

Surf City Planning Board Workshop
Meeting Minutes

February 11, 2010

5:30 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Andy Cavender
Carl Johnson
Steve Pasquantonio
Jimmy Campbell
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison
Bryon Flee- Bishop Creek Apartments Developer
Don Edwards- Bishop Creek Apartments Architect
Allie Poucher- CVS Engineer
Eric Johnston- CVS Engineer
Tim Register- CVS Developer
Tom Baldwin- Turtle Hospital Contractor
Ernie Brockbreder- Citizen
Chris Medlin- Citizen
Jeanne Lacorte- Citizen
Mac Keel- Citizen
Ken Breitske- Citizen
Charles Johnson- Citizen
Eric Kopka- Citizen

I Meeting Called To Order

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

II. Approval of Minutes

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

III. Site Plans

- **CVS**

Mr. Rademacher stated that the CVS Pharmacy is a 13,225 square foot building. The property is currently zoned C3 Commercial which does allow for this type of retail use. This property is adjacent to other C3 properties and is located at the intersection of highway 50 and 210, across the street from Gateway Plaza commercial center. The project area consists of 1.52 acres of uplands with no wetlands on the site. The parking requirements meet the requirements of the ordinance. The lighting plan has been submitted and is also in compliance with the ordinance. This site will eventually be part of a larger commercial development. The NCDOT has reviewed the overall site for driveway/access permits and this design can be seen on the site plan showing the pharmacy will be accessed through the main shopping center. No direct access from the highway will be permitted for the pharmacy site. Stormwater will require a state approval which is currently being reviewed for approval. Landscaping design has been done in compliance with the exception of four trees missing along Hwy 50 and 210. Signage will be permitted separately. Staff is recommending approval of this site plan provided the trees are added as required by the ordinance. (*see attachment 1*)

Mr. Register stated that is he from Sampson County and the developer of the CVS. This CVS will be a typical 13,225 square foot store. This exact store is also located in Wilmington on Market St.

Mr. Newsome asked how long will construction take?

Mr. Register stated that we are hoping to be open by January 2011. Construction takes 27 weeks for typical construction.

Mr. Cavender asked if this has been run through with DOT?

Mr. Register stated that it will be one in and one out for egress and ingress.

Mr. Campbell asked if you could make a left hand turn?

Mr. Register stated at the corner it will be right in and right out only. Farther back on the property you will be able to exit there as well.

Mr. Cavender made the motion to approve the site plan with staff recommendations Mr. Pasquantonio seconded the motion and the motion was carried.

- **Karen Beasley Turtle Hospital**

Mr. Rademacher stated that the applicants are seeking approval of 13625 square foot turtle hospital. The property is zoned RA Rural Agricultural and does allow for this type of use to be constructed. The project is expected to be a Turtle rehabilitation center and educational facility for visitors to enjoy. The property is adjacent to the Surf City Community Center. The project consists of 3.99 acres with a mix of uplands and wetlands on the site. The wetlands have been determined and a fill permit for the parking area and a portion of the driveway has been applied for. The parking requirements meet the requirements of the ordinance and landscaping had been designed to meet the codes. A lighting plan has been submitted and is also in compliance with Town codes. Sidewalks and driveway design have been shown leading to the new road named Tortuga Ln. This road will lead out to Charlie Medlin Dr. A storm water plan has been submitted with all water on the site being sent to an underground system that will help to feed the pond at the community center. The storm water plan will need to receive approval from the state prior to construction. Water and Sewer is also to be provided down the new road system and will need to be reviewed by the Town prior to construction taking place. Staff recommends approval of this site plan as it meets the requirements of the ordinance. *(see attachment 2)*

Mr. Baldwin stated that he is the contractor for the Turtle Hospital and that he is out of Wilmington, N.C. The estimated construction time is six months and we are hoping to get started in March of 2010.

Mr. Cavender asked if the improvements to Charlie Medlin Dr and Tortuga Ln tied together.

