

**SURF CITY PLANNING BOARD WORKSHOP  
MEETING MINUTES**

**January 13, 2009**

**6:00 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

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

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Christina Watkins- Permitting Officer

**OTHER INDIVIDUALS PRESENT WERE:**

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 6:00 p.m. Mr. Camps-Campins gave the invocation.

**II. Land Use Plan Update**

Mrs. Tysinger stated that the Town needs to contact Pender County and let them know the area of our concern and that we are updating our Land Use Plan. The land use control would be for planning purposes only. The amendment process will be following the guidelines that we currently have. Page 91 Part II of the 2005 Land Use Plan is where we will be starting tonight. We will be going by category seeing if they still apply today as they did a few years ago, or if it needs to be amended, or if leads to a new subject. On page 93 "Public Access Goal and Policies" adding the new area supports the need for public access. Living off the island does not grant the opportunity for private access in most places; so therefore, all these individuals will need access.

Mr. Rademacher stated that the Parks Plan has also been written since the Land Use Plan. It hits on greenways on the mainland. It does not hit on the mainland too hard. The greenway would be on the Progress Energy right-of-way. The need

for a park on the mainland will be needed down the road. The main concern of the Park Plan was the issues at the Recreation Center.

Mrs. Edens stated that the Board had talked of major ball fields, running trails, and possibly off site parking for the beach.

Mr. Cavender stated that item number 2 2 A 1d. the word "island" should be changed to "Town."

Mrs. Tysinger stated that the Welcome Center is an enhanced access area.

Mrs. Edens stated that it is fully handicap accessible.

Mr. Rademacher stated that is our third handicap accessible board walk.

Mr. Camps-Campins stated that the third paragraph on page 91 needs to mention the promotion of the development and transportation access through our neighboring Towns and Counties.

Mr. Cavender stated that it is not so much that Surf City is a gateway, but a hub to the Topsail Island Area Community.

Mrs. Tysinger asked if there is a possibility that Surf City would annex North Topsail Beach if that town de-annexed.

Mr. Rademacher stated that with the current agreement that Surf City has with Holly Ridge that would not be a possibility. Surf City can not annex anything else in Onslow County.

Mr. Medlin stated that more than likely Sneads Ferry would incorporate and annex North Topsail Beach.

Mr. Rademacher stated that forty five parking spaces were added at the N. New River parking area. Parking spaces were also created at the Fire Department and at the Sound Side Park. Stevens Street will have a new beach access, which will be public.

Mrs. Tysinger stated that Item 2 2 A 2e only states parking and mentions nothing of transportation.

Mr. Rademacher stated that the Town is in the process of adopting a transportation plan, which should be adopted before the board finishes this update.

Mr. Williams stated that pedestrian access on the mainland needs to be added to page 94 Item 2 2 A 2 d.

Mr. Newsome asked about improving the current private accesses.

Mr. Rademacher stated that the Town has been looking to identify certain ones as well as land acquisitions especially for the south end of town. We currently do not have enough parking for beach nourishment required by the Army Corps. Of Engineers.

Mrs. Tysinger stated that funding for access improvements has been very successful in receiving grants. Sound Side beach access needs to be changed to Sound Side public access.

Mr. Rademacher stated that access is currently available to the public on the island side.

Mr. Camps-Campins stated that educational opportunities need to be an added policy, which is supported in the subdivision ordinance.

Mr. Medlin stated that within three years collegiate opportunities will be available.

Mrs. Tysinger asked if the Urban Waterfront policy is still in use.

Mr. Rademacher stated that yes it was still in use with the example of the property across the street from Town Hall.

Mrs. Tysinger stated that "Planning for Access" there are two items numbered the same. The second policy needs an additional "A."

Mr. Rademacher stated that item 2 2 A 6 c could be deleted and the paragraph is unclear and covered in other policies.

Mrs. Tysinger stated that item 2 2 A 6d on the second line that the word "beach" could be taken out and "water and land" could be added in its place.

Mr. Newsome stated that at the top of page 96 the first item 2 2 A 7a the word "landscaped" could be taken out of line two.

Mrs. Tysinger stated that the Town of Surf City does lead by example.

Mr. Williams stated that the words "public beach" can be taken out of item 2 2 A 7b because all of the Town will be clean not just the beach environment.

Mrs. Tysinger stated that not only does the Town provide a clean public beach environment but a clean Town or a well landscaped Town.

Mr. Newsome stated that recycling should be mentioned because the Town now provides recycling.

Mrs. Tysinger stated that the promotion of a recycling shall be added as item "g."

Mr. Rademacher stated that recycling will be offered at no cost to the citizens. Commercial recycling is not yet available.

Mrs. Tysinger stated that item 2 2 A 8a "Provisions of Public Access is a Shared Ability;" the word on the last line should be changed to as well as public right of ways could be added to the end of the sentence. Item 2 2 A9a "Intergovernmental Cooperation on Access;" only mentions Onslow and Pender Counties.

Mr. Cavender stated that it could be changed to local governmental agencies.

Mrs. Tysinger stated that statement would cover all local areas. Item 2 2 A9a the word island should be changed to Planning Area. This would make the greenway incorporated into this policy. The numbering of category is not correct the letters need to be in alphabetical order.

Mrs. Edens stated there are bike racks at the parks and would be nice at all beach accesses.

Mr. Rademacher stated that some of the beach accesses do have bike racks.

Mr. Cavender stated that the goal is to eventually tie the bike paths in to Holly Ridge and access all surrounding County lines.

Mr. Rademacher stated the policy should read that the bike paths will have the opportunity to tie the bike paths into the Topsail Island network.

Mrs. Tysinger stated that it is more than just on the island but part of the east coast greenway. On page 97 item number ten should be titled "Public Trust and Private Property Rights." Policy number 2 2 A 11c on the second line change the first word "Town" to Planning Area. The following item number 2 2 A 11d the word "the" needs to be removed from the policy from before NC. The words any other sources can be added to the end of the policy.

Mr. Cavender stated that the promotion of bike paths is an alternate source of transportation and more economical. It is a better health benefit for the individual and the atmosphere.

Mrs. Tysinger stated that "right of ways" needs to be added to end of the first line in policy number 2 2 A 12a. Item number 15 on page 98 can be deleted from the plan due to fact that the items are redundant. Item number 16 the words "in conjunction" need to be added after the word "work."

