show the Planning Board where all of the amenities were.

Mr. Yow stated that the Dockside Restaurant would be built at the same time that the complex will be built. The only amenity that will not be allowed for the public is the lazy river inside of the complex. Mr. Cavender asked if the issue on the easement had been resolved yet. Mr. Michael Moore stated that easement issue has not been resolved and stated that he is still waiting to hear from Mr. Lanier, the town's attorney.

The Planning Board asked how does this easement problem affect this property. Mr. Rademacher stated that the easement would affect the storm water, sidewalks and landscaping. Mr. Yow stated that the stormwater on the easement is not for the water off the building it is to drain the water out of N. New River Drive to an infiltration basin.

Mr. Rademacher stated that his recommendation would be to hear back from the attorney on his opinion on the legal issue with the easement. If the road is private we need to make sure that the NCDOT improvements are done and adding the street trees and the pedestrian easements so that they can get to the boardwalks on the sound that adjoins Mr. Deacons property. Even if there were an approval or denial this project still would not make the December Council meeting because of advertising time required.

Chairman Newsome asked about the safety issues in reference with the traffic. The transportation issues from NCDOT stated that it would be less than the original design of the boat storage and marina. Mr. Camps-Campins stated that his concern is accessing the project off Roland Avenue and having just the N. New River access. He stated that there are not enough accesses into the complex. Mr. Camps-Campins stated that no matter what the engineer says there will be massive traffic problems because of the number of people living here and the commercial property that people are trying to access.

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NOVEMBER 10, 2005
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Mr. Williams asked, so are we going to stop development on the main corridor? Mr. Camps-Campins stated that no, but it is our responsibility to coordinate with the land use plan on these problems. There will be an access off of Roland Avenue near the Hardees. Chairman Newsome stated for Mr. Yow to show the Planning Board what will be developed all at one time. Mr. Yow stated that the only thing that may not be yet done is the Mainsail Restaurant because their lease is not up. Mr. Yow stated that he is looking at seeing if Hardees will do a share access with them. He also stated that the fuel tank beside of the Hardees could be buried.

Mr. Yow explained that after speaking with Mr. Padgett we could put the elevator equipment rooms on the bottom floor. Mr. Padgett is waiting to hear back about the parapet walls. He stated that we might not even need those to hide the air conditioning units. Mr. Yow stated that it doesn't matter; he will do whatever the Planning Board tells him to do. Mr. Williams asked about the way the ordinance was interpreted by Mr. Rademacher. Mr. Alphin stated that he would rather approve 3-feet and gain the project than deny it and loose the project. The question is whether we want the project or not. Mr. Rademacher stated that under the conditional use permit the Planning Board could do what they want.

Mr. Moore stated that we have already gone from 48-feet to 60-feet. The Planning Board discussed the elevation of the property and just how much fill there would be. Mrs. Ryce asked if she were to buy a penthouse could she use it to rent it out. Mr. Yow stated that yes. She asked about the hotel rooms downstairs. Mr. Yow stated that there are three hotel rooms downstairs and that he will own all of the downstairs and the entire commercial as well.

Mr. Williams stated that if the complex does not comply with the conditional use permit the town could go back and make them meet the requirements. Chairman Newsome stated that it seems that it would be to bring this to a decision at the December Planning Board meeting. He stated that the 60-foot has not been resolved yet around the table. Mrs. Ryce stated that we need to give Mr. Yow some type of direction so that he will know which way to go. She stated that as a board we need to let him know. Mr. Yow asked if the only issue is the height and the Greensboro avenue issue. The Planning Board had a lengthily discussion on the height of the Grande Meridian Resort.

Mr. Williams stated that he would like to motion for the Board to indicate to Mr. Yow that at this time the Planning Board will pass a building 60-feet to the top of the living space and allow 3-foot above that for a parapet wall or something for design purposes at a maximum of 3-feet to give a total of 63-feet. Mr. Alphin seconded the motion because he stated that he takes the same interpretation that the building is 60-feet and the parapet wall would be allowed in most cases.

PLANNING BOARD MINUTES

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Chairman Newsome asked Mr. Yow couldn't the whole building go down to a total of 60-feet. Mr. Yow stated that he has gone, as far down in height that he can and if he goes down any lower he would loose an entire floor. Mrs. Ryce asked Mr. Rademacher didn't the board look at special use permit individually and on a case-by-case basis. She asked if a developer brings a site that is 60-feet and it is allowed could we tell the developer that we would want 55-feet instead. Mr. Rademacher stated that it is a conditional use permit and that the Planning Board can decide on what to do the permit. Mr. Cavender stated that motion was just to give Mr. Yow some type of direction. Mr. Rademacher stated that is correct.

Chairman Newsome called for a role call from everyone to see what there motion is.