Mr. Rademacher stated that the water and sewer will be available before the end of construction. These will be public roads.

Mr. Cavender asked if the Turtle Hospital will be open longer.

Mr. Rademacher stated yes, year round. The parking area will be done in pervious material.

Mr. Johnson made the motion to approve the site plan. Mr. Bartholomew seconded the motion and the motion was carried.

- **Richard and Allen Sullivan**

Mr. Rademacher stated that the applicants are requesting the rezoning of property zoned R15 and C3 commercial to be rezoned to MFC or Multi Family Cluster. This property is located between the intersection of Atkinson Loop Rd and highway 210 and the intersection of highway 50 and 210. This property is surrounded by

developed parcels of property containing single family homes in the PD zoning district of Pender County and across the highway 210 by C3 commercial property zoned B2 business as denoted in the Pender County Zoning Ordinance. The current R-15 Zoning allows for single family homes to be constructed on lots that are a minimum of 15,000 square feet in size. A rezoning MFC would allow multiple residential units at a maximum density of 10 units to the acre provided that 30% of the land is left in open space. These units maybe constructed as single family homes, apartments, condominiums, or townhomes. Due to the fact that this area is not addressed in the current land use plan for Surf City we are required to get consistency for land development for this property from the Pender County Land Use Plan. The county land use plan show this property as an Urban Growth Area allows for high density development with water and sewer services located in the vicinity. Zoning this property to MFC Multifamily would be consistent with the land use plan on file and the mix of residential types allowed in the MFC are also consistent with the surrounding area and developing uses along the Highway 210 corridors.

Mr. Fler stated that he is the project manager for Bishop Creek Apartments. The group had held an open house on Monday February 7 and 90 mail notices were sent out as well. This location is within a growth corridor. Traffic at the apartment complex has the same counts as the CVS which is proposed across the street. This project is not a low income housing development. This will be a 144 unit apartment complex averaging about 60% male and 40% female. The average median income is 40K. All leases would run on 12 month terms. There will be a buffer between Marcell Village and Bishop Creek Apartments, either of shrubs, fence, or a berm. It will include a 3500 square foot clubhouse, pool, fitness and media center, on site staff 24/7. There will be lighting on high poles as to not illuminate Marcell Village.

Mr. Newsome asked if this project will connect with Hwy 50.

Mr. Fler stated not at this time for this project.

Mr. Johnson asked how many other of these projects has Mr. Fler done in this area.

Mr. Fler stated none personally.

Mr. Edwards stated Fayetteville, Greensboro, Charlotte, and some in South Carolina.

Mr. Fler stated that C3 commercial is all around this piece of property.

Mr. Newsome asked what is a monthly rate.

Mr. Fler stated that the studio \$650/1bedroom \$850/2bedroom \$925/3 bedroom \$1000 a month.

Mr. Campbell asked what percentage military will this be rented to?

Mr. Fler stated that they allow no felons, high credit score, 40 to 50% military.

Mr. Newsome asked if they sell the units.

Mr. Fler stated that no they are all rentals only.

Mr. Bartholomew asked if the financing already in place.

Mr. Fler stated yes. Should be at 98% rental within 6 months.

Mr. Pasquantonio asked what the current hold time is.

Mr. Fler stated 3 to 5 years depending upon cap rates.

Mr. Brockbreder stated that his concern is the added traffic. During the summer time already it is very hard to get to Surf City. He moved here in 1990 for the peacefulness, this will not be true with the new development.

Mr. C. Medlin stated that he did not believe that anyone would pay these rent rates. Heavy traffic would also be an issue along with this being stick built construction. He also mentioned that the buffer footage keeps changing.

Jeanne Lacorte stated that her property directly backs up to the proposed apartments and she moved here for the peacefulness and the fact that there was no big commercial.

Mac Keel stated that he is military pilot and is also directly affected by the development. This development would cause a lot of noise, traffic, and transient people. Petty crime would go up and the dynamics of the city would change.