Mr. Rademacher stated that it makes it a joint effort between the Town and the Department of Transportation.

Mrs. Edens stated that policy number 17a the word "beach" could be removed.

Mr. Cavender stated that there needs to be a policy stating uniform consistent signage; uniform signage at public access locations.

Mrs. Tysinger stated that policy number 2 2 A 17d on page 98 should not include anything after sentence one. Policy number 2 2 A 17e Sound Side Park should be changed to "at various locations."

Mrs. Edens asked the question of why just Sound Side Park at not every park. Various locations is a more broad term and covers all ground. . The same applies for policy number 2 2 A 17f; except it should be changed to "Visitor Center."

Mrs. Tysinger stated that item number 19 "Boaters Beach" can be deleted. Item number 20 will be 19.

Mr. Cavender stated that new development needed to be architectural pleasing and environmentally friendly is an idea to add to item number 19.

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Planning Board Chairman

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Date

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Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD WORKSHOP  
MEETING MINUTES**

**February 17, 2009**

**6:00 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Don Hamilton

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Christina Watkins- Permitting Officer

**OTHER INDIVIDUALS PRESENT WERE:**

Kristy Grubb – Parks and Recreation Director

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 6:00 p.m. Mr. Camps-Campins gave the invocation.

**II. Land Use Plan Update**

Mrs. Grubb stated that the community center is a very busy place on a day to day basis. The parks and recreation master plan was developed by Cavanaugh and Associates with much help from employees and Board Members. It was started with a look into the background of the parks and recreation department of Surf City. In the early 1990's a group was created called the Recreation Commission. Their purpose was to decide what would happen in Surf City with recreation within the next ten years. They planned for bike paths and walking paths as well as public boat launching facilities, and more public beach access. The Town has touched on all of these groups within the last eighteen years. In the second part of the plan was the development and construction of athletic fields, tennis courts, which were all part of a larger development of a park. Indoor gymnasium and fitness facilities were also in the plan and when Mike Moore came on board it was the end of the three years for the grant and so he jumped on the project with the Mayor's backing and they broke ground on the Community Center on August 24, 2005. In April of 2006 the Community Center had it's grand opening. Sound front board walks were also in the master plan which is currently under way at the

Sound Side Park. The 900 foot board walk at the Family Park was just recently constructed as well. In January we completed the Sound Side Park connection to S New River Dr boardwalk which is currently 945 feet. The connectivity is the best thing because it connects the Park with forty additional parking spaces that are owned by the Town. It will help alleviate some of the parking issues at Sound Side Park. Most certainly the five and ten year plan is under way or already accomplished. The demographics of Surf City have succeeded what ever was projected. Currently we are looking to improve the bathrooms and add a picnic area at the Nelva Albury Park located at Broadway St. A sports complex consisting of football/soccer field, concession stands, bathrooms, and a baseball field. Surf City has the only public boat access in Pender County at the time. Specific proposals that the group as a whole thought we needed most were recreation fields, nature trails, and a greenway. The greenway will connect some many areas within the Town. Signage was a big issue and had to be in accordance with NC Department of Transportation. Sidewalks will be brought into the downtown area hopefully decreasing the amount of traffic. The bike paths need frequent maintenance and hopefully that will be in the near future. On Hwy 50 we desperately need a bike path. The Turtle Hospital will bring many new people to Surf City. The traffic should triple once the Turtle Hospital opens. Surf City currently has twenty-nine beach access locations. We are currently working on establishing more parking spaces because not all accesses have parking. In order to qualify for beach nourishment the Town has to have a beach access every half mile. The Town is trying to acquire eight more beach accesses once those have been acquired we will meet the requirements for beach re-nourishment. Improving parking and leasing more parking spaces are being looked into. The budget for next year will include restrooms for the larger accesses that do not currently have restrooms.

Mrs. Tysinger stated that beginning on page 99 section "B" we will be allowing for development but yet still protecting our natural resources.

Mr. Camps-Campins stated that in the first sentence below the bold print place should be changed to "accessible parks, beautiful blue water, sandy beaches, user friendly facilities, and friendly people."

Mr. Newsome stated he had thought of adding public parks and walkways.

Mr. Camps-Campins stated that on page 100 the second paragraph, last sentence the word "will" should be changed to "may." Policy number five balance between commercial and residential development is a major concern.

Mrs. Tysinger stated that on page 101 item number 5, policy number 2 2 B 5a a number seven can be added. It will read "A balance between residential and non residential uses and the connection between the two."

Mr. Cavender stated that we should support agricultural activity rather than discourage it.

Mrs. Tysinger stated that policy number 2 2 B 5b to “where suitable large tracts are available.” Item number six the underlining needs to be taken out. Policy number 2 2 B 6b should be deleted. Policy number 7 “Urban Waterfront;” mixed use is supported every where not just in the urban waterfront area. Line two after the word “development” should be “with in the entire town.”

Mr. Rademacher stated that on page 102 policy number 9 add a statement about interconnectivity by pedestrian walkway.

Mrs. Tysinger stated that a new policy could be added being item “b” should read “Town supports the construction of a continuous public pedestrian system along the water resource.” On page 103 policy number 2 2 B 11b the second line the word “continued” should follow after “the.” Policy number 2 2 B 11c is a repeat of other policies. Policy number 2 2 B 13c the word “native” should be added after “coastal” to make sure all grounds are covered; meaning all native vegetation like the maritime forest. Policy number 2 2 B 13e is very repetitious and covered already in other policies.

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Planning Board Chairman

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Date

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Attest

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Date

**SURF CITY PLANNING BOARD WORKSHOP  
MEETING MINUTES**

**March 12, 2009**

**6:00 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
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-Caper Fear Council of Governments  
Tyler Bray-North Carolina Department of Transportation  
Scott Walston- North Carolina Department of Transportation

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 6:00 p.m. Mr. Camps-Campins gave the invocation.

