

**SURF CITY PLANNING BOARD
MEETING MINUTES**

January 9, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Don Hamilton
Andy Cavender
Sidney Williams
Jimmy Campbell-Alternate
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Christina Watkins- Permitting Officer
Stephanie Hobbs- Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Nelva Alberry-Council Woman
Hiriam Williams-Developer
Dave Crane-Walgreens Developer
Todd Simmons-Walgreens Engineer
Bill Spencer-Walgreens Architect
Tom Minor-Turtle Creek Developer
Tom Dilsheimer-Turtle Creek Developer
Dick Dilsheimer-Turtle Creek Developer
Penny Tysinger-Cape Fear Council of Governments

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. November 8, 2007 Planning Board Minutes

Mr. Camps-Campins motioned to approve the minutes. Mr. Cavender seconded the motion and the motion was carried.

III. Subdivision Review

1. Approval

Mr. Rademacher stated that during the December 2007 meeting the audience was allowed to ask questions and the board accepted comments from public. He stated the staff and consultants felt that we are ready to make a recommendation for approval of the subdivision ordinance.

Mr. Cavender made the motion to approve the subdivision ordinance as currently written.

Mr. Camps-Campins seconds the motion and the motion was carried.

Mr. Sidney Williams stated a clarification to the preamble at the end of the last sentence stating that; due to a single route evocation current development and geographic constraint the island is not conducive to public school facilities or additional recreational area and therefore these will not be required of new subdivisions on the island.

Mrs. Tysinger made a note. The board agreed that was the intent.

Ordinance will go before Council on Tuesday, February 5, 2008.

IV. Site Plan

1. Walgreens

Mr. Rademacher stated that Walgreens is seeking site approval for a 14820 square foot pharmacy located at the intersection of Hwy 17 and Hwy 210 that is currently the location of the Topsail Exxon. The lot is 1.56 acres in size and zoned C-3. Walgreens is going to purchase the property from Lowes and re-working parking and landscaping to meet site requirements. This property will be accessed by new driveways permitted by the N.C. D.O.T. Walgreens will be connected to Lowes by new driveways and new developments that are underway. Storm water will be handled by the expansion of the existing site at Lowes and will be permitted through the state as well. Walgreens will have coastal architectural flair. The façade will consist of cultured stone and hardy board planks. Landscaping, parking, sidewalks, and paving and other zoning requirements are in compliance with the ordinance.

Mr. Todd Simmons with Freewood and Kaufman; Civil Engineer for Walgreens stated that the new drive will be shared with Lowes and Walgreens. Mr. Simmons has been in contact with the DOT for there to be a right turn deceleration lane off of HWY 210 and Hwy. 17. Storm water drains will be extended to meet state requirements. Lowes pylon sign is proposed to be moved as well.

Mr. Rademacher reminded the board that Mr. Simmons was the engineer that worked the Lowes site.

Mr. Cavender asked if Lowes is in agreement to all the proposed plans.

Mr. Crane the developer for Walgreens, stated that for the last year they have been having conversations with Lowes and that they are currently under option to do a deal with Lowes.

Mr. Campbell asked if there have been any simulations done on the right turn lane off of Hwy. 17 to the proposed Walgreens site because of the concern for a potential traffic hazard.

Mr. Simmons stated that Walgreens has its own separate deceleration lane.

Mr. Crane stated that all current drives will be closed and a longer separate deceleration lane will be opened for the Walgreens. Also, that they have worked closely with the DOT. The geometry currently showed on the plans for the deceleration lanes was marked out at the district office by Robert Vause.

Mr. Simmons stated that a simulation or model has not been run.

Mr. Rademacher stated that everything is based on conversation with DOT.

Mr. Campbell asked about the barrier for a left hand turn.

Mr. Simmons stated that putting out too many barriers may cause traffic complications.

Mr. Cavender asked if the DOT required the barrier on the left turn lane.

Mr. Crane answered yes.

Mr. Cavender had concerns about going south out of the Walgreens.

Mr. Rademacher stated that the DOT is setting up HWY 17 to be a super street like Scott's Hill for future development.

Mr. Camps-Campins voiced concerns about the back of the parking lot for the drive through window and the side parking lot designated for loading, and wanted to know the reasoning for that positioning.

Mr. Simmons stated that ultimately you need to have access around all four sides and there will be truck access all around the building.

Mr. Crane stated the prototype is standard with the drive through being first for easiest access for the public. The architectural drawings have been approved by Walgreens.

Mr. Camps-Campins asked if the lighting of the building met the ordinance standard and how brightly will it be lit at late hours of the night.

Mr. Crane stated they will be using shorter poles that meet standards; also that the lights will dim after hours.

Mr. Spencer with James D. Evans Architect, designer of the building, stated that this is not the typical Walgreens site. The design has been modified to tie in to the coastal heritage, since it sits at the gateway to the beach. The building is a masonry building covered with cultured stone and hardy plank siding. Awnings and shutters will cover windows and doors with decorative fencing at the top of the building. The Walgreens sign will be the typical red script.

Mr. Rademacher stated that separate permits will be needed for the signs.

Mr. Newsome stated that he appreciated the coastal architectural flair.

Mr. Newsome motioned to approve the site plan and Mr. Camps-Campins second the motioned and the motioned was carried.

V. Hwy 17.

Mr. Rademacher stated he was trying to work with Pender County on Hwy. 17 on an overlay district.

Mrs. Tysinger stated that County Commissioners are working on zoning Hwy. 17. There is a lot of concern with an overlay and that it is not necessarily a fix for the problem.

Mr. Camps-Campins asked if there have been any studies on Hwy. 17 in this area.

Mrs. Tysinger answered that studies have been done in the Hampstead area but have not been followed up by Pender County yet. Surf City will not be in the overlay. Super streets are also an idea. There is an association of Hwy. 17 for the developing and persevering process of the Hwy 17.

VI. Adjourn

Mr. Cavender motioned to close the meeting. Mr. Williams seconded the motion and Chairman Newsome adjourned the meeting at 6:30 P.M.

Barry Williams
Planning Board Chairman

JAN 10, 2008
Date

Stephanie E. Hobbs
Attest

1/10/08
Date

**SURF CITY PLANNING BOARD WORKSHOP
MEETING MINUTES**

January 15, 2008

6:00 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camp-Campins
Andy Cavender
Carl Johnson
Jimmy Campbell-Alternate
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Christina Watkins- Permitting Officer
Stephanie Hobbs- Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Joey Raczkowski.-Pender County Planning Director

I. Meeting Called To Order

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

Chairman Newsome asked to be excused. Camps-Campins held the meeting.

II. Hwy 17.

Mr. Camps-Campins stated that Surf City is a residential community with an opportunity for retail and office development. The city wants to maintain the comfortable residential environment that has drawn people here in the first place.

Mr. Rademacher stated that Pender County is in the process of working on the Hwy 17 corridor.

Mr. Raczkowski stated that Pender County is greatly growing especially, from Sloop Point Rd south to the county line. There is an estimated eight to ten thousand lots already approved residentially in that area. DOT has estimated that

those subdivisions that are already on the books as of today will add another two-thousand vehicle trips a day to Hwy 17. Planning that needs to be done now is controlled planning. The biggest difference in the quickest fashion would be to input a corridor overlay from Sloop Point to the County line. Pender County is hopeful that we can work together to fix the problems on Hwy 17. On January 22, 2008 the board of commissioner from Pender County are going to appoint a task force to see this project through. It will be a balanced task force so that there will be equal representation from all along the Hwy 17 corridor; from border to border. From a planning perspective an overlay would make the most sense. Hopefully the committee will be the driving force between an agreement with the county and Surf City. There has been talk of the MPO extending there boundary north from Sloop Point Rd. Pender county recently joined the MPO. The MPO has been able to provide some monies for planning projects. Pender County is in the process to approve funding to develop the counties first unified development ordinance.

Mr. Camps-Campins asked if the County board meeting would be in Burgaw and would it be possible to have a Surf City board member be appointed to the Hwy 17 board.

Mr. Raczkowski stated that Todd has been representing on a staff level and that as far as being part of the board concern will be expressed to the chairman.

Mr. Medlin stated that it would be nice to have representation on the board.

Mr. Raczkowski stated that he would notify the chairman that an elected official or board member from Surf City would like to be on the Hwy 17 board. The board will be made of seven to nine members. Surf City makes a third of the area in the Hwy 17 corridor.

Mr. Cavender asked what is the area of the proposed overlay area is and what will it encompass.

Mr. Raczkowski stated that they are currently focusing on a thousand feet on each side of Hwy 17 corridor.

Mr. Rademacher stated that Brunswick County did the same thing a few years ago.

Mr. Camps-Campins stated that we should look to the south of us as far as how there development has come up along the Hwy 17 corridor.

Mr. Raczkowski stated that DOT funded some of the money for the study in Brunswick County and Pender County has asked for some of the same funding. DOT is also engaging Pender County in the TIP process for the Hwy 17 corridor.

Mr. Johnson asked if the board members were to be from all different areas.

Mr. Raczkowski stated yes that the staff has strongly encouraged members from all along the corridor.

Mr. Campbell asked if it was in the 1990's when they widened Hwy 17.

Mr. Medlin answered yes.

Mr. Campbell asked if any land was acquired at that time by DOT.

Mr. Medlin answered no.

Mr. Raczkowski stated that the biggest challenge is focusing on what we can't change today because so much has already been approved.

Mr. Cavender asked how far out is the idea of turning Hwy 17 in to a super street and is there room for negotiation. Creating access roads would prevent many unnecessary stop lights; also how can recreational transportation be part of commercial development.

Mr. Raczkowski stated that DOT is moving that way and that are willing to come to the table and talk. They are accepting ideas for development. Surf City is in a good position to have ordinances compelling interconnectivity.

Mr. Camps-Campins stated that a no left turn is a good safety technique.