Charles Johnson stated that traffic would increase, property values would decrease, drainage would be a problem from all the runoff.

Ken Breitske stated that since the clearing has been done you can already see the lights off the road. Just those trees have made a difference. It has disrupted the wetlands and runoff. The peaceful life here in Marcell Village will be ruined with this project.

Mr. Cavender asked if this project was left R15 would allow for at least 45 single family homes and up to 100 additional cars would there be the same amount of displeasure.

Mr. Kopka stated that home owners take pride in their homes and yards. Renters do not take that pride. Pride is in ownership.

Mr. Campbell stated that we as a city can not guarantee the quality of the next owner of this development once or if it is sold.

Mr. Rademacher stated that the site plan has nothing to do with the re-zoning application. This is strictly for the re-zoning of the property.

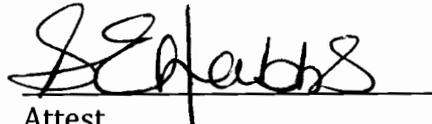
Mr. Pasquantonio stated that where the stopping point for commercial and neighborhood development is should be.

Mr. Cavender stated that in 2005 the Town decided to let Terra Co be the stopping point. This property was originally thought of being C3.

Mr. Pasquantonio made the motion to deny the re-zoning and keep the property C3 commercial and R15 Residential. Mr. Johnson seconded this motion and the motion was carried.

Mr. Pasquantonio made the motion to adjourn.


Chairman


Attest

Surf City Planning Board Workshop
Meeting Minutes

February 16, 2010

6:00 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Steve Pasquantonio
Jimmy Campbell
Randy Cox

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 6:00 p.m.

II. Land Use Plan

Page 124 (F) Local Areas of Concern Goal & Polices

Work on this land use plan featured and extensive effort to allow the community at large to participate in the planning process. The citizens of Surf City, through their hard work, and the extensive and repeated review of the Planning Board and Town staff, have given us a more useful and accurate land use plan than would have been possible without thoughtful guidance. Slowly... through the process...as we disused issues in detail...several things which are of rather extreme importance to the Town began to emerge. A short list of the most important issue areas would include: support for beach nourishment, willingness to cooperate with other area local governments for successful solutions to mutual problems, transportation issues/parking, maintain height restriction, Surf City is supportive of business, Surf City wishes to maintain its small Town character and appeal, and, in general, natural resources protection, and continue to work with DOT on discussions to replace the swing bridge.

(2)(2)(F)(1)b.-It is Surf City policy to improve the state and municipal transportation system in Surf City, for the convenience of residents and visitors and for the support of economic growth through interconnectivity, greenways, sidewalks, and shuttles.

(2)(2)(F)(2)a- DELETE

(2)(2)(F)(2)b.- In the future, travel and tourism will become even more significant to Surf City and will continue to contribute significantly to the Town's economic base.. Surf City policy is to support the promotion, development, and expansion of area travel and tourism events, attractions, and facilities as the Welcome Center.

(2)(2)(F)(2)e.- It is the policy of Surf City to maintain the "family" and "small Town" feel to the community by encouraging and supporting festivals and events at the Soundside Park and to assist seasonal entertainment and flotilla.

(2)(2)(F)(2)f.- It is the policy of Surf City to support the Turtle Hospital and continue the support of the rescue mission.

(2)(2)(F)(2)g.- It is the policy of Surf City to continue the support of the community center and make it available for citizens tourist through day passes.

(2)(2)(F)(3)c.- It is the policy of Surf City to encourage beautification and design which enhances the quality of life and sense of pride and place that are the cornerstones for a strong, healthy, viable community with recreation programs and tourism at community buildings.

(2)(2)(F)(3)d.- It is the policy of Surf City to enforce standards for architectural standards and construction with a coastal vehicular.

(2)(2)(f)(3)f.- It is the policy of Surf City to target the clean-up of junk, litter, nuisance conditions throughout the town, through courteous requests and through, where necessary code enforcement actions.