**II. Approval of Minutes**

1. November 13, 2008 Regular Meeting

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

2. January 13, 2009 Workshop

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

3. February 17, 2009 Workshop

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

### **III. NCDOT**

#### **1. Topsail Island Area Comprehensive Transportation Plan**

Mr. Bray stated that his part of the DOT is the south east group of the DOT. He covers about eleven counties including Topsail Island. We are currently finishing up the transportation plan for the Topsail area. Over the last few years we have been developing a plan to handle the transportation deficiencies in the network in and around the Topsail Island area for the next thirty years. We have worked with the municipalities along with the county and the military. The set of maps included in the packet are the agreements we have come up with. We meet on a regular basis with the CTP to try to come together to get the best possible plan to handle the traffic deficiencies. We have studied US 17, US 210, and US 50, Morris Landing, Holly Ridge Road, Tar Landing, N New River, Old Folkstone, and US 172. One of the major parts of this plan is the strategic highway corridors. According to the strategic highway corridors in the year 2030 Hwy 17 will be a freeway. There are limitations to this project because you can not really make those improvements to the current Hwy 17 without making substantial residential and commercial impacts. Throughout the entire freeway environmental impacts would be a concern; especially through the Holly Ridge area with the Holly Shelter Game Lands. The major wetland impacts towards the coastline and military lands along this corridor as well. Working with the military we have worked our way from nine different choices and after many discussions it was decided that the proposed US Hwy 17 bypass is the best option for all. There are changes listed at US 17 and NC 210, Shepard's Rd and US 17, and Hwy 172. The intersection of Hwy 50 and Hwy 17 there will be a separation, the reason is only 2600 hundred cars on the road in 2035 through the year. A high speed interchange will be used to keep a continuous flow. No specific recommendation has been made currently for the bridge. On island it will still be a three street with improvements. Approaching existing Hwy 210 a recommendation has been made for a round-about. It would be a right in and right out. Part of the recommendation is to re-route NC 210 through Topsail Dr. This would replace the current stop light.

Mr. Medlin stated that council and the business owners wanted to be able to make left hand turns off of Roland Ave onto N New River Dr.

Mr. Rademacher stated that a round-about would increase the volume of traffic that would come through. It is hard for business owners to understand that more traffic actually comes through with the round-about.

Mr. Bray stated that the round-about would be built so that it could be drove over the top of in case of emergency or big vehicle. NC 50 going towards Topsail

Beach will be a three lane highway. The reason NC 50 from Hwy 210 back is not being improved is due to the lower traffic patterns. It is based on average yearly traffic not summer traffic. Shepard's Rd will not be widened either.

Mr. Cavender stated that Shepard's Rd needs desperately to be widened because it is the back route. It will be even more accessed as Hwy 210 is more developed.

Mr. Bray stated that at Shepard's Rd will have an enter change at Hwy 17.

Mrs. Tysinger stated that until the DOT can recognize in resort areas that the traffic from season gets longer every year. The formula needs to recognize the summer traffic. The DOT needs to be pro-attractive and realize that it is only going to be heavier traffic for longer amounts of time in the future. The locals are looking for a system that is over built year round, so that the traffic is always handled.

Mr. Bray stated that the life span of this plan is 2035. Coming off the island on Hwy 210 there will no changes to the high rise bridge. Once you come across the bridge all the roads will be two land cross changes with wider shoulder.

Mrs. Tysinger asked if the military base will still be closed off.

Mr. Bray stated that as far as he knew it will not be back open.

Mr. Campbell asked if the bike lanes will use electric easements.

Mr. Bray stated that Mr. Rademacher has been working on greenways. Along Hwy 17 back to Sneads Ferry is bicycle state route number 3. It is currently being adjusted because of the base closure to public access. More bicycle routes are in the works and at demand from the public.

Mr. Cavender asked if there would be a way to loop the greenway back to the northern boundary, so there would be a big loop.

Mr. Bray stated that the military land is not going to allow for a greenway on the other side of Hwy 17. That makes Hwy 17 the cutoff; however, it could go parallel to Hwy 17.

Mr. Cavender stated that someone ridding down the island could make a loop and continue down Hwy 17.

Mr. Bray asked stated that at the current stoplight on the island the DOT is proposing around-about. A round-about would keep a constant flow of traffic on the island. One thing to keep in mind is that a traffic circle is not around-about.

Mr. Rademacher stated that Davidson County has around-about from exiting Interstate 85. It allows for a quicker flow and less backing up of traffic.  
Mr. Bray stated that around-about keeps the traffic moving. It is a two lane system with a right entry and right exit. A traffic circle has one lane. You always look to your left for on coming traffic and then enter with a right turn and exit the same. There is a yield sign at the entry points. Serves the same function as a traffic light but does not hinder your movement.

Mr. Cavender stated that tourist coming from the north the traffic is impacted on Hwy 210. It seems as if all traffic coming into Surf City is being pushed down Hwy 210.

Mr. Bray stated that the signage would direct tourist to take Hwy 50 in Holly Ridge to get to Surf City. This way not all traffic is congested onto Hwy 210.

### **III. Land Use Plan**

Mrs. Tysinger stated that the article that was handed out is on industrial building.

Mr. Camps-Campins stated that industrial growth provides the opportunity to our community. With the strengths that are outlined it would allow for proper and controlled growth.

Mrs. Tysinger stated that balanced growth is much needed. Clean green industrial growth is what we are looking at for Surf City.

Mr. Rademacher stated that light industrial parks or business parks are sometimes like a campus with walking trails. It provides a lot of jobs and a good tax base.

Mr. Tysinger stated that having a place to work and live, yet still having the beach as a resort area. Industry is just a piece of the city. Industry provides higher paying jobs.

Mr. Campbell stated that the base is growing so fast it would be nice to attract some of these big businesses down this way.

Mrs. Tysinger stated that bringing back industry to the United States is a big deal with the economy the way it is today. On page 104 light industries are desired on the mainland. Good clean industry is what Surf City wants. Small Town character has been changed in previous sections and will be changed here. Living near any kind of business is coming back, but as some point there needs to be a cutoff.

Mr. Camps-Campins stated that ecstatically appealing and a balance of space utilization a harmony with the natural balance. The regulation is so negative it does not say what you can do but what you can't do.

Mrs. Tysinger stated that when you hire 100 employees you can afford to provide recreational type benefits for the employees of the company.

Mr. Rademacher stated that an industrial campus is more of what we are looking for as a Town.

Mrs. Tysinger stated that if your community college supports technical jobs you stand a better chance of industry.

Mr. Newsome stated that softening up the rules and welcoming industry.

Mr. Rademacher stated that the best thing about Surf City is that we have the water and sewer to support big development. We have the quality of life that attracts the higher end development.