Mr. Raczkowski stated that every time Pender County has a new development come in DOT performs a traffic analysis.

Mr. Cavender asked if the Pender County overlay will directly affect Surf City.

Mr. Rademacher stated that Surf City rules and regulations will not change because of the Pender County overlay. The goal is to work together and make sure that everything makes sense and runs smoothly and making the proper land use choices.

Mr. Campbell asked does Pender County have any ideas on how to make the Hampstead area safer.

Mr. Raczkowski stated that Pender County is working with DOT to do a corridor overlay study. Pender County is looking to instate an access management plan, so that when a development goes in we can super street that area. A big concern is that there is not enough right away access off of Hwy 17.

Mr. Campbell stated that a safer alternate route from Hwy 17 to the beach is to use Sheppard's Rd.

Mr. Rademacher stated that he has voiced concern to DOT about including Sheppard's Rd into their analysis studies. One day Sheppard's Rd will be a major access road.

Mr. Medlin voiced his concern about having Sheppard's Rd improved and moving the Topsail Island sign down from Hwy 210 to Sheppard's Rd on Hwy 17.

Mr. Rademacher stated that Sheppard's Rd also connects to Hwy 50.

Mr. Campbell asked if an HOV lane has ever been considered.

Mr. Raczkowski replied that North Carolina HOV are very slim, they are not out of the normal but not what is currently in the plans.

Mr. Camps-Campins asked if there is anything being done about the beautification of Hwy 17.

Mr. Raczkowski stated that yes, but one of the major challenges Pender County faces is that they are 900 square miles. It is hard to write an ordinance that will fit everyone all over the county.

Mr. Rademacher stated that the property that the town purchased was originally thought to hold seven million gallons but with different treatment methods it should hold up to ten million gallons in sewer capacity. The water plant will soon open and will hold three million gallons of water. The new wells will pump anywhere from twelve hundred to fifteen hundred gallons a minute. Wells one and two will be turned down for back up purposes. Currently we have one water tower on the island and one on the mainland which is a five hundred gallon tank. In the future with all the development that is going on down Hwy. 17 the town will probably need a fourth water tower.

Mr. Medlin asked if anyone has discussed the water situation with Pender County lately.

Mr. Rademacher said that they are not finished and they have to get new permits for the water lines.

Mr. Rademacher stated we are currently working on a transportation route that would allow you get around the town without accessing the main roads. The engineers are currently working a data collection for the transportation plan so hopefully we will have that soon so that we can start travel within the town. The focus is on getting the new developments to inter connect. Another interesting

feature is Holly Shelter, on the north side of Hwy 17; all development will be pushed to the south side.

Mr. Cavender asked how many developable parcels are on the north side of Hwy 17.

Mr. Rademacher stated that there are some large parcels of land that have mentioned annexing into the city. The property is off of Buckshot Rd.

Mr. Cavender asked if Turtle Creek ever got the permits for the wood bridge.

Mr. Rademacher answered that they are very close to getting the permits with the state and they are still moving forward.

Mr. Cavender asked the question of how far will the town annex in.

Mr. Campbell stated that from Sloop Point Rd. to the Onslow County line which makes for a pretty big town.

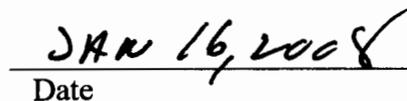
Mr. Rademacher stated as far as to the north of Hwy 17 there is not much to annex in because most of the tracts are very large tracts. Something else the town needs to keep in mind is parking and a transit system to get the city residents on and off the island, for day trips.

Mr. Rademacher stated that he will be trying to get someone form DOT to come in.

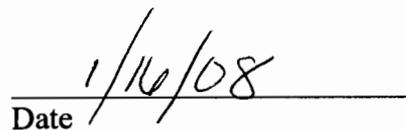
III Adjourn:

Mr. Cavender made the motion to close the meeting, Mr. Camps-Campins adjourned the meeting at 7:30 PM.


Planning Board Chairman


Date


Attest


Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

March 13, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Don Hamilton
Carl Johnson
Sally Edens
Jimmy Campbell
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

Ron Perozzi- Citizen
Mo Affify- Gateway Developer
Anita Affify- Gateway Developer

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. January 15, 2008 Planning Board Workshop Minutes

Mr. Camps-Campins stated that excused was spelled incorrectly.

Mr. Newsome made the motion to approve the minutes.

Mr. Camps-Campins stated that page four paragraph eight needed to be reworded and he seconded the motion and the motion was carried.

Mr. Camps-Campins made the motion to approve the February 14, 2008 regular meeting minutes. Mr. Hamilton seconded the motion and the motion was carried.

III. Zoning Map Amendment

1. 2540 Hwy. 210 (Terra Co.) N-B to C-3

Mr. Rademacher stated that Mr. Perozzi is requesting that his property located at 2540 Hwy. 210 be rezoned from N-B Neighborhood Business to C-3 Commercial. The property is 1.43 acres in size and is the location of the Terra Co. Landscaping business. The property was satellite annexed into Surf City in 2007. All adjoining properties are in the jurisdiction of Pender County zoning regulations. The county has these properties zoned R-20 as subdivided parcels and is portions of residential neighborhoods. The PD area is a large tract of undeveloped land. When this property was originally zoned discussions were held as to where to begin transitioning from C-3 to N-B. It was determined that this is the location that N-B needed to begin to protect the existing residential neighborhoods and still provide lighter commercial uses to the area. The parcel was also deemed appropriate due to the adjacent fire station and; across Deer Run. Staff does not recommend rezoning this property to C-3 Commercial due to the residential areas located in the area as well as not being consistent with the polices of Land use plan.

Mr. Newsome stated with all the work of the land use plan we decided that this area would remain residential and be the transitioning point.

Mr. Johnson stated that this area was designated to be residential and is currently that way and should remain to be so. This area is the opening point coming into town and should remain a light business area and not heavy duty commercial.

Mr. Camps-Campins stated that the reason we zone is to protect property values and to not place inconsistent properties side by side thus comprising the quality of life and the usage of the property. The hours and intensity of the business that could come if rezoned does not comply with the land use plan, which is in place to protect the public safety, health, and welfare. This type of use is not appropriate in an area that is so heavily residential.

Mr. Hamilton stated that the define line that was made with the land use plan was drawn at this point. Surf City has grown in a way that everybody is proud and he agreed with all the comments.

Mrs. Edens stated that she agreed as well.

Mr. Camps-Campins made the motion to deny the request and Mr. Johnson seconded the motion and the motion was carried.

Mr. Perozzi owner of property at 2540 Hwy. 210; stated that he was a novice at this process and that when he requested to be zoned commercial he did not know there were different types of commercial. He was pleased to be annexed but was under the notion that commercial was commercial and later learned that he was zoned N-B. He felt miss guided by staff because staff voted against him after staff is the one who guided him through the process of being zoned. He felt as if he put the money up for nothing. Had he of known that staff was going to vote against him he would of never of put the money up and that he did not really have a day in court.

Mr. Campbell asked if his real-estate agent had discussed the different zoning classifications with him.

Mr. Perozzi answered that his agent informed him he was N-B. He stated that he never came to a hearing he just found out his zoning classification.

Mr. Rademacher stated that Mr. Perozzi was notified by letter and by verbal communication of the hearing dates. Mr. Perozzi was not present at the planning board meetings or at the council meetings in regards to the zoning of his property. Yet he was notified by mail of the dates of the hearings. It is always the owner's decision to go forward with the process in being rezoned. Staff can only make a recommendation once the application has been received. Conversation had come about before Mr. Perozzi submitted an application that this would probably not be a good idea.

Mr. Newsome stated that staff only makes a recommendation and the board is the one who turns it down.

Mrs. Nancy Tut 106 Shadow Ridge Rd; stated that she lives right behind Terra Co. Landscaping business and had she of known that the business would have caused so much noise and cussing she would have been down here begging the town not to give him any commercial rights at all. She has a ninety three year old mother and a husband on hospice and the noise wakes her family up every morning.

IV. Site Plan

1. Gateway Plaza Out Parcel A

Mr. Rademacher stated that this is a commercial development adjoining Gateway Plaza. The three one story commercial buildings comprise a total of 10,400 square feet and will be constructed on site the building is intended to house office, retail, and restaurants. All parking requirements are met on the site as required; forty parking spaces being provided as well as two handicap spaces. The commercial

space water usage should not exceed rates of the typical retail and restaurant space. NCDOT permits for Gateway have been approved. There will be no improvements made to Belt Rd. or Hwy 17. State storm water will be required on this lot even though it is less than an acre in size. The NCDENR Soil Erosion Permit and Storm Water Permit have been approved by the State of North Carolina. The landscaping will be in compliance with the ordinance and will match Gateway Plaza. Sidewalks will be installed and so will light poles which will match the lights at Gateway Plaza. The architectural look of the building will be shake siding. Staff is recommending approval provided the developer add shrubs around the parking lot and the lighting being received before any building permits can be issued.

Mr. Affify developer of Gateway Plaza Out Parcel A stated that hen has already received approval from NCDENR for the state storm water.

Mr. Campbell asked what you are expecting for occupancy.

Mr. Affify stated four to five businesses.

Mr. Campbell stated that he thinks parking is an issue.

Mr. Affify stated that all the businesses that close early will all be on one side to leave way for parking for businesses that are open later.

Mr. Rademacher stated that parking is laid out in the ordinance with a minimum. There is never enough parking for the summer months.

Mr. Camps-Campins asked how the signage will be posted.

Mr. Affify stated that they are going to try to do a dormer sign to stay consistent with what is already done.

Mr. Campbell asked if this project was part of the same HOA and under the same convents as Gateway Plaza.

Mr. Affify stated that they were trying to make it the same look and feel.

Mrs. Edens made the motion to approve the site plan and Mr. Camps-Campins seconded the motion and the motion was carried.