Carl – Yes
Al – Yes
Andy – Yes
Carol – Yes
Sidney - Yes
Frank – No
Barry - No

There was a 5/2 vote and the motion was carried.

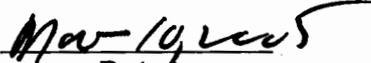
Chairman Newsome stated to Mr. Yow that he hopes he has some type of direction. Mr. Yow stated that he would come back to the Planning Board with another drawing:

VII. ADJOURN

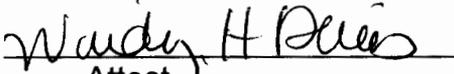
Chairman Newsome stated that the meeting is adjourned at 6:45 P.M.



Planning Board Chairman



Date



Attest



Date

**SURF CITY PLANNING BOARD
MINUTES**

December 8, 2005

5:30 P.M.

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Chairman Barry Newsome
Carl Johnson
Carol Ryce
Oliver "Al" Alphin
Andy Cavender
Sally Edens
Sidney Williams

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher, Planner
Windy Davis, Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Councilmen Doug Medlin, Planning Board Liaison
J. Michael Moore, Surf City Town Manager
Mark Yow, Developer
Frank Smith, Architect
Vic Rizzuto, Engineer
Jeff Harvey, A'N'A Builders
Guss Simmons, Engineer, Cavanaugh & Associates
Dilsheimer Communities

I. MEETING CALLED TO ORDER

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

II. APPROVAL OF NOVEMBER 10, 2005 PLANNING BOARD MINUTES

Mr. Cavender motioned that the November 10, 2005 Planning Board minutes be approved as amended. Mr. Williams seconded the motion. The motion was carried.

III. SITE PLAN

1. Surf City Resorts

The applicant Mr. D. C. Lanier is requesting approval of a site plan for the construction of a campground facility. The property is located off Hwy. 210 on the mainland. The first phase of development will consist of 350 campsites, a clubhouse, pool house, and bath house and 9-holes of par 3 golf. The roadway system consists of a main access, "Destination Drive" which will provide access from Hwy. 210. Mr. Alphin asked about the amenity areas for children. Mr. Rademacher stated that the developer has provided amenities, such as a pool, clubhouse and a 9-hole golf course. He stated that staff recommends approval of this site plan provided that the developer denotes the location of any trash receptacles on site if dumpsters are to be used.

Mr. Alphin still argued that there needed to be more amenities for children. Chairman Newsome stated that Mr. Alphin had a good statement, but the site plan does meet the requirements and that he is glad to see any type amenities. Mr. Rademacher stated that the developer has provided amenities and how age specific do we want to be.

Mrs. Ryce asked about the dumpsites and if they would be screened. Mr. Rademacher stated that they would be screened.

Mrs. Ryce motioned to approve this site plan contingent on staff recommendation that the trash or dumpsites be screened and located on the plan. Mr. Johnson seconded the motion. The motion was carried.

IV. STATUS PROJECT UPDATE

Mr. Gus Simmons, with Cavanaugh & Associates gave an update on the Village of Turtle Creek. He presented information to the Planning Board on the time schedule for this subdivision. Mr. Simmons stated that the developer is hoping to file permits in the spring of 2006 and is hoping to break ground around July and hopefully be issuing Certificate of Occupancy's by the end 2006.

Mr. Simmons stated that marketing wise the developer will start construction around the Hwy 210 entrance and that they would build in blocks and not scatter the building throughout the subdivision. The amenities will be complete when approximately 50% of the subdivision is complete.

V. PLANNED UNIT DEVELOPMENTS

1. Gateway Condominiums

Mr. Rademacher stated that Mr. Mo Afify is requesting approval of a PUD site plan. The developer is requesting to re-zone the property from RA to PUD for the development of two additional condominium buildings on property adjacent to previously approved planned unit development submitted in December 2004.

Mr. Rademacher stated that staff recommends approval to rezoning this property to PUD. Mr. Williams motioned to approve rezoning this property from RA to PUD as well as approving the site plan. Mr. Cavender seconded the motion. The motion was carried.

Mrs. Ryce asked if the site the Planning Board is approving is for the whole site plan. Mr. Rademacher stated that it was for the entire site plan.

VI. ZONING ANNEXATIONS

Mr. Rademacher presented the Planning Board with a map of (3) annexation requests. He stated that the Town Council requested that the Planning Board zone these properties presented on the map. The 1st tract is 32.37 acres, owned by the Sidbury's and is recommended to be zoned C-3 Commercial. The 2nd tract is 20.212 acres, owned by Kugataws and is recommended to be zoned R-10 Residential. The 3rd tract is 13.98, owned by Moselys and is recommended to be zoned R-10 Residential. Mr. Rademacher stated that all three tracts are staff recommendations and come from the zoning map done by the Planning Board.