Mrs. Tysinger stated that in Huntersville they have lighted streets and landscaping it is all integrated together to be visually attractive. The industrial area is pleasing to the eyes. Industrial needs to be held to the same standards as all other commercial development, lighting, landscaping, retention ponds, and greenways. Parking decks can be added with retail underneath and green roofs on top. On page 105 needs to state that voluntary annexation is currently the policy of Surf City. North Carolina is pro-city, like it or not like it they are written to be able to grow and maintain a low tax base. As of right now there are no long term plans of force place annexation. A multi-transit could be mentioned under "transportation projects." Mass transit needs to be a new view in-order to get the public to use it.

Mr. Newsome stated that if the mainland grows as fast as the island shuttles will be an everyday occasion. You will eventually have to take a shuttle to the beach from the mainland and for shopping. Most other beach communities have a shuttle service.

Mr. Rademacher stated that our population could possibly speed up the growth of a shuttle service is the people moving to this area from larger cities are use to shuttle services or alternative modes of transportation.

Mr. Newsome stated that the "Beach Buggy" worked well for the festivals here on the island. There will never be enough parking on the beach for all that want to enjoy the downtown district.

Mrs. Tysinger stated that now is the time to plan for the transition.

Mr. Campbell stated that the Town needs to decide if they want to pay for a bus or trolley. Do the tax payers want to be for the bus?

Mrs. Tysinger stated that it is probably not quit congested enough here all the time for a trolley year round. A whole mind set has to change for this area for a shuttle service is acceptable.

**IV. Adjourn**

Mr. Newsome adjourned the meeting at 8:00 p.m.

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Planning Board Chairman

\_\_\_\_\_  
Date

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Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD WORKSHOP  
MEETING MINUTES**

**April 9, 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Sally Edens  
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-Caper Fear Council of Governments

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 5:30 p.m. Mr. Medlin gave the invocation.

**II. Approval of Minutes**

**1. March 12, 2009 Workshop Minutes**

Mr. Camps-Campins stated that on page 3 at the bottom had a spelling mistake and on page 4 there was also a spelling mistake on "ecstatic."

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

**III. Land Use Plan**

Mrs. Tysinger stated that we will be starting on page 106 with item number 24 "Protection of Groundwater Resources."

Mr. Rademacher stated that the Town uses both the Pee Dee and Castle Hayne aquifer.

Mr. Newsome asked if section number 25 is always enforced.

Mr. Rademacher stated that yes it was.

Mrs. Tysinger stated that item number 26a, out on Hwy 17 will be the largely developed area for commercial. Item 2 B 26b is supporting mixed use development.

Mr. Campbell asked if the Town had any regulations for gray water.

Mr. Tysinger stated that not at this time but could be added into a later section. Office park and educational campus encouragement could be added to this section on the mainland. Item number 27 "Big Box" should be changed to be softened a little as it sounds awfully negative as written.

Mr. Cavender stated that that big box development should be delegated to areas with proper zoning and infrastructure and land mass.

Mrs. Tysinger stated that the fifty year core plan should be mentioned as part of the nourishment project.

Mr. Camps-Campins stated that the Topsail Island Shoreline Protection Agency needs to be listed as well.

Mrs. Tysinger stated that beach pushing and planting should also be mentioned since the city is doing constant maintenance to the beach. The Town currently takes care of water problems on State and Local streets to improve the streets.

Mr. Rademacher stated that ordinances have been passed to help reduce the impact of development. Currently we are not in Phase two of the State storm water regulations. All storm water for residential lots must be kept on the lot. Each lot has an individual storm water plan; it is designed to hold 1 ½" of water in and twenty-four hour period.

Mrs. Tysinger stated that the Town can do a whole section on going green. In this section we could put all regulations and ideas for the environment. The coastal forest district protects the plant life in the wetlands and areas surrounding. Marinas are allowed only where land and water allow, such as the urban waterfront district. Districting of the Town will need to be done before long. The Town is growing so fast with newly annexed areas.

Mr. Rademacher stated a lot of people that use to live on the island are now living off the island in the subdivisions. Newly annexed areas are not considered new but part of the Town.

Mr. Rademacher stated that item number 35 the Town is willing to work with any developer for revenue sharing or other ideas of payment for development. All ideas must be approved by council.

Mr. Cavender stated that item number 36; include parks, greenways and water accesses.

Mrs. Tysinger stated that item 36 under "b" should be deleted. It states that the Town is fine with any donations. Item number 37 article "d" Islands Chamber of Commerce should be removed and "Welcome Center" added. Article "f" the word "island" can be removed and "Town" put in its place.

Mr. Cavender asked if green development should be added under miscellaneous.

Mrs. Tysinger stated that green is so big is deserves its own section, but recycling can be added here under miscellaneous. "Going Green" will be it's on section on page 124.

#### IV. Adjourn

Mr. Newsome adjourned the meeting at 6:40 p.m.

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Planning Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD  
MEETING MINUTES**

**May 14, 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Sally Edens  
Larry Bartholomew

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

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

**OTHER INDIVIDUALS PRESENT WERE:**

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 5:30 p.m. Mr. Medlin gave the invocation.

**II. Approval of Minutes**

**1. April 9, 2009 Workshop Minutes**

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

Mr. Camps-Campins suggested that the page ended on needs to be mentioned in the minutes so that we all know where we left off.

**III. Text Amendments**

**1. Sign Ordinance - Anchor Tenant**

Mr. Rademacher stated that the action requested is to change the maximum size of for the anchor tenant of a mall, shopping center, multi-tenant building or big box. This request is being brought forth by staff after many conversations with developers. Staff is proposing a wording change in section 6.96 to state "to

increase the 10,000 square feet shall be allowed to increase a sign by 33% of the size permitted by this ordinance for wall signs.” An example of this would be a 64 square foot sign would be allowed to be permitted at 85 square feet. Total signage requirements may not exceed the total signage calculation of Section 6.62(a) of this ordinance. Adding a definition of what an anchor tenant is which is, a major department or chain stores which are strategically located at shopping centers so as to give maximum exposure to smaller satellite stores. A relation to here would be that Family Dollar at the Gateway Shopping Center.

See attachment “Sign Ordinance”

Mr. Medlin asked if Family Dollar was 10,000 square feet, which he did not believe that it was.

Mr. Rademacher stated that it could have been 10,000 square feet with the upstairs but the developer decided to split it up into smaller retail spaces.