V. Adjourn

Mr. Johnson made the motion to adjourn the meeting and Mr. Hamilton seconded the motion and the motion was carried.

Barry H. Neusome
Planning Board Chairman

Mar 14, 2008
Date

Stephanie H. Hays
Attest

3/14/08
Date

**SURF CITY PLANNING BOARD WORKSHOP
MEETING MINUTES**

March 18, 2008

6:00 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Andy Cavender
Carl Johnson
Jimmy Campbell

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Robert Vause- DOT
Everett Gupton- Cavanaugh & Associates
Jason Rupert- Cavanaugh & Associates

I. Meeting Called To Order

Chairman Newsome called the meeting to order at 6:00 P.M.

II. Department of Transportation

Mr. Vause district engineer for the DOT for Onslow and Pender counties stated that super streets along Hwy. 17 are soon coming to the Surf City area. The TRC allows the DOT staff and members of the city to sit down together and review plans concurrently. The TRC helps things run smoother by coming to an agreement between DOT regulations and city ordinances.

Mr. Newsome asked what exactly a super street is.

Mr. Vause stated that along the Hwy 17 corridor where there are a full access median openings, the super street closes all of these open medians and allows for only directional left turns in the cross over. If there is a side street that comes in and you want to go straight across you would not be able to do that. This design would make you take a right turn and go down to the first designated cross over

left turn and turn around to go back. Examples of this are in Leland and Scott's Hill.

Mr. Cavender asked the time frame on the super streets coming to our area.

Mr. Vause stated that Hill Top at Hwy 17 is currently in discussion and the corner of Hwy 17 and Hwy 210.

Mr. Cavender asked if the time frame was dependent upon the developer

Mr. Vause stated that was correct. The access at Hill Top would be put in by the department but the rest would be part of the developers driveway permit.

Mr. Cavender asked if this included the extra turn around area.

Mr. Vause stated yes. The Hwy 17 / 210 intersection is being looked as a reverse super street. The main reason for this is that the main flow of traffic is left off of Hwy 210 onto Hwy 17 and right turns off of Hwy 17 onto Hwy 210. There will be dual lefts coming off of Hwy 210 turning south bound off of Hwy 17. All the traffic coming down Hwy 17 wanting to make a left on the Hwy 210 will not be able to do so, they will have to go down to the first u-turn and turn around and come back. This is the first one proposed for this region; they are currently used in the western region. This fits perfect for the traffic flow pattern in that location. The closest one to here is probably Durham.

Mr. Rademacher asked what the reasoning for going to the super street is.

Mr. Vause stated that Hwy 17 corridor has been identified by the state as strategic corridor. The department's job is to maintain mobility along that corridor as smoothly as possible. A lot of developments generate enough traffic that a traffic signal is needed. Adding a eight phase signal slows the flow of traffic. By using a super street and a two phase signal it gives more green time to the main corridor.

Mr. Camps-Campins stated that sometimes by solving a safety issue you create a traffic issue, such as in Wilmington on New Centre Dr. A car going south bound will not be able to make a left turn on Hwy 210.

Mr. Vause stated that this is correct you will not be able to turn left off of Hwy 17.

Mr. Camps-Campins stated that this corner is a very high traffic corner with all the retail shops, Lowes, Harris Teeter, and Walgreens. The placement of the turn around is going to have to be far enough away not to impact the traffic at that signal.

Mr. Vause stated that typically the turn around on a super street is 800 to 1000 feet from the cross over.

Mr. Campbell stated that it is hard for everyone to visualize the super street without a simulation.

Mr. Vause stated that most crashes happen where people are going straight across a major intersection. By going down and making a forced right the department decreases the risk for an accident and so many conflict points. Safety is an issue that the department whole heartedly enforces.

Mr. Newsome asked an estimate of what the expenses are for the developer to put in a super street.

Mr. Vause stated that the department built one in Onslow County and the estimated cost was around \$270,000 and that was for an unsignalized turn around. The ones on the drawing board for Surf City will be the first ones that will be designed by an engineer and constructed by the developer.

Mr. Cavender asked if the developer would be responsible for the signal lights as well.

Mr. Vause stated that yes the developer would carry that expense if the design called for one.

Mr. Newsome asked what you can foresee in the next five to ten years on Hwy 50.

Mr. Vause stated that not too many major changes will take place. There may be some turn lanes put in; which is all depending on the development. They are currently studying Hwy 210 and considering upgrading to a four lane facility. The improvements would start at Hwy 17 all the way to the swing bridge.

Mr. Newsome stated that planting flowers in the right-a-way would beautify the entrance way to the town.

Mr. Vause stated that a low growth shrub could be put in the median to beautify the entrance to the city. The department would look to the city or county to maintain the median area. Typically for a four lane divided roadway you need 110 to 120 of right-of-way.

Mr. Cavender asked what the existing right of way currently is on Hwy 50/210.

Mr. Vause stated that he believed it is 100 feet.

Mr. Rademacher asked what the planning board should be looking for when reviewing plans from developers.

Mr. Vause stated that the biggest help for each other is the TRC and keeping in touch with each other so not to bring out any costly surprises at the end.

Mr. Rademacher stated that access other than location is one of the biggest issues for developers.

Mr. Vause stated that access is one of the key factors that drives the business in developing. When a developer comes to the department the first thing that is done is to use Trip software. By putting in the type of construction to be done and the software computes the amount of trips estimated for that site. Those numbers are then compared to a chart which determines if roadway improvements are required. Twenty-nine right turns is enough to warrant a turn lane. High traffic area must have 1000 feet between driveways. Low traffic areas must have at least 100 feet between driveways.

Mr. Newsome asked if service roads are beneficial.

Mr. Vause stated that service roads can be beneficial depending on the area, but they are not commonly used.

Mr. Cavender asked if current census data is used in the traffic studies.

Mr. Vause stated that the department uses the latest traffic counts for this area.

Mr. Campbell asked if there are any future improvements for Sheppard's Rd.

Mr. Vause stated that there were no plans currently in the works for Sheppard's Rd. Sheppard's Rd. is a secondary road with thinner pavement than Hwy 50/210 and would be much more expensive to widen and thicken to make a four lane primary road.

Mr. Campbell asked if it is possible to put wildflowers in the median on Hwy 17.

Mr. Vause stated that DOT could give the town an encroachment agreement to maintain the median while still meeting DOT regulations.

Mr. Newsome asked who maintains all the wildflowers across the state.

Mr. Vause stated that it depends on the location. Most of the flowers across the state are maintained by the department, but if it is inside a municipality or close to usually they are maintained by that municipality.

III. Cavanaugh & Associates Transportation Study

Mr. Gupton stated that they have been working on the transportation study for Surf City. The first step they have been working with is the island parking. What they company is currently looking at is the current parking demand, twenty year parking demand, and what is the current inventory now. Open lots are being looked at for what is available for parking now. The biggest demand for parking is in the central business district. Our Team is configuring how to transport people and all of there beach belongings from one parking area to their final destination. Our team is also trying to figure out the paths of visitors and residents in the cars to effectually get them to their destination. The last study is the mainland transportation study.

Mr. Newsome asked if parking decks in our future.

Mr. Gupton stated that they have been looking into that. A parking deck allows for one confined space for all to park. One problem that arises is how to get all of the belongings to the beach. Park and ride lots are not usually used for beach access. Most people who come to the beach want to park close to the beach access. A traffic circle has also been looked at so they can drop their stuff off and then go park.

Mr. Cavender asked if the town has any property for a parking deck.

Mr. Rademacher stated that the town purchased property across the street. The land town hall currently sits on will be available for future parking needs. The price per space on a parking deck is expensive.

Mr. Johnson made the comment of posting parking meters. The average Surf City business gets nothing from a day tripper.

Mr. Cavender made the comment that these are not private beaches. This beach is maintained with federal dollars.

Mr. Rademacher stated that possibly only new lots will be pay lots and all older lots will be free parking.

Mr. Campbell stated that out of season parking could be free. Does Surf City have enough parking right now?

Mr. Gupton stated that parking is short handed right now. There are twenty-eight beach accesses in Surf City, but most people who come over the bridge park at the main access right in front of them. If paid parking was spread out near businesses it would give the insensitive for people to use those businesses and to spread out traffic from the center spot.

Mr. Newsome stated that he did not want to live with parking meters all over town, but could see the use of a paid parking lot.

Mr. Rademacher stated that we do not currently take full advantage of the parking that we have now. The town could possibly have more parking if space were re-evaluated. Space was recently measured out where the town could possibly pick up twenty or so more parking spaces.

Mr. Newsome stated that a big town sign should be posted to let people know that it is free parking provided by the town.

Mr. Gupton stated the bridge is a problem that will not be solved until 2013. The bridge stays congested even after the bridge closes. One of the complaints is people pulling half off the road and leaving half the car in the road. Our team has thrown around the idea of one way streets. This would allow for driving, parking, and sidewalks without having to lay down more concrete. By doing one way streets it also allows the town the freedom of not having to apply for state storm water permits and CAMA permits.

Mr. Campbell asked if town gets credit for off island parking for grants.

Mr. Gupton stated that the parking spaces have to be within so many feet of the beach access. In regards to the mainland transportation study; the mainland is pretty much undeveloped and gives the town the opportunity to get it right the first time. A public forum would allow for public opinion and hopefully one can be set up soon.

Mr. Cavender stated that improvements need to be made that would pull local traffic off of the main roads and on to back roads. Interconnectivity of secondary roads and parking lots would free up some traffic on the primary roads.

Mr. Rademacher stated that the planning board needs to start identifying future roads that will be developed and try to have interconnectivity with them.

Mr. Campbell asked if anyone had considered all the growth in the Holly Ridge area having an impact on Surf City.

Mr. Rademacher stated that the more Holly Ridge grows the more it affects our traffic pattern here and out commercial growth. The biggest impact from Holly Ridge is the commercial impact.