(2)(2)(F)(3)g.- It is the policy of Surf City to beautify the entrances to the community with new welcome and informational signs and appropriate landscaping.

(2)(2)(F)(3)h.- It is the policy of Surf City to continue a program of purchasing and providing more holiday decorations for placement along public streets.

(2)(2)(F)(3)i.- It is the policy of Surf City to acquire landscaping easements to allow beautification of thoroughfare areas and to screen less attractive conditions from public view.

(2)(2)(F)(3)j.- It is the policy of Surf City to keep the streets clean with the use of the street sweeper.

(2)(2)(F)(4)b.- The Town of Surf City will request the services offered by the Pender and Onslow County Health Departments to provide in short-term clinics. (Delete) On Topsail Island.

(2)(2)(F)(4)d.- It is the policy of Surf City to use reverse 911.

(2)(2)(F)(4)e.- It is the policy of Surf City to use an "AM" broadcasting station only in the act of an emergency.

(2)(2)(F)(4)f.- It is the policy of Surf City to implement the hazard mitigation plan.

(2)(2)(F)(4)g.- It is the policy of Surf City to support Pender and Onslow Counties EOC by being present at meetings.

(2)(2)(F)(4)h.-It is the policy of Surf City to work with surrounding volunteer and paid fire stations.

(2)(2)(F)(4)i.- It is the policy of Surf City to plan for expansion of fire and police departments on the mainland.

(2)(2)(F)(4)j.- It is the policy of Surf City to support expansion and development of full medical facility (ie: Hospital).

(2)(2)(F)(7)a.- It is the policy of the Town to not allow off-road vehicle or foot traffic use that would cause erosion or substantial damage to land forms. This policy on off-road vehicles is not pertinent to public works projects or emergency vehicles. Limited use on the beach is permitted by Town ordinance.

(2)(2)(F)(10)b. It is the policy of Surf City to support the turtle hospital and efforts protect turtle nest (ie: Light Ordinance).

(2)(2)(F)(10)c. It is the policy of Surf City support state and national clean up efforts of the beach and ROW and waters (ie: surf riders, DOT Big Sweep).

(2)(2)(F)(14)b. It is the policy of Surf City to not promote any industry uses however town will study the possibility of light industry uses in geographic locations and sensitive environment. (Delete Original "B")

(2)(2)(F)(16)a. The Town of Surf City policy is to preserve part of planning area in a "natural" or open space. The means by which the Town of Surf City proposes to accomplish this is through existing state and federal regulations and the Surf City subdivisions regulations. Cooperation with development interests will be a high priority. The rights of private property owners will be respected.

(2)(2)(F)(17)a.- It is the policy of the Town of Surf City to manage land use policy and local land use ordinances and regulations such that they complement, enhance, and are consistent with each other.

(2)(2)(F)(19)b.- Surf City policy is to encourage small business development and where larger tracts of land where appropriate well planned commercial centers.

(2)(2)(F)(20)a.- DELETE

(2)(2)(F)(21)a.- The Town of Surf City policy is to approve and support dredging work in Topsail Sound and topsail Inlet to improve navigation, fish and shellfish habitat, water quality, and to support beach nourishment efforts, and working towards the fifty year core plan.

(2)(2)(F)(22)a.- DELETE

(2)(2)(F)(23)a- DELETE

(2)(2)(F)(24)a- DELETE

(2)(2)(F)(25)a,b,c, & d.- DELETE

(2)(2)(F)(27)a- DELETE

New updated flood (February 16, 2007) map will be added to update Land Use Plan.