Mr. Camps-Campins stated that a percentage factor would be fairer rather than a square footage factor. A percentage of the total road front coverage would get primary signage.

Mr. Rademacher stated that signage is based upon store frontage not road frontage. You get one square footage of signage for every linear foot of frontage that your building has. In a smaller shopping center like Foodlion you will not need as a big sign because there is less competition. There could also possibly be more than one anchor tenants. More than likely in the future there will be more than one anchor tenant out at Hwy 17 and Hwy 210. One requirement for approval is the developers have to have the signage package complete.

Mr. Camps-Campins asked if informational signage will be allowed or is included in total amount allowed.

Mr. Rademacher stated that those signs are individual sign permits. It does count for the total amount of signage allowed.

Mr. Bartholomew asked if a free standing commercial business is calculated the same way.

Mr. Rademacher stated that free standing businesses are calculated by street frontage. They get 1.5 square feet of signage for there lot for every linear foot of road footage.

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

## **2. Stormwater Ordinance**

Mr. Rademacher stated that the action requested is a staff requested change to the stormwater ordinance. Since the adoption of the stormwater regulations we have been enforcing stormwater on all new construction which has greatly reduced the amount of run-off water onto the roads. Stormwater systems have been replaced by using soil scientist they provide data that the soil is suitable for good drainage. This information is collected prior to all development. Once the house and driveways have been put in place the circumstances have been greatly altered, everything may not be compatible with original analysis. Every time we have one of these done the neighbors complain about the amount of run-off onto the neighboring properties. The intent of the stormwater plan was to protect neighboring properties and the city streets and this type of infiltration system does not collect the stormwater run-off.

See attachment "Stormwater Ordinance"

Mrs. Edens asked for homes that have these systems in place.

Mr. Rademacher stated there are some on 7<sup>th</sup> St. The house at the very end of 9<sup>th</sup> St also has one.

Mr. Newsome asked what they have done looks like they have done.

Mr. Rademacher stated that it would look as if nothing has been done. The engineer is stating that the ground its self is suitable to collect a stormwater.

Mrs. Edens stated that she sees the water standing in the road.

Mr. Newsome asked what the process was.

Mr. Rademacher stated that the engineer gets a soil scientist to go out to the lot and do a test prior to the house being built. They do some augured holes into the ground to test the soil. It is the same process as a perk test for a septic system. The soil scientist then says that this property will percolate.

Mrs. Edens asked if the scientist would have to know what is going to be on the property due to impervious surfaces.

Mr. Rademacher stated that the problem that we have is the ability of the soil to percolate. The soil scientist is taking their data from the roof lines out. The problem is though when it fails there is nothing to fix. We are trying to fix this problem on the front end.

Mrs. Edens asked what good is the stamp if the system is no good. You want to do away with this all together.

Mr. Rademacher stated yes. This does not mean you have to install gutters. You could do french drains or rock beds. You can not slope your lot to drain onto your neighbors lot. Fill dirt is allowed to be brought in for building up a lot but it can not slope. The problem is once you bring in fill it does not allow the water that use to flow over that low lot to flow any loner. The home owner is only responsible for the water on their on lot.

Mrs. Edens made mention that a lot of landscaping in the right-of-way keeps run off water in the streets.

Mr. Rademacher stated that the ordinance will read:

- a) Additions to structures of more than 50% shall comply with the full storm water regulations as provided in this ordinance.
- b) All storm water on the lot must be diverted into a rain garden or another type of engineered system. Systems designed for sheet flow and dissipation of water across the surface of the lost are not considered with this ordinance.

Mr. Rademacher stated that staff is trying to ensure that the true intent of the stormwater plan is carried out. The 50% rule is in there because at what point do we kick in the stormwater. We have always said 50% but this makes it formal.

Mrs. Edens asked if the 50% was of the roof structure, we need to be specific.

Mr. Rademacher stated that the 50% would apply to roofed area.

Mrs. Edens made the motion to approve the stormwater ordinance text amendment with the roofed area added in. Mr. Camps-Campins seconded the motion and the motion was carried.

#### **D. Land Use Plan**

Mr. Rademacher stated that Mrs. Penny Tysinger will not be able to attend tonight's meeting. The next meeting will be Thursday June 11 at 5:30 p.m.

#### **IV. Adjourn**

Mr. Bartholomew made the motion to adjourn. Mrs. Edens seconded the motion and the motion was carried.

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Planning Board Chairman

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Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD  
MEETING MINUTES**

**June 11, 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Larry Bartholomew

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**OTHER INDIVIDUALS PRESENT WERE:**

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 5:30 p.m.

**II. Approval of Minutes**

1. May 14, 2009 Workshop Minutes

Mr. Camps-Campins made the motion to approve the minutes with the added verbiage to the third section referring to the Land Use Plan currently under review. Mr. Bartholomew seconded the motion and the motion was carried.

**III. Land Use Plan**

Mrs. Tysinger stated that at the last meeting we stopped at "Infrastructure" Section "C" page 110.

Mr. Camps-Campins stated that item 1. the words "if and when allowable by the state." Since the preparation of this document there has been a significant change of our public works. The hard work and dedication should be noted. Surf City has made many accomplishments in the past few years.

Mr. Newsome asked how many years out is Surf City with water and sewer?

Mr. Rademacher stated that we can currently handle 1 million gallons per day.

Mr. Camps-Campins stated that the city not only meets the current regulations but exceeds them. It is an important issue for our public works department.

Mrs. Tysinger stated that it should state that the city maintains and will improve as technology improves.

Mr. Camps-Campins stated that on page 110 item "d" should have "does and continues to" to the beginning of the sentence.

Mrs. Tysinger stated that on page 111 item "e" "best management practices" needs to be added to this policy.

Mr. Cavender added that it is the policy of Surf City to conserve water through best management practices. On item "f" the words "retention and recycle" should be added and "catches" removed.

Mr. Cavender stated that the fact that only a few septic systems are left in the town. Item "c" on page 111 should be removed. It is very repetitive of what has already been stated.

Mr. Rademacher stated that it is not optional to install water and sewer but however in a situation like Tidewater Landing they will install water and sewer lines dry. Once the utilities are available they will be able to connect. Impacts fees are always paid up front. Subdivisions that are satellite annexed in have to install water and sewer lines dry as well; then all the state has to do is certify the lines. The sewer is designed to gray water standards. Our sewer and water can handle 3 million gallons a day.