Mr. Gupton stated that another aspect that they have looked at is sidewalks and bike paths on the island. This would allow the down town community into more of a pedestrian community. DOT is trying to get away from owning roads. North Carolina owns the second most roads of any other state in the United States beside Texas.

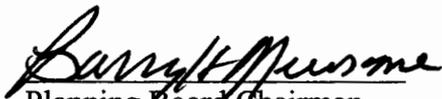
Mr. Newsome asked if DOT would give the town control if they wanted the road.

Mr. Rademacher stated that yes; it has been procedure for the last few years. For example Atkinson Point, Little Kinston, and J.H. Batts Road are all town roads. Hopefully the town can budget in a mile of sidewalk on the island every year in the budget.

Mr. Gupton stated that our main goal with this project is to get public feedback and all kind of ideas and opinion, so they we can meet the needs of citizens all over the town.

V. **Adjourn**

Mr. Cavender made the motion to adjourn the meeting and Mr. Camps-Campins seconded the motion and the motion was carried.



Planning Board Chairman



Date



Attest



Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

April 15, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Don Hamilton
Andy Cavender
Sally Edens
Jimmy Campbell
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

Derek Roberts- Branch Manager for Withers & Ravenel

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. March 13, 2008 Planning Board Minutes

Mr. Camps-Campins stated that spelt was spelled incorrectly on page 1 and novist was as well on page 3.

Mr. Camps-Campins made the motion to approve the minutes. Mr. Hamilton seconded the motion and the motion was carried.

2. March 18, 2008 Planning Board Workshop Minutes

Mr. Camps-Campins made the motion to approve the minutes. Mr. Cavender seconded the motion and the motion was carried.

III. Storm Water Presentation

1. Withers & Ravenel

Mr. Rademacher stated that Withers & Ravenel will be presenting a storm water presentation, to potentially implement a storm water plan universally here in Surf City. Staff is hoping to be able to budget for a storm water plan in this year's budget; and to provide better development than what is currently happening.

Mr. Roberts Engineer with Withers and Ravenel stated that the issue at hand is if Surf City wants to go to the universal rules; which are a set of rules that the state has created as of 2007 to try to take in to account all storm water issues for all towns. Withers & Ravenel was founded in 1983 with offices in Cary, Wilmington, and surveying in Brunswick County. The state is forcing rules on areas that they rate as Phase II Communities. Currently Surf City is not a Phase II community; Phase II is only for high density, 50,000 people in one given area. All development above one acre is reviewed by the state. Development is regulated by coastal regulations and CAMA. Coastal Regulations are in the process of being amended by legislature on May 13. The new rules will be close to the Universal rules. Developers feel they have to meet double standards from the state and the local ordinance. They are currently doing a state storm water plan and a storm water plan for infiltration for each lot.

Mr. Camps-Campins asked who will the board be made of which will make these decision.

Mr. Roberts stated that committees from DWQ went out and did a test that proved that all Coastal Regulations are not strong enough. The waters are still polluted. The legislature will be the ones who make the decision on the new rules and the board members are not known currently.

Mr. Rademacher stated that when the ordinances start going through the review process all the environmental groups look at and critique them. Typically you will get a harder lean towards the environmental side.

Mr. Roberts stated that Surf City is on the down stream side of the up stream pollutants. A lot of the pollutants come from inner cities, not coastal development. One of the biggest pollutants is agriculture. Onslow and New Hanover are both Phase II communities. More than likely Pender County will be a Phase II community. Currently all Surf City regulations are Low Impact Development Friendly (LID). All storm water run-off generated on commercial site or from any residential structures must be contained on site for the first inch and half of rain in a twenty-four hour period. Universal Ordinance key elements of design are...

- Control the first 1.5 inches of rain. Runoff volume drawdown 48-120 hours.
- All storm water systems must achieve 85% total suspended solids removal.
- Pre to post development discharge rate for one year 24 hour storm.
- There must be at least 12 inches of naturally occurring soils between BMP and Seasonal High Water Table.
- BMP's to ensure reduction of fecal coliform.
- Pet waste restrictions
- No direct discharge or expansion of discharge to SA waters.
- No increase in receiving water temperatures in Trout waters.

BMP is a best management practice such as a pond, a system to help control water quality. Surf city is treatment on everything and do discharge for an inch and a half of rain. With the Universal rules if you are within 575ft of SA water you will have 36% density allowance and a vegetative buffer and threshold is 10,000 square feet. The benefits of the Universal plan are...

- Nearly identical to proposed coastal rules with minor expectations.
- Rules apply to all development.
- No difference between SA waters and non SA waters.
- Control and treat 1.5 inches of rainfall. Pre and Post discharge matching existing one year twenty-four hour system.
- Ability to tailor rules specifically for Surf City.
- Plans can be reviewed and enforced in whole, or in part by Wilmington office of DWQ.

Mr. Rademacher stated that all small permits can be done in house and big plans can be sent to DWQ.

Mr. Hamilton stated that the city could adopt a portion of the ordinance. We can do as much or as little as the city would like.

Mr. Rademacher stated that in a few months the city will be forced into the Coastal regulations or move towards the Universal plan. Twelve percent coverage is not a lot of development allowed on a single lot.

Mr. Hamilton stated that with the twelve percent coverage Surf City will have lots that will never be able to be developed.

Mr. Roberts stated that the new Coastal regulations could be passed as soon as May 12.

Mr. Hamilton stated that if we do not do anything the city will be faced with the twelve percent.

Mr. Roberts stated that Wither & Ravenel could help Surf City along the way of adopting the Universal plan. This plan would help get away from the double dipping from the developers.

Mr. Newsome stated that the Universal plan seems like a really good plan and what does the city need to do to get the ball rolling?

Mr. Rademacher stated that the planning board needs to give approval to staff to move the plan forward to Town Council, so that it can be put into the Town budget this year.

Mrs. Edens asked if it was too late to start on the Universal plan.

Mr. Rademacher stated that the state would probably be more lenient on towns that have already started the process.

Mr. Campbell stated that Surf City needs to decide if the town wants to be able to build on twelve percent of your lot or thirty-six percent of your lot.

Mr. Roberts stated that Surf City has many options on which path to take. A couple of those options are...

- Keep current regulations and wait for Phase II.
- Create a local ordinance in harmony with but separate from the state regulations and self regulate.
- Adopt the Universal Ordinance without modifications and have the state regulate
- Adopt the Universal Ordinance with modification and have the state regulate.
- Adopt the Universal Ordinance with modification and request authority to self regulate.
- Adopt the Universal Ordinance without modifications and request authority to self regulate.

The end result is to figure out what is best for Surf City.

Mr. Newsome stated that looking ahead has always been one of Surf City's best interests. What is an estimate of the cost the city is looking at?

Mr. Roberts stated that it depends on the amount of support the city needs.

Mr. Rademacher made the statement that the current ordinance allows you to cover forty percent with roof coverage.

Mr. Hamilton stated that this would leave a lot of the city's lots un-buildable and lower the tax rate on the lots as well. Not only is it going to hurt the citizens but the city as well.

Mr. Rademacher stated that the twelve percent applies only to lots 10,000 square feet or greater.

Mr. Roberts stated that if you are within the 10,000 square feet and you need CAMA you will also need storm water as well.

Mr. Rademacher stated that the twelve percent coverage would also apply to all commercial development, which would turn off development.

Mr. Campbell asked if there are any rules on erosion control for lots that are 5,000 square feet.

Mr. Rademacher stated there were none that he knew of.

Mr. Cavender made the motion to direct staff to pursue the process of adopting the Universal Regulations; the Universal Storm Water Management Program. Mrs. Edens seconded the motion and the motion was carried.

II Zoning Text Amendment

Mr. Rademacher stated that a zoning text amendment is needed to section 4.19 of the zoning ordinance. Staff is trying to maintain the goals of the land use plans. Ice-Vending machines are only being allowed in the commercial C-3.

Mr. Camps-Campins asked if there would be definition with this vending machine.

Mr. Rademacher stated that a definition could be added for this vending machine.

Mr. Cavender asked if restaurants are in the C3-Zone.

Mr. Rademacher stated that yes and C-3 is the heaviest zoning district. The second issue is municipal parking areas; these would be allowed in all of the zoning districts.

Mr. Campbell asked if anyone ever complains about having a parking lot next to their property.

Mr. Rademacher stated yes people complain but it is a requirement of beach nourishment for that area. The last amendment is tattoo parlors; staff is suggesting that they only be located in the commercial C-3 district. Tattoo parlors will have to have a conditional use permit. Artists also have a \$1000 privilege license fee per artist in the shop.

Mr. Hamilton made a motion to approve zoning text with the definition of the ice vending machine. Mr. Camps-Campins seconded the motion and the motion was carried.

V. Adjourn

Mr. Hamilton made the motion to adjourn the meeting and the motion was carried.

Barry McNamee
Planning Board Chairman

April 16, 2008
Date

Stephanie Hobbs
Attest

4/16/08
Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

June 12, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Frank Camps-Campins
Carl Johnson
Don Hamilton
Andy Cavender
Jimmy Campbell
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

I. Meeting Called To Order

Mr. Camps-Campins called the meeting to order at 5:30 P.M. and Mr. Medlin gave the invocation.

II. Approval of Planning Board Minutes

1. April 15, 2008 Planning Board Minutes

Mr. Camps-Campins stated that cold was used in the place of could and should be corrected on page 5.

Mr. Hamilton made the motion to approve the minutes. Mr. Cavender seconded the motion and the motion was carried.

Mr. Camps-Campins asked if the process of the new storm water management plan has moved forward since the last meeting.

Mr. Rademacher stated that the Town has gone under contract with Wither's and Ravenel. Two weeks ago the Town had a meeting with the engineers in Raleigh

and they are currently drafting plans for Surf City. The state is working closely with our engineers.