Mr. Williams motioned to annex all three properties and zone them as what they recommended to be zoned. Mr. Alphin seconded the motion. The motion was carried.

V. CONDITIONAL USE PERMIT

1. Gateway Condominiums

Mr. Rademacher stated that Mr. Mo Afify is requesting a Conditional Use Permit to extend the height requirement to 53-feet. Mr. Rademacher stated that staff recommends approval if the four factors to meet. Mr. Cavender asked if the 53-feet was to the peak of the roof.

Four Factors that must be present to issue a CUP

- 1.) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the conditional use permit.

Mr. Alphin motioned to approve factor #1. Mr. Williams seconded the motion. The motion was carried.

2.) That the use meets all required conditions and specifications.

Mr. Alphin motioned to approve factor #2. Mr. Cavender seconded the motion. The motion was carried.

3.) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Mr. Alphin motioned to approve factor #3. Mr. Johnson seconded the motion. The motion was carried.

4.) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the land use plan and its policies for growth and development as applicable in the Town of Surf City.

Mr. Alphin motioned to approve factor #4. Mr. Johnson seconded the motion. The motion was carried.

Mr. Williams motioned to approve the conditional use permit for Gateway Condominiums Phase II. Mr. Alphin seconded the motion. The motion was carried.

2. Grande Meridian Resort

Mr. Rademacher stated that Mark Yow was at the meeting to represent the Grande Meridian Resort. Mr. Yow stated that he has spoke with the Department of Labor on hydraulic and traction elevators. Mr. Yow had Mr. Frank Smith explained how the parapet walls would be located on the roof. Mr. Smith stated that there would be a subtle change in color on the roof to break up the mass of buildings so that it does not look like one huge building.

Mr. Yow stated that there would be a water wall on the building made out of stone. Mr. Cavender stated to the board, so what we have is a 60-foot tall building with a 3-foot parapet wall. Chairman Newsome asked about the construction plans. Mr. Yow stated that the construction of the building would all be in place at once and not done in phases including the amenities. He stated that the Mainsail Restaurant building is its own separate entity and is a separate out-parcel. Mrs. Edens asked about the road easement situation and if it had been resolved. Mr. Rademacher stated that the easement situation has been resolved. Mr. Yow owns the property and there is an easement on it.

Mrs. Edens asked if there was any more new commercial added to the building. Mr. Yow stated that there was not. Mr. Yow stated that Hardees is looking into working with him on having a direct out access through their parking lot. Mr. Yow stated that he is still working with NCDOT to get rid of the storm water problem out on N. New River and having it sent to an infiltration basin on the Greensboro Avenue easement.

Mr. Williams motioned to approve this Conditional Use Permit contingent that the building does not exceed 62 feet 10 inches and that the amenities and further details (like the infiltration basin, Dockside Restaurant under construction and fuel tank buried) prior to the issuance of any certificate of occupancy and built to the specifics of the site plan. Mr. Alphin seconded the motion. Mrs. Edens asked Mr. Yow if there had been any changes on the site plan since the last meeting. Mr. Yow stated that nothing had changed on the site plan since the last meeting. Mr. Yow stated that he is working with Dan Deacon the adjacent property owner to make the interconnection of the easement happen so that you can get to the boardwalk.

Mrs. Edens asked Mr. Yow what areas of the building would be closed to the public. Mr. Yow stated that the kiddy pool and the lazy river inside the building would be closed to the public. Mrs. Edens also questioned whether or not the owners of the other boardwalks would want to interconnect.

Four Factors that must be present to issue a CUP

- 1.) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the conditional use permit.

Mr. Williams motioned to approve factor #1. Mr. Johnson seconded the motion. The motion was carried.

- 2.) That the use meets all required conditions and specifications.

Mr. Williams motioned to approve factor #2. Mr. Cavender seconded the motion. The motion was carried.

- 3.) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Mr. Williams motioned to approve factor #3. Mr. Cavender seconded the motion. The motion was carried.

4.) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the land use plan and its policies for growth and development as applicable in the Town of Surf City.

Mr. Williams motioned to approve factor #4. Mr. Johnson seconded the motion. Mrs. Ryce opposed. The motion was carried.

Chairman Newsome issued a roll call to get the vote on the approval of this Conditional Use Permit for the Grande Meridian Resort.

Carl Johnson – Yes
Oliver "Al" Alphin – Yes
Andy Cavender – Yes
Carol Ryce – Yes
Sidney Williams – Yes
Chairman Barry Newsome – Yes

The vote was unanimous therefore the Conditional Use Permit was approved.

VII. ADJOURN

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

Barry H. Newsome
Planning Board Chairman

Windy H. Davis
Attest

Dec 9, 2005
Date

December 9, 2005
Date