Mrs. Tysinger stated that item number 4 on page 111 is a complete repeat of other polices.

Mr. Cavender made the motion to remove all of number 4. The board voted unanimously to take number 4 out.

Mrs. Tysinger stated that on page 112 item number 5, that the Town currently does not impose this policy

Mr. Rademacher stated that over half of the storm water problems have been fixed at this time. The south end of town has standing water worse than the north end. Yet vast improvements have been made.

Mr. Camps-Campins stated that item "b" the fourth line down the word "will" needs to be changed to "continues to." On the last line "adequate maintenance" should be added.

Mrs. Tysinger stated that policies number 6 and 7 on page 112 are a repeat of earlier policies in other sections.

Mr. Cavender stated that number 6 could be deleted and expand on number 7.

Mrs. Tysinger stated that number 6 and 7 could be deleted because it is talking about access and we are in infrastructure. "Public Access" is the new number 5 and the policy will be; "to improve existing and add new ones and where ever feasible purchase more accesses for public access."

Mr. Rademacher stated that there are 112 new parking spaces since 2005.

Mrs. Tysinger stated that the subdivision ordinance has been amended to require developers to provide public access. Public water front lots have been purchased to keep public access and parking.

Mr. Rademacher stated that there are 37 public accesses total in Surf City and two of which are handicap accessible, and all access are free.

Mr. Newsome stated that the Town also has a beach wheel chair which can be reserved by the day and is also free.

Mrs. Tysinger stated the Town should make handicap it's <sup>own</sup> ~~own~~ policy. Alternate transportation could possibly be tied into handicap access but yet be its own policy.

Mr. Rademacher stated that he does not necessarily think we need to expand on alternate modes of transportation, just that alternate systems are in the works.

Mrs. Tysinger stated that Surf City supports alternate modes of mass transportation to transport visitors to and from the island. It is our desire to keep public parking as a free public access. It is the policy of the Town to develop more non-motorized boat access or a location that could handle both along navigable waters.

Mr. Newsome stated that is very rare that you find a free boat launch.

Mr. Campbell stated that it seems as if number 8 on page 112 is much like other policies that already exist.

Mrs. Tysinger stated that if you want to keep number 8 it should be put into another section. Ordinances have been re-written which covers these policies. She also mentioned deleting number 9 on page 113 needs to be addressed.

Mr. Cavender stated that it seems to be in the wrong location. These policies have been mentioned in other places. Our groundwater is our water supply.

Mrs. Tysinger stated that item "a" on page 113 is being moved to page 110 under number 2.

Mr. Cavender stated that item number 10 on page 113 is also a repeat of page 110.

Mrs. Tysinger stated that item number 11 "Stormwater" should be on page 112 as number 4. On page 114 number 12, building on this policy with interconnectivity and traffic circles to be added. Item "c" implies that you would treat new residents different than older residents you can not by law, so this policy does not apply to the Town. Item "c" will be deleted.

Mr. Newsome stated that he did not like the mention of a specific store in item "d."

Mrs. Tysinger stated that the last sentence needs to be taken out and replaced with "To encourage DOT to do roundabouts were deemed appropriate."

Mr. Cavender stated that item "g" on page 114 to make mention of the connectivity of the bike paths on the island and mainland.

Mrs. Tysinger stated that on page 115 item "k" could be deleted it is a repeat of other policies that have already been covered.

Ended on page 115 at Item 13 "Impact Fees"

#### IV. Adjourn

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

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD  
WORKSHOP MINUTES**

**August 18, 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Larry Bartholomew  
Sally Edens  
Jimmy Campbell  
Steven Pasquantonio

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**OTHER INDIVIDUALS PRESENT WERE:**

Penny Tysinger

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 6:00 p.m.

**II. Land Use Plan**

Mrs. Tysinger stated that we will be starting on page 115 item number 13 "Impact Fees."

Mr. Cavender asked if we should add "it is the policy to" to number 13; since impacts are currently being collected for all new construction.

Mrs. Tysinger stated that the Town is limited to what they can put impact fees on. How about saying "continuing with a system of impact fees?"

Mr. Rademacher stated that back in April Surf City changed its impact fee schedule to reflect that of changing occupancy loads for each new structure built.

Mr. Camps-Campins stated that item number 15 he would like to include the community and welcome center.

Mr. Newsome stated that the parks should also be included, such as Soundside Park. The Town has been adding to the parks. Naming the parks adds more creditability to what the Town has done.

Mrs. Tysinger asked if grants were used for the parks.

Mr. Rademacher stated that grants were used on the community center but not on the parks. Item number 16; Mrs. Tysinger asked if the Town performs channel maintenance.

Mr. Camps-Campins stated that not only does the Town have a committee for re-nourishment but we work together with the other cities and counties. This should be assurance for the citizens.

Mrs. Tysinger stated that the things you are talking about are assets of the island.

Mr. Rademacher stated that the Topsail Island Shoreline Protection Committee is the regional committee for beach nourishment on the island.

Mr. Newsome stated that we have an active local group that works for the island every day.

Mrs. Edens asked if this would include deep water access channels for developments.

Mrs. Tysinger asked if the Town was in the fifty year plan with the Army Corps.

Mr. Medlin answered that the Town is not currently in the fifty year plan with the Army Corps but is working to be.

Mrs. Tysinger stated that adding "working towards the fifty year plan" will be added to item 17a.

Mr. Rademacher stated that "channel maintenance" needs to come out of number 17a.

Mrs. Tysinger stated that the Town wants to keep the shorelines healthy, useable, and maintained. Adding another policy about beach nourishment would work well here.

Mr. Newsome stated that item 18 "Recycling" is something that has been implemented.

Mr. Cavender stated that the Town hopes to seek to serve commercial businesses in the future.

Mr. Pasquantonio stated that the ABC regulations help out in commercial recycling.

Mrs. Tysinger stated that it needs to be noted in item 18. There is a convenience site and private public store with local merchant for cardboard only. Curbside residential recycling began in 2009.

Mr. Rademacher stated that Topsail TV has been used in the past as an education source for the public.

Mr. Campbell stated that a policy could say; "it is the policy of the Town to use media sources to future educate the public."

Mrs. Tysinger stated that educational sources consist of TV, hands on demonstration, radio, and computer.

Mr. Cavender stated that in item number "20" there needs to be a period at the end of "expectations." The rest of the sentence is not needed.