III. Annexation & Zoning

1. 2240 Hwy 210 / Jeff Williams Property

Mr. Rademacher stated that Mr. Jeff Williams is the owner of the property located at 2240 Hwy. 210 and it is approximately .53 acres in size. This property is situated just down from the volunteer fire department. The county has this area zoned as residential. Staff is recommending R-15 on this property. The driving force behind this annexation is that the well on the property is dry and they need municipal water.

Mr. Cavender made the motion to zone the property to staff recommendation. Mr. Johnson seconded the motion and the motion was carried.

II Project Updates

Mr. Rademacher stated that last week the water treatment facility opened. The Town is currently making water and moving forward. The sewer plant is still in construction phase and they have put down 1800 pilings to support the building. The DOT will be at the August Planning Board meeting in regards to the Topsail area pedestrian access. Also the old Oceanside Restaurant is currently under renovation. It will be opening as the new Surf City Welcome Center and Banquet Hall.

Mr. Campbell asked if the town was renting the banquet hall for events.

Mr. Rademacher stated that yes it would be able to be rented. In the new budget for 2008-2009 there are two positions for the Welcome Center, which will be open seven days a week. The Town is planning to open around August. At next months Planning Board Meeting we will have two annexations. One tract is 440 acres off of Buckshot Rd and the other tract is next to Lowes. BB&T is looking to build a new site. A new shopping center is underway out on Hwy 210. Eastern Outfitters is also looking at a piece of property across from Hill Top, which is a 7 acre tract. Wind Energy is also in the future as far as writing new ordinances.

V. Adjourn

Mr. Hamilton made the motion to adjourn the meeting. Mr. Cavender seconded the motion and the motion was carried.

Barry M. Quinn
Planning Board Chairman

June 13, 2008
Date

Stephanie Hobb
Attest

6/13/08
Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

July 10, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Carl Johnson
Don Hamilton
Andy Cavender
Sally Edens
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. June 12, 2008

Mr. Cavender made the motion to approve the minutes. Mr. Camps-Campins seconded the motion and the motion was carried.

III. Annexation & Zoning

1. Alston Burke Property 50.81 Acres on Hwy 17

Mrs. Watkins stated that this tract of land is located on Hwy 17 and is owned by Alston Burke. The property is 50 acres in size and is between Lowes and Dogwood Lakes. This is an appropriate area for commercial development with the

interconnections between all adjacent properties. There are no specific development plans at this time. Staff recommendation is to zone this property to C-3 commercial.

Mr. Cavender stated that zoning the whole property to C-3 causes some concern because the two neighboring parcels are residential properties.

Mr. Camps-Campins stated that there needs to be a buffering, transition area to buffer the commercial development from the residential. The setbacks with commercial do not leave for enough space for much needed buffering.

Mr. Hamilton stated that one thing that is not very well shown on this map is the amount of wetland that this property contains. The wetlands will serve as a buffer for the neighboring residential properties. Less of this piece of property will be able to be cleared for commercial use because of the wetlands.

Mr. Newsome asked if there were any specific plans in the future for this parcel.

Mrs. Watkins stated that no plans that staff currently new of but, it will be for commercial development.

Mrs. Edens stated that there are ordinances in place that protect the neighboring parcels with buffering.

Mr. Camps-Campins made the motion to zone the property to staff recommendations. Mrs. Edens seconded the motion and the motion was carried.

2. Linda & Larry Batson 8.828 Acres on Hwy 210

Mrs. Watkins stated that the parcel is located along Hwy 210 and consists of 8.828 acres owned by Linda and Larry Batson. The property fronts the main road and is in the area identified as the transition area from commercial to residential. There are no specific plans currently for the development of this property. Staff is recommending the property be zoned to O&I Office and Intuitional.

Mr. Cavender asked if it was all three of the highlighted parcels.

Mr. Newsome stated that the college will be located in this same area.

Mrs. Watkins stated that the college will be all around this parcel.

Mr. Cavender made the motion to zone the property to staff recommendation. Mr. Hamilton seconded the motion and the motion was carried.

3. Willis Group & Joe Beasley 438.79 Acres Off Traders Neck & Buck Shot Roads.

Mrs. Watkins stated that this tract of land is owned by the Wills Group and Joe Beasley and consists of 439.79 acres. This property is located off Buck Shot Rd and Traders Neck Rd on the West side of Hwy 17. The surrounding area consists of single family residences and vacant land. Staff would recommend keeping this land in residential use to stay compatible with surrounding land uses. The property is being looked for the development of residences with water and sewer extended to the area. Staff is recommending zoning this property to R-15 Residential.

Mr. Newsome stated that he understands that there is a lot of wetland in that area as well.

Mr. Cavender asked what and where is there access.

Mrs. Watkins stated that she is sure that there is an easement for access.

Mr. Cavender asked if we would need to annex the easement as well.

Mr. Hamilton stated that we would have to read the easement first to understand the legality of the easement.

Mrs. Edens asked is this within our boundaries of annexing.

Mr. Hamilton stated that yes it is within the three miles.

Mr. Cavender stated that would this be outside of the fire district.

Mr. Newsome stated that this is a good area to accommodate people who can not afford on the island.

Mrs. Edens stated that it also would put it over the 400 acre mark for school development.

Mrs. Watkins stated that schools would not come into play until they submit a site plan.

Mr. Hamilton stated that he believes that there needs to be some clarity on the easement, fire district, and school restrictions.

Mr. Newsome made the proposal to ask staff to research the easements, fire district, school regulations, and distance from the town line.

V. Adjourn

Mr. Camps-Campins made the motion to adjourn the meeting. Mr. Cavender seconded the motion and the motion was carried.

Bamy H. Muesome
Planning Board Chairman

June 13, 2008
Date

Stephanie Hobbs
Attest

June 13, 2008
Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

August 14, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Andy Cavender
Jimmy Campbell
Sydney Williams
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. July 10, 2008

Mr. Cavender made the motion to approve the minutes. Mr. Camps-Campins stated that institutional was spelt incorrectly on the bottom of page two. Mr. Camps-Campins seconded the motion and the motion was carried.

III. Annexation & Zoning

1. Willis Group & Joe Beasley 438.79 Acres off of Traders Neck & Buck Shot Roads

Mr. Rademacher stated that the Beasley property is located north of Hwy 17 off of Traders Neck and Buck Shot Roads. It is a total of 438.79 acres split among

three different parcels. There is a sixty foot easement off of Buck Shot Rd and then up to Traders Neck Rd. The Town does not have to annex that portion of the easement it will up to the developer to annex the easement. The big island piece has a fifteen foot easement that goes to that particular piece of property. In order for the developer to develop that piece of property the easement would have to be brought up to town standards and get permission from state to increase the size of the easement. The current intention is to use as open space for the neighborhood or to turn over to the town. It is highly unlikely the state will grant permission for a wider easement across the game lands. However they would have to meet the Town's ordinance of an forty-five foot easement to get over to that property to provide the improvements such as water and sewer. The parcels are currently outside of our fire district, but the new satellite fire station will be opening within the next forty-five days and this tract will be in the new district of five miles. The new station is located on Hwy 210 so there should not be any problem with the fire rating. The property is also within the three miles of annexation. Not the whole property and a portion but the ordinance states that as long as a portion is within the three mile limit it can be annexed. It would be over the 400 acres so Pender County would have to be contacted at the time of subdivision submittal for a potential school site dedication. Staff is recommending that the property be zoned to R-15 which would restrict the lots to 15,000 square feet with stick built homes or modulars. Mr. Beasley and the Willis Group have gone back to some issues on annexing the property and want to go through with the planning board process.

Mr. Campbell asked if Buck Shot Rd was paved and could a fire truck get back there.

Mr. Rademacher stated that none of these roads are paved but will have to be brought up to Town standards before being developed. The town does not require paved roads but would have to be brought up to better standards for a fire truck.

Mr. Williams stated that he knows this piece of property well and that a large amount of this property is wetlands. It also has an extremely high water table and is connected to Holly Shelter game lands. Zoning should be Rural or Agricultural because of the easement problem, the dirt road, and the wet lands.

Mr. Rademacher stated that the Town would not accept a gravel road it would have to be paved. For water and sewer services you must have a paved road. Gravel roads are for private use not Town dedication. RA is an acceptable zoning.

Mr. Cavender stated that more than likely what ever we do tonight the developer is going to ask for a different zoning in the future.

Mr. Williams made the motion to zone the property RA. Mr. Camps-Campins seconded the motion.

Mr. Cavender asked if there were any particular advantages to RA verse R-15 at this point.

Mr. Rademacher stated that RA requires a minimum of 20,000 square foot lots and R-15 is minimum of 15,000 square foot lots. RA uses is by right modular homes, single family homes, double-wides and single-wides. R-15 is stick built single family homes and modulars.

Mr. Williams stated he wanted to withdrawal his motion to zone the property RA.

Mr. Camps-Campins stated he wanted to withdrawal his second of the motion as well.

Mr. Newsome stated the chair accepts the withdrawal of the motion and the second.

Mr. Camps-Campins made the motion to zone the property R-15. Mr. Cavender seconded the motion and the motion was carried.

IV. NCDOT Presentation

Mr. Rademacher stated that Tyler Bray with the department of transportation is here with the update on the Topsail Island transportation plan.

Mr. Bray stated that he works with planning division of the NCDOT. A joint venture was started with the Cape Fear Rural Organization to do a comprehensive transportation plan. This houses recommendations for highway, pedestrian, bicycle, public transportation and rail to cover the deficiencies for this area over the next thirty years. To look and analyze where the deficiency are currently and where the area is currently growing so to predict problems in the future. Also the NCDOT wants to take into affect what this area wants. Housing and employment have been projected out for this area and analyzed other areas growth. What the NCDOT has come up with is capacity deficiencies. Looking at traffic as it stands today and how it will stand thirty years from now. On the maps provided is current traffic on common roadways and traffic patterns predicted out thirty years from now. NC 50 and NC 210 are major concerns along with bridge access and repair. There is quit a bit of interest in bike lanes and sidewalks. The four maps are labeled 2007 and 2030. The top number is actual cars on the roadways and the bottom number is the capacity of the road. The maps with the colors are showing how they are operating and where congestion problems will occur. In 2030 the color increase because of the expected growth and will a lot of congestion.

Mr. Campbell asked why the high-rise bridge on Hwy 210 does not have enough capacity.

Mr. Bray stated that what happens in this area you have a speed limit change. The slower the speed the more cars you can put in one area and move through at one time. The faster the speed limit the fewer cars that are in one area at a time and moving through.

Mr. Campbell stated it appeared to him that there would be more problems on the Surf City bridge rather than on that end because of how slow the traffic moves through, especially in the busy summer season.

Mr. Bray stated that these figures are an average of all year long and when the swing bridge is open. Obviously when you close the bridge it will back up traffic. The bridge is almost like a stop light, it compacts an area temporally.

Mr. Rademacher stated that these figures are not going to depict one certain season it is an overall average.

Mr. Bray stated that a roadway that would handle the traffic in July would be an eight lane highway. That is why the DOT has to take an average count throughout the year.

Mr. Campbell stated what if a storm was coming and it was the busy time of year.

Mr. Bray stated his department is also working on the improvements for the bridge. Construction is hopefully going to be started within the next two to three years. NCDOT is working on what will be the best improvement.

Mr. Camps-Campins asked where the numbers are coming from and what plans you have for today's traffic counts.

Mr. Bray stated that since 2005 he has been working with Topsail Beach, Surf City, North Topsail Beach, Pender County, and Onslow County planning departments. One of the first things we had to do was to update the housing information. Since 2007 substantial development has taken place in this area. It is hard to stay on top when big developments are coming in daily. So 2007 is where the base numbers come from. Obviously this plan is not static and things will need to be change and recommending updates are always welcome. Communication is a big key. One of the things that will directly affect Surf City will be the re-routing of NC Hwy 210. Roundabouts have also been discussed and that bike paths and sidewalks will be incorporated.

Mr. Williams stated that the Town does not want to lose anymore commercial development, especially the down town area.

Mr. Bray stated that a lot of the down town area is missed because of not using N Topsail Dr.

Mr. Campbell asked what could be done with N Topsail Dr.

Mr. Bray stated that it could not be widened but possibly some ascetics. Bike paths and sidewalks would be great improvements. There is also grant money available for pedestrian transit systems.

Mr. Campbell asked how many turn right after crossing the bridge.

Mr. Bray stated that the count is not in yet, but it has been counted. One thing that the DOT has adopted is identifying major corridors. Hwy 17 has been labeled as a major corridor. The DOT is currently working on a Hwy 17 bypass. It is possible to build on federal land, however if it may be built on federal land it is still good to use this option.

Mr. Rademacher asked if this had been discussed with the military.

Mr. Bray stated that it has not been talked about with the military yet.

Mr. Rademacher stated that Surf City sits between where two bypasses dump out because the game lands will not allow the bypass to continue around Surf City.

Mr. Newsome asked if there will ever be a bridge on the south end of the island.

Mr. Bray stated that it will be discussed but is not currently in the works. With the improvements to the existing bridge in Surf City another bridge may not be needed.

Mr. Cavender asked if it would be a high-rise bridge that would be installed in Surf City.

Mr. Bray stated that all he knew is that it was in the drafting stage and all ideas were still on the table and in study.

Mr. Cavender stated that one of his biggest concerns is how the new bridge is going to affect the city now.

Mr. Bray stated that the Town needs to be in contact with the DOT in the planning process to ensure that the Town does not get anything they do not want.

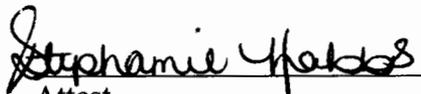
Mr. Rademacher stated that the old Cindy's Restaurant is now the Welcome Center. Mr. Allen Libby is now employed at the New Welcome Center and it should be open soon. It will be a Welcome Center and a banquet hall. Harris Teeter is finalizing all their permits and should be delivering a pad by May 2009. Walgreens is also moving forward with their permits. 2009-2010 should be grand openings for both Walgreens and Harris Teeter. Cape Fear Community College should be starting construction within eighteen months.

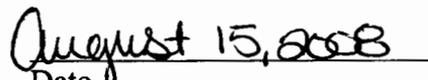
V. Adjourn

Mr. Camps-Campins made the motion to adjourn the meeting. Mr. Cavender seconded the motion and the motion was carried.


Planning Board Chairman


Date


Attest


Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

September 11, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Jimmy Campbell
Don Hamilton
Doug Medlin-Council Liaison

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Chris Clayton- BB&T Architect

I. Meeting Called To Order

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

II. Approval of Planning Board Minutes

1. August 14, 2008

Mr. Camps-Campins stated that in the third sentence of page two "easement" needed a semi-colon after it instead of a comma. Also two lines down state is missing a "t."

Mr. Camps-Campins made the motion to approve the minutes. Mr. Hamilton seconded the motion and the motion was carried.

III. Subdivisions

1. Sutton Place Hwy 210 Barry Sutton

Mr. Newsome stated that Item C Sutton Place had been withdrawn from the September Planning Board agenda.

IV. Site Plans

1. BB&T

Mr. Rademacher stated that this is not a site plan approval but a request for ten additional parking spaces. Staff approved the site plan due to the size of the building. The ordinance states that one parking space for every 400 feet of retail space, it allows for additional parking as long as that parking is done in pervious materials. Planning Board must grant permission for the extra pervious parking. The back half behind the ATM and drive-through window is the additional parking spaces being requested. These parking spaces will most likely be for staff parking. Staff recommending is approval of the ten pervious parking spaces.

Mr. Clayton stated that the old gas tanks have been removed and the state is good to go on that. We are purposing a 4,000 square foot BB&T bank. The maximum permitted parking spaces are twenty spaces, and we are asking for twenty seven parking spaces. A BB&T of this size typically has ten to twenty employees.

Mr. Hamilton stated that most developers are trying to lower the parking spaces.

Mr. Clayton stated that BB&T is closing in another location and moving those employees to the new location.

Mr. Campbell stated he liked the bike parking and asked if they will be on sewer.

Mr. Rademacher stated that BB&T has met all requirements and they are on town sewer and water.

Mr. Hamilton made the motion to approve the extra ten pervious parking spaces. Mr. Camps-Campins seconded the motion and the motion was carried.

IV. Annexation Zonings

1. .47 Acres Register Family on Hwy 17

Mr. Rademacher stated that this tract is owned by J. E. Register and is surrounded by other properties that he owns. All the surrounding properties are zoned C-3 commercial. Staff is recommending C-3 zoning.

Mr. Hamilton made the motion to annex the Register property as C-3 Commercial. Mr. Camps-Campins seconded the motion and the motion was carried.

2. 23.96 Acres Cape Fear Community College on Hwy 210

Mr. Rademacher stated that this tract of land is 23.96 acres owned by the Cape Fear Community College. It will be the Surf City Alston Burke Community College. It is surrounded by a mix of residential and commercial uses. Staff is recommending zoning the property O&I; Office and Institutional which will allow for the community college.

Mr. Hamilton made the motion to annex the Cape Fear Community College as O&I, Office and Institutional. Mr. Camps-Campins seconded the motion and the motion was carried.

Mr. Camps-Campins asked how long before construction is started.

Mr. Rademacher stated they hope to be started within eighteen months and be a full campus within ten years.

3. 15.737 Acres Annie Moore on Hwy 50

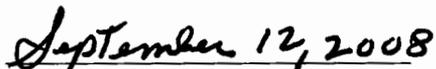
Mr. Rademacher stated that this tract of land is adjacent to the public works facility. It is about 16 acres and is owned by the Moore family. Staff is recommending NB; Neighborhood Business.

Mr. Hamilton made the motion to annex the Moore property to NB; Neighborhood Business. Mr. Camps-Campins seconded the motion and the motion was carried.

V. Adjourn

Mr. Camps-Campins made the motion to adjourn the meeting. Mr. Hamilton seconded the motion and the motion was carried.


Planning Board Chairman


Date


Attest


Date

**SURF CITY PLANNING BOARD WORKSHOP
MEETING MINUTES**

October 14, 2008

6:00 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Andy Cavender
Sally Edens
Don Hamilton

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

Penny Tysinger- Cape Fear Council of Government
Douglas Medlin- Surf City Council Member

I. Meeting Called To Order

Chairman Newsome called the meeting to order at 6:00 P.M.

II. Land Use Plan Amendment

Mrs. Tysinger stated that this project will be a land use plan amendment. The North Carolina state law says that all twenty coastal counties must have a land use plan. The state would grant money to insure that zoning and land use plans stayed at the local level. In North Carolina cities are still considered to be part of the county. Coastal Area Management Agency, CAMA, does not care about the growth but they regulate the protection of the resources. In the 1990's the state put a moratorium on it and started new guidelines. Surf City was one of the first cities to update their land use plan under the new guidelines. Every two years the town has to go to the Coastal Resource Community and give an update report. It is now that time for the town to go on the agenda and give an update. Surf City is growing faster than anyone else in the area. Todd and I are on the Hwy 17 Planning Board, Surf City is in the middle of the focus. All the cities are going to be deciding their ETJ. Counties do not like ETJ's because it takes away from the County. What we need to do is come up with boundaries of where we want this to begin. Basically we could come out one mile outside the city limits based on

the population. All gaps need to be filled in within the community, rather the annexation be voluntary or in-voluntary.

Mr. Rademacher stated that the county would allow one mile outside of Surf City into ETJ.