Mrs. Tysinger stated that tying in that the Town is for educating the community to be a more sustainable community.

Mr. Newsome stated that policy "D" the first paragraph is too negative and needs to be deleted or edited.

Mrs. Tysinger stated to just delete the first paragraph. Item number "2" "any other program" needs to be added as well. Should the water bodies on the mainland side be included in item number "3a."

Mr. Cavender suggested that "estuarine waters" could be added.

Mr. Rademacher asked if Holly Shelter should be added here.

Mrs. Tysinger stated that the Town supports the preservation of Holly Shelter Game Lands. Item number "4a" could say "support the continued funding of any program that maintains a healthy and viable beach."

Mr. Newsome suggested leaving "4a" as it is.

Mr. Cavender stated that item number "4b" instead of "best possible" replace it with "best management practices." Also the word "problem" could be removed.

Mrs. Tysinger stated that the first sentence in item "4c" could be removed as it is a repeat that has already been stated.

Mr. Cavender stated that he agreed it needed to be changed up.

Mrs. Tysinger stated that policy number "5" A and B could be deleted. A new policy needs to be created to support the Towns Hazard mitigation plan.

Mr. Rademacher stated that the Town has its own Hazard Mitigation and Evacuation Plans.

Mr. Tysinger asked if there was an intergovernmental agreement for the swing bridge.

Mr. Rademacher stated there is nothing in writing but it is general policy that Topsail Beach evacuates before Surf City evacuates. The whole island takes only about six hours to evacuate.

Mr. Cavender stated evacuating is not so much the issue as getting back on the island.

Mrs. Tysinger asked if the community center was a emergency shelter?

Mr. Rademacher stated that the community center was not designed for a shelter it could be used as a overflow facility but is not a shelter. The public works building is set up for Town use in case of an emergency.

Mrs. Tysinger stated that deleting all of "a through e" and making a new policy for the hazard mitigation plan and work with local governments, counties, and federal agencies.

Mr. Campbell stated that item 6 should be "Hazard" not "Disaster."

Mr. Cavender stated that the next to the last sentence in item "a;" encourage more than the minimum" needs to be inserted.

Mr. Newsome stated that in item "a" the last sentence "encourage" needs to be changed to "desires."

Mrs. Tysinger stated that in item "b" the words "to minimize development" can be deleted. Development is encouraged in the Town. Also in policy 8 the "s" can be removed from "alternatives."

Mr. Cavender stated that the word "hurricane" should be removed from item "b" policy 8.

The meeting ended on the bottom of page 118 with policy 8b.

**IV. Adjourn**

Mr. Bartholomew made the motion to adjourn. Mr. Pasquantonio seconded the motion and the motion was carried.

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD  
WORKSHOP MINUTES  
September 15 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Larry Bartholomew  
Sally Edens  
Jimmy Campbell

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**OTHER INDIVIDUALS PRESENT WERE:**

Penny Tysinger

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 6:00 p.m.

**II. Approval of Minutes**

June 11, 2009 Workshop Minutes

Mr. Cavender made the motion to approve the minutes. Mr. Camps-Campins stated that there is a correction on page on the sixth line, in regards to "public." Mr. Camps-Campins seconded the motion and the motion was carried.

August 18, 2009 Workshop Minutes

Mr. Camps-Campins made the motion to approve the minutes. Mr. Bartholomew seconded the motion and the motion was approved.

**IV. Annexation Request (Richard & Allan Sullivan)**

Mr. Rademacher stated that the Town Council has requested review of an annexation request from Richard and Allan Sullivan. The property is located off of Hwy 210 and is adjacent to the existing municipal limits of the Town. A portion of the property is already within the Town limits of Surf City and zoned C-3 commercial. The property to be annexed is 17.44 acres in size. Adjacent land uses consist of vacant land and commercial uses. Staff suggests zoning the property C-3 commercial as the property is in an area projected within in the land use plan to be suitable for commercial development. "See map attachment."

Mrs. Edens asked if this tract would remain one tract to of land.

Mr. Rademacher stated yes it would. They have submitted for a recombination survey so it will all be one tract of land. It is currently under contract with Mo Afify to be developed.

Mr. Newsome asked who owned the land were the trees are planted.

Mr. Rademacher stated the Sullivan's currently own that property. This will all be part of the new tract. The developer is planning on leaving the trees.

Mrs. Edens asked if there are any preliminary plans as to what he wants to do.

Mr. Rademacher stated that a site plan for an entrainment complex is in the works; which will include a bowling alley, movie theater, sports bar, and arcade. Some out parcels and a hotel site have been reserved.

Mr. Camps-Campins made the motion to approve the annexation request as is.

Mrs. Edens seconded the motion and the motion was carried.

## V. Land Use Plan

Starting on the top of page 119 Policy number 9.

Item (2)(2)(D)(9)a.- It is the Towns policy to consider the purchase of any land which may become available (through destruction of structures) as a result of a catastrophic event. Purchase and redevelopment of the Towns waterfront. "Add" through the parks and recreation plan preserve public spaces or opportunities to get vulnerable lands to include in greenways and buffers.

Item(2)(2)(D)(10)a.- Surf City policy is that public expenditure of funds for the repair or reconstruction of any private road or vehicular easement which is damages or destroyed as a result of an intense storm event shall not occur, except in conjunction with the repair of the town utilities. Surf City policy is that private roads shall be the responsibility of the individual property owners. "Add"

Promote public over private roads on the mainland. Private roads only due to the geography.

Item (2)(2)(D)(11)a.- It is the policy of the Town of Surf City to educate the public on planning concerns. All future meetings where land use planning and the public policy in the Town of Surf City will be discussed will continue to be open to the public. All meetings will be appropriately advertised and adequately publicized and public meetings and hearings will continue to be held to discuss special land use issues and keep citizens informed. It is the intent of the Town that all economic, social, ethnic, and cultural viewpoints be considered on all matters of the public policy. Coordination and discussion with regulatory agencies and other area municipalities (and County) officials on policy matter will continue to be part of the Town's land use policy development process. "Add" The town will continue to use the most advanced technology to inform the citizens.

Policy (12) Stormwater Impact- New Construction Should Not Impact -Delete

Section (E) Water Quality Goal & Policies- Change 50 years to 60 years in the first paragraph. Second paragraph delete "expressed" out of the first line.