Mrs. Tysinger stated that the ETJ only gives you the City the right to follow land use regulations, however; they do not pay taxes.

Mr. Cavender stated that some people come into Surf City for the enforcement of the land use plan.

Mr. Hamilton stated that some City regulations are less restrictive than the County regulations. Lots of time water and sewer availability drives property owners to annex into Surf City.

Mr. Medlin stated that individuals that have lived here a long time are more than likely not going to request annexation into the Town.

Mrs. Tysinger asked where the boundaries would be if we decided today.

Mr. Medlin stated that the Town agreed with Holly Ridge to follow the County line on Hwy 210 and Hwy 17. This is a written agreement between the two Towns.

Mrs. Tysinger stated that this is just for planning purposes.

Mr. Rademacher stated that within the next twenty years Surf City would be Hill Top Rd at that creek.

Mrs. Tysinger stated that Holly Shelter on the other side of Hwy 17 would be a good ending point on that side of Surf City.

Mr. Rademacher stated that Surf City has already annexed some property up on the Holly Shelter side of Hwy 17.

Mr. Hamilton stated that the Waste Management for the Town is in Onslow County, which is outside of the three miles of the ETJ.

Mr. Rademacher stated that this property is protected by the ordinance and by state owned land. No one in Onslow County could be annexed into Surf City because of the agreement with Holly Ridge.

Mrs. Tysinger stated that we need to draft a statement stating the properties included in this area will be fall under the County land use plan but as they are annexed by the town they will have to follow the Surf City land use plan.

Planning Land Use Area is the area that we are currently concerned with. More affordable residential homes will probably be off the island. The main corridor will be mainly commercial development.

Mr. Hamilton stated that Surf City is the median between Jacksonville and Wilmington.

Mr. Rademacher stated that a new school will be in the long term future of this planning area.

Mrs. Tysinger stated that the placement of the police departments, fire department, and schools needs to be in this Planning Use Area.

Mr. Camps-Campins stated that the new community college will create expansion in this area for future growth.

Mrs. Tysinger stated that commercial development will follow the community college.

Mr. Medlin stated that the Transportation and the Planning Land Use Plan need to be merged to work together.

Mr. Rademacher stated that the Utility Plans need to be looked at as well.

Mrs. Tysinger stated that the Pender County highway plan as well as the Hwy 17 plan needed to be taken into consideration.

Mr. Medlin stated that the fire district also needs to be looked at.

Mr. Rademacher stated that the new fire department will service a five mile radius from its location. It will cover the planned area currently being looked at.

Mr. Medlin stated that rescue squads are under contract with the county.

Mr. Rademacher stated that looking at how the Hwy 17 by-pass will affect Surf City.

Mrs. Tysinger asked about the trash for the planned area.

Mr. Newsome stated that a senior center and social services would need to be in the planned area.

Mr. Cavender stated that parks and recreation departments would need to be considered.

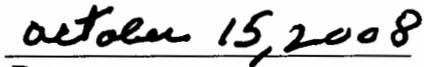
Mrs. Tysinger stated that one of the policy's can be not to do in-voluntary annexations. Start gathering your ideas and we will get statics together to start on the new Planning Land Use Area. All meeting from now on will be on the Tuesday following the Thursday night Planning Board Meeting. The Town is under no time frame to have this plan completed. This process should take about one year.

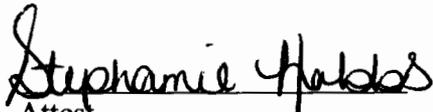
Mr. Rademacher asked if Mrs. Tysinger thought the board should have someone from DOT, Pender County, and the school system come in and talk with the board.

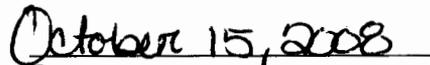
Mrs. Tysinger stated that yes she thought that would be a good idea. We will try to keep these meetings to a two hour maximum. More formal agendas will be given out as we get going.

Mr. Newsome adjourned the meeting at 7:26pm.


Planning Board Chairman


Date


Attest


Date

**SURF CITY PLANNING BOARD
MEETING MINUTES**

November 13, 2008

5:30 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Andy Cavender
Don Hamilton
Sally Edens
Jimmy Campbell

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant
Christina Watkins- Permitting Officer

OTHER INDIVIDUALS PRESENT WERE:

Gary McCabe- Sutton Place Engineer
Barry Sutton- Developer of Sutton Place
Linwood Jones- Developer of Rosewood
Mrs. Linwood Jones- Developer of Rosewood

I. Meeting Called To Order

Chairman Newsome called the meeting to order at 5:30 p.m. Mr. Camps-Campins gave the innovation.

II. Approval of Minutes

1. September 11, 2008 Regular Minutes

Mr. Camps-Campins made the motion to approve the minutes. Mr. Hamilton seconded the motion and the motion was carried.

2. October 14, 2008 Workshop

Mr. Camps-Campins stated that "Fear" was missing from page one and that "there" was used incorrectly.

Mr. Camps-Campins made the motion to approve the minutes with those corrections to be made. Mr. Cavender seconded the motion and the motion was carried.

III Subdivisions

1. Sutton Place Hwy-210 Barry Sutton Preliminary Plan

Mr. Rademacher stated that Barry Sutton is requesting approval for a six lot subdivision on Hwy 210 across from the Saltwater Landing entrance. The property is 1.77 acres in size and zoned R-10 residential. This zoning allows for subdivision of land on minimum 10,000 square foot lots. R-10 allows for single family homes as well as duplexes. The proposed subdivision could have a maximum build out of 12 units. The developer has submitted plans for water and sewer and these are currently being reviewed by the Town's engineer. Storm water, sidewalks, and landscaping are all in compliance with the Town's ordinances. A new road will be created with stub out for future connectivity to a large vacant tract of land behind the property. A temporary turn around for emergency vehicles will be placed on the site until road connectivity is available. NCDOT has determined that the entrance will be a right turn in and a right turn out. A street light will be required and placement will be decided by JOEMC. Storm water has been designed by the developers engineer but will have to have state approval. Staff is recommending approval of the plans as they meet the Subdivision and Zoning Ordinances.

Mr. Camps-Campins asked if the TRC had to look at this plan.

Mr. Rademacher stated that this plan came early enough not to fall under that stipulation.

Mr. Hamilton stated that each lot has individual infiltration systems.

Mr. Camps-Campins stated that the light pole is set way back on the street and could the light pole be moved. The safety of the intersection needs to be well lit so the traffic can be well seen. More illumination is needed at the entrance to the subdivision.

Mr. Rademacher stated that the Town only requires one light for every six lots.

Mr. Sutton stated that the sign will also be illuminated.

Mr. Cavender asked if both sides of the entrance would have signs.

Mr. Sutton stated that just one side of the entrance would have a sign.

Mr. Camps-Campins made the motion to approve the plans with the amendments to the light pole. Mrs. Edens seconded the motion and the motion was carried.

2. Rosewood @ Virginia Creek

Mr. Rademacher stated that Deuce Investments is seeking sketch plan approval for a sixty five lot subdivision. This property is located at the end of McClammy Rd on Virginia Creek. The property is zoned R-15 residential and will allow for single family homes on minimum 15,000 square foot lots. The developer is also in the process of obtaining a state storm water permit. The property will be accessed from Watts Landing Rd through Rosewood Estates. Water and sewer lines will be accessed from Watts Landing and McClammy Rd. Plans meet the ordinance for sketch plan but notes the following to be addressed...

1. Flag lots needed to be evaluated.
2. Open space and Water access lots need to be evaluated prior to preliminary plan submittal.
3. Construction area easement needs to be a ROW for future road connectivity.
4. No ORW offset, waters are HQW/SA

Mr. Jones stated that he was meeting with Mr. Tillman next in regards to trading a lot to move the recreation center and club house.

Mr. Cavender asked if the lot was traded with Mr. Tillman would that be the access to the water.

Mr. Jones stated that yes all the amenities' would be located on this lot.

Mr. Cavender asked if this portion of Virginia creek was navigable.

Mr. Jones stated yes it was on a tidal bases or flat bottom boat. The setbacks could be met with a 40x40 building envelope. Utilities will be shared with Rosewood subdivision.

Mr. Cavender made the motion to approve the sketch plan with staff recommendations. Mr. Camps-Campins seconded the motion and the motion was carried.

IV Annexations Zonings

1. Rochelle Annexation Hwy 210

Mr. Rademacher stated that this tract of land is located on Hwy 210, and is owned by the Rochelle Family. It is 5.44 acres in size and is surrounded by single family homes including the Village of Turtle Creek. One neighboring property is zoned NB Neighborhood Business due to it being a preexisting commercial use. All

surrounding properties have been annexed into the Town. Staff is recommending R-15 Residential.

Mrs. Edens made the motion to approve the annexation request. Mr. Cavender seconded that motion and the motion was carried.

2. Adolemaiu-Bey Annexation McClammy Rd

Mr. Rademacher stated that this tract of land is .21 acre in size and is located off of McClammy Rd along Virginia Creek. It is owned by the Adolemaiu-Bey family. The property is surrounded by a large vacant parcel that is to be a new residential subdivision. Staff is recommending R-15 Residential.

Mr. Cavender made the motion to annex the property as to staff recommendation to R-15. Mr. Camps-Campins made the motion to second the motion and the motion was carried.

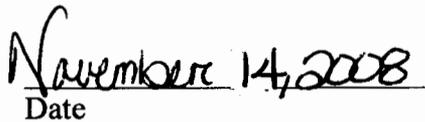
V Adjourn

Mr. Camps-Campins made the motion to close the meeting. Mr. Hamilton seconded the motion.


Planning Board Chairman


Date


Attest


Date

**SURF CITY PLANNING BOARD WORKSHOP
MEETING MINUTES**

November 18, 2008

6:00 P.M.