Item (2)(2)(E)(2)a.- The Town of Surf City policy is to eliminate the spillage and runoff of sewage from malfunctioning septic tank or systems into water of the Topsail Sound "Add" tributaries. Majority of the Town is covered by sanitary sewage utilities.

(2)(2)(E)(2)c.- "New Policy" Encourage the reuse of septic tanks for purposes of stormwater retention.

(2)(2)(E)(5)a.- It is the policy of Surf City to prevent the degradation of the areas water quality and prevent the loss of the public trust uses on the oceanfront and on the sound side beaches and in the water of Topsail Sound "Add " and tributaries.

(2)(2)(E)(5)c.- Delete

(2)(2)(E)(7)b.- It is the policy of Surf City to work with the Cape Fear Council of Governments, State agencies, Pender County, and Onslow County, other island municipalities, area land trust, and conversation groups to maintain the high water quality found in Topsail Sound "Add" and tributaries."

Policy (10) Commercial Development "Change" in the Central Business District.

(2)(2)(E)(11)a.- It is Surf City Town policy to protect the "Add" historical central business district (CBD) so as to provide continuing opportunities for the "downtown" commercial development. The town of Surf City policy is to also allow limited residential development in the CBD, however due to the limited size of the CBD, and due to the regional importance of the Surf City CBD, the primary

use of the CBD will be commercial. Mixed use type development will be allowed within the CBD and within the municipal urban waterfront area.

Policy (11) Support for the State Regulations on the Development in AEC's "Change" to Policy (12). Policy (12) Development in Surf City's Urban Waterfront "Change" to Policy (11).

Item(2)(2)(E)(18)a.- The Town of Surf City policy is to diminish the amount of stormwater runoff draining into Topsail Sound "Add" and tributaries. The Town supports the regulations of land development adjacent "Add" to water bodies as a means of maintaining the excellent water quality of Topsail Sound. Because of the sensitivity of certain soils near Topsail Sound, and because of current absence of centralized sewer in some areas adjacent to the Sound, Surf City believes that the density of development and placement of septic tanks in these areas should be carefully and strictly regulated.

Item(2)(2)(E)(18)a.- Delete

Item(2)(2)(E)(20)a.- It is the policy to explore the use of "Add" best management practices which has proven successful in the protection of water and land resources from man-made pollutants.

Item(2)(2)(E)(21)a.- Delete

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**SURF CITY PLANNING BOARD  
WORKSHOP MINUTES  
October 8, 2009**

**5:30 P.M.**

**THE FOLLOWING MEMBERS WERE PRESENT:**

Barry Newsome  
Frank Camps-Campins  
Andy Cavender  
Larry Bartholomew  
Steve Pasquantonio

**THE FOLLOWING COMMUNITY DEVELOPMENT STAFF WERE PRESENT:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**OTHER INDIVIDUALS PRESENT WERE:**

Penny Tysinger

**I. Meeting Called To Order**

Chairman Newsome called the meeting to order at 5:30

**II. Planning Board Workshop**

(F) Local Areas of Concern Goal & Policies

Lying at the confluence (intersection) of Pender and Onslow counties, bisected by a major coastal north-south artery, Route 17, and close proximity to both the ICW and Atlantic Ocean, Surf City lies mid way between two major cities. Consequently, it inhabits a pivotal area and provides a highly desirable site not only for major retailers who are reaching out to this expanding community but also for families who work in either of the two large urban areas sitting to the north and south.

Over the past eight years Surf City has assembled the various elements such as a progressive and comprehensive land use plan, ordinances to provide for orderly, long term growth and the foresite to extend in its infrastructure to prepare for its future. As a result residents and commercial developers have noticed the availability of these resources and have sought out Surf City. Surf City's recent history of

voluntary annexation has provided for a more orderly growth and mutual benefits to both parties without contention.

The internal planning process preformed by the Surf City council, planning board, and staff has sought to meld the diverse elements necessary for a compatible and harmonious development while still retaining the "home town" look and feel that goes with a small community that enjoys healthily beaches and estuaries. The implementation of a policy to allow voluntary annexation has provided for a more orderly growth and mutual benefits to both parities without contention.

The petitioner is accord admittance to a community well prepared and ready to administer services and receives the protection of property and life besides access to this infrastructure. The community receives a most willing petitioner ready to accept these essential services, to integrate the site within an existing framework of compatible land uses, and enhance its tax base.

Putting these elements together has viewed well for Surf City in attracting both residential and commercial interests to place large, successful development within this community and the annexation process has greatly facilitated this orderly growth.

(1) Annexation

(2)(2))(F)(1)a. It is the policy of the Town to be pro annexation and encourage voluntary annexation so not to over burden the existing tax base voluntary annexation, allows the Town to stay a viable and healthy Town.

Going Green

(1) Recycling

(2) Best Management Practices Storm Water

(3) Renewable Resources- It is the policy of Surf City to examine emerging technologies and improvements where practicable.

(4) Water Quality

(5) Transportation-It is the policy of Surf City to encourage a smaller carbon footprint through public transit systems, car pooling, flexible work hours, cycling, and pedestrian oriented through mixed use development and live work units.

(6) Green Building Practices

(2)(2)(F)(29)a.- It is the policy of Surf City to require owners or residents to keep a portion of those land areas(or lots) which are to be developed as green space and to improve appearances on these same lots by adherence to the Town's landscaping ordinance. Beautification with healthy trees will help to mitigate the negative impacts of development.

(2)(2)(F)(30)a.- It is the Surf City policy to keep the community affordable and to encourage building diversity, low-rise structures, and a reduced scale of buildings (Add) by reducing the look of the scale through architectural elements.

(2)(2)(F)(31)a- It is the policy of Surf City to protect indigenous wildlife species, particularly endangered or threatened species from the negative, or possible life threatening effects of development (for example: the effect of improperly installed lighting on baby turtles, or the 4-wheel drive vehicle effect on the nesting areas of the piping plover.) (Add) The Town also supports the mission of the sea turtle hospital in the Town and community.

**New Polices to be Added:**

It is the policy of Surf City to have its own stand alone post office with a single zip code.

It is the policy of Surf City to watch and monitor sea level rise and adopt necessary polices to mitigate the effects on the Town.

It is the policy of the Town to promote public education.

It is the policy of Surf City to re-use water from the water treatment plant through purple pipe.

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date