THE FOLLOWING MEMBERS WERE PRESENT:

Barry Newsome
Frank Camps-Campins
Andy Cavender
Don Hamilton
Jimmy Campbell

THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:

Todd Rademacher- Planning Director
Christina Watkins- Permitting Officer
Stephanie Hobbs- Administrative Assistant

OTHER INDIVIDUALS PRESENT WERE:

Penny Tysinger- Cape Council of Government
Douglas Medlin- Surf City Council Member

I. Meeting Called To Order

Chairman Newsome called the meeting to order at 6:00 P.M.

II. Land Use Plan Amendment

Mrs. Tysinger stated that a mission statement needed to be designated to this new Planning Area. This will be an addendum or next chapter to the land use plan that is currently in place. This will have to be certified by the CRC and also federally. Pender County just sent it for federal approval but results are not back yet. This will help to give us a better idea of Federal Compliance. We do not have to follow public participation but we will have to follow the meeting schedule and advertise. This will be like doing a small area plan and do it within this overall plan. This will be a section that was not originally covered when we did the original plan. This will be unique to Surf City. The CRAC makes recommendations to approve to the CRC. Amendments are currently changing and I will keep the board updated as changes occur.

Mr. Rademacher stated that the current Land Use Plan is online and all meeting schedules can be posted as well.

Mrs. Tysinger stated that some of the polices on the current plan are still applicable to this area or do we need to add some new statements. A mission statement needs to be prepared as well. The mission statement needs to be kept in the back of your head while you go through the idea for the new addendum.

Mr. Campbell stated that a strong community is doctors' office, activities, and family orientation.

Mr. Camps-Campins stated that we are now not forced because of the geography, so now there is more room for commercial and residential growth. We can now better create a balanced community serving both residential and commercial uses.

Mrs. Tysinger stated that the old mission statement is around three to four pages long. The new mission statement will be shorter and to the point. Looking at the economy aspect of the old mission statement do you picture the new planning area as an a quite scheduled area?

Mr. Medlin stated that the off island development is more commercial and the island is more of the quit scheduled living area. Most of the diverse shopping is located in both areas.

Mrs. Tysinger stated that Surf City is an economy of scale; with mom and pop stores on the island and big box off the island. It is more open off the island and currently being developed. The island already mostly developed out.

Mr. Camps-Campins stated that the mainland has diverse residential and commercial development.

Mr. Newsome asked if the spiritual diversity had been mentioned at all in the original Land Use Plan mission statement. There has been a growth in church diversity. There are now many religions available here in Surf City.

Mrs. Tysinger stated that diverse cultural resources are now available in Surf City. A good question is, are we are beach community or a community with a beach? Some beach communities want the commercialization and some want more of single family homes and short term rentals. Surf City seems to be more single family homes with short term rentals with the old fishing village feel. The new Planning Area is totally different. Does the city really care about all the commercial aspects? Surf City is the middle point for Wilmington and Jacksonville. By having hotels you could hold conferences, bringing more growth economy.

Mr. Campbell stated that in twenty years he doesn't see Town Hall even being on the island but on the mainland. The island will be the attraction.

Mrs. Tysinger stated that right off the island there is large enough tracts of land for chain commercial businesses. The island may become all residential but it is not always a good idea for all governmental services to leave the island. From a hazard mitigation stand point it is smarter to have the infrastructure that you can move off of the island away from natural hazards but still have satellite offices on the island. If the bridge was taken out it would not be smart to have no way to get across to the island.

Mr. Rademacher stated that the Town is looking at keeping the main buildings on the island and the satellite buildings off the island.

Mrs. Tysinger stated that the Town could create districts within the Town.

Mr. Hamilton asked if we would be updating the statics.

Mrs. Tysinger stated there has been no census data collected since the Land Use Plan so; statics will not be updated.

Mr. Cavender asked if this mission statement will amend the old or just be a statement for the new Planning Area.

Mrs. Tysinger stated this will be like a memo so it will be separate from the original mission statement. It is to gather a better idea of what you the Town want for the new Planning Area.

Mr. Campbell stated that Surf City's beach is the icing everything else is just a layer of the cake. No matter where you live in Surf City you are only four to five miles from the beach. There is a lot of vacant land for growth.

Mr. Camps-Campins stated that the community college brings an industry of its own. Serving a variety of needs self contained is a big deal here.

Mr. Newsome stated that you do not have to leave the Town for much anymore, no long ago you had to go to the city for a doctor.

Mrs. Tysinger stated that priority of beautification is now handled by the developer not by the Town.

Mr. Campbell stated that the school system is another draw to this area.

Mr. Rademacher stated that the Town has enough capacity for the next twenty years for utilities.

Mrs. Tysinger asked if it would cover the whole planning area.

Mr. Rademacher stated that yes it will handle the planning area.

Mrs. Tysinger stated that a tourism director that would travel the shows and market Surf City, the Town would grow. Most people who decide to move south decide on moving between South Carolina and Virginia. Great deals of people move to North Carolina it is a great half way point between Florida and the Northern States.

Mr. Hamilton stated that the greenways that Mr. Rademacher has been designing will be a great asset to the Town. You will be able to bike or walk to commercial shopping areas. The greenways will be a big change for this community that you can see and touch.

Mrs. Tysinger stated that public access to the water and workable access is a key factor of coming to the beach or inland water way.

Mr. Hamilton stated that the park has drawn people in and allows them to access the water.

Mr. Newsome stated that the family dream is to find a nice neighborhood with good schools close to the city, which is actually what we have here in Surf City.

Mr. Camps-Campins stated that this is the only option for commercial big growth due to the utilities available.

Mr. Rademacher stated that there is opportunity for commercial growth that would allow for the citizens of Surf City to live and work here without going into the cities.

Mrs. Tysinger stated that the Hampstead bypass will be the final link between Wilmington and Surf City. Do you see this area becoming a satellite base for there home?

Mr. Medlin stated that lately less of the military movement is going further west than east.

Mr. Rademacher stated that big cooperate businesses would allow for our citizens to work and stay here.

Mr. Campbell stated that the police do a very good job of policing the area even at nights and at the bars.

Mrs. Tysinger stated that the quality of life is very good.

Mr. Campbell stated that we do not have enough restaurants and activity to support these restaurants.

Mr. Medlin stated that living off the island and having beach access is a great incentive to coming here to Surf City. Eventually we the Town will need more parking or parking decks.

Mrs. Tysinger stated that trolley or transit systems will enable more to go to the beach. Paid parking brings in lots of money but no ever really wants paid parking. It could possible be ran year round. It could take people off the island as well t go to the grocery store or dinner.

Mr. Rademacher stated that public transportation should not feel like public transportation.

Mrs. Tysinger stated that affordable housing is starter level homes.

Mr. Hamilton stated that starter level homes are what are selling now in this economy.

Mrs. Tysinger stated that the type of industry you bring in is what kind of people will live in the Town. Mostly what is here now is low paying service jobs. The businesses are not year round because of the winter.

Mr. Rademacher stated that a lot of industries do not realize the utilities are here and available.

Mr. Hamilton stated that this economic slump gives Surf City the ability to catch up with the residential development.

Mr. Newsome stated that anytime you live and work in the same area you give more to the community.

Mr. Campbell stated that thirty thousand cars go by Surf City on Hwy 17 a day. Do we want to say hey here we are or do we want to stay hidden away?

Mr. Rademacher stated that we have the opportunity to grow and yet still protect the island seclusion.

Mrs. Tysinger stated that a good divide would be at Hwy 50, but we have a big Town and how are we going to bring this together where everyone still feels a part of the community?

Mr. Campbell asked how do we market to these big business or cooperate call centers.

Mrs. Tysinger stated that this would be the job for the tourism director. When a corporation sends out someone to check out the area they look for a tourism director. It is almost like a brokerage. The purpose of the plan is to grow orderly.

Zoning is an important part of the plan. You can paint the picture today for what you want for tomorrow.

Mr. Campbell stated that nodes are a good idea, so that all the growth is not generalized in just one area.

Mr. Rademacher stated that is pretty much what we already have going on already.

Mrs. Tysinger stated that nodes divide up having all the commercial congestion in one place.

Mr. Hamilton stated that having commercial shopping within walking distance makes a big difference. You can choose to drive to stores or walk.

Mr. Rademacher stated that PUD includes commercial so that this is an option.

Mrs. Tysinger stated that making districts are a good idea but very hard to do. It is very touchy in terms of breaking up the Town of Surf City. A library is another thing that needs to be added to the new plan.

Mr. Campbell asked about the access to the island in the future.

Mrs. Tysinger stated that it could be twenty years before the new bridge is finished. It is just in the planning stages now.

Mr. Campbell stated that if the bridge were to differ in location than that might a good place for a park or public access area.

Mr. Rademacher stated that more than likely the bridge is going where it is currently located maybe starting and finishing farther back. Currently they are working on environmental assessments and engineering.

Mr. Campbell stated that a conference center and an amphitheater would be of great use here in Surf City.

Mrs. Tysinger stated that there are a lot of conference centers near by at local beaches. Competition would be great. A conference center would bring in great revenue for the Town and other local businesses. A community can be what it wants to be. This plan will help to guide the Town and future developers in the direction that the Town wants to grow. You maintain a balance of commercial and residential to keep taxes down and services available.

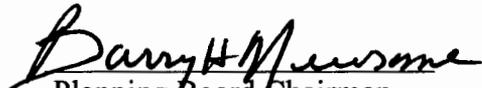
Mr. Hamilton stated that parking decks or garages with plug-ins for electric cars would be a nice asset in the future.

Mr. Cavender stated that alternate energy sources such as windmills off shore should also be considered.

Mr. Rademacher stated that different sources of transportation will be needed.

Mrs. Tysinger stated that the board needs to think of futuristic ideas that need to be addressed in this plan.

Mr. Newsome adjourned the meeting at 7:26pm.


Planning Board Chairman


Date

Attest

Date