Chairman


Attest

Surf City Planning Board Workshop
Meeting Minutes

March 11, 2010

5:30 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Andy Cavender
Carl Johnson
Franks Camps-Campins
Sally Edens
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison
Bryon Flee- Bishop Creek Apartments Developer
Charles Riggs-Surveyor
Sue Medlin Smith- Realtor
James Sly- Resident

I Meeting Called To Order

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

II. Approval of Minutes

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

III. Annexation

Bishop Creek Apartments

Mr. Rademacher stated that the applicants are requesting the annexation of approximately 18 acres of land located off of highway 210 east owned by Richard and Allen Sullivan. The property is adjacent to the Town of Surf City Limits with all lands in the Town being zoned C-3 commercial. Adjacent land within the county's jurisdiction is zoned PD or planned development. Adjacent land uses include vacant land, Food Lion, Retail Shops, and Restaurants. A residential development is located on the backside of the adjacent vacant property within the county's jurisdiction. The property will be accessed by a new road, Caretta Drive that will connect to Tortuga Lane and Charlie Medlin Drive eventually leading out to highway 50/210 next to the mini golf.

A zoning to MFC will allow for multiple residential units at a maximum density of 10 units to the acre provided 30% of the land is left open space. These units may be constructed as single family homes, apartments, condominiums or townhomes.

Due to the fact that this area is not addressed in the current Land Use Plan of Surf City we are required to get consistency for land development for this property from the Pender County Land Use Plan. The county land use plan shows this property as an Urban Growth Area which allows for High Density Development with water and sewer services located in the vicinity of retail centers.

Zoning of this property to MFC multifamily would be consistent with the Land Use Plan on file and the mix of residential types allowed in MFC are also consistent with the surrounding area development uses along the Highway 210 and 50 corridors. The zoning is also consistent to annexation adjacent to the proposed Harris Teeter site that was zoned MFC due to its location next to commercial and residential development.

Mr. Fleer stated that the development company feels as if this is a better site than the previous location. The location behind Food Lion will be a significant distance from the Deer Run subdivision by at least 1100 feet. Improvements will be made to Charlie Medlin Dr as well. This will open up for a lot of pedestrian activity. Traffic will be able to disperse in this location. We are proposing to do a regional stormwater plan for all of the Sullivan land. Improvements to the current pond behind Food Lion will be made as well. A very similar project in Hampstead has only had 4 incident reports in a years' time span per the Pender County Sheriff's department.

Mr. Cavender made the motion to approve the annexation to MFC as suggested by staff. Mr. Camps-Campins seconded the motion and the motion was carried.

IV. Adjourn

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

Barry H. Newsome
Chairman

SE Habbs
Attest

Surf City Planning Board Meeting Minutes

April 8, 2010

5:30 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Sally Edens
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison

I Meeting Called To Order

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

II. Approval of Minutes

Mrs. Edens made the motion to approve the minutes as presented. Mr. Cox seconded the motion and the motion was carried.

III. Zoning Text Amendment

- Electronic Gaming Operations

Mr. Rademacher stated that the issue of electronic gaming operations or internet sweepstakes has been going around the state for a while now. The issue was brought up at a council meeting for staff to investigate the issues around it and see how our local ordinances compared. This resulted in finding that there no clear guidelines for the type of business in our regulations. Recently this issue also was brought up in the City of Wilmington where a moratorium was placed on new businesses which may result in these types of businesses pushing out of the larger cities. In response to all the items previously noted staff researched what several other communities were doing in regard to these establishments and recommends the following changes to the ordinance.

1. Add the following definition to the zoning ordinance:

Electronic Gaming Operation- A business enterprise where persons utilize electronic gaming machines, including but not limited to personal computers and dedicated gaming terminals, to conduct games of chance, including sweepstakes, and where cash, merchandise, or other prizes are redeemed or otherwise distributed. May also be referred to as cyber or internet sweepstakes.

2. Add Electronic Gaming Operations to the Section 4.19 Table of Uses in the Zoning Ordinance as (C) Conditional Use in the C-3 Commercial District.

Add the following section to the zoning ordinance:

4.16 Electronic Gaming Operation

- (a) See Table of Uses
- (b) Hours of Operation. The business shall operate only on Monday through Saturday between the hours of 10:00 AM and 12:00 AM (midnight) and on Sunday between the hours of 1:00PM and 12:00AM (midnight).
- (c) This ordinance does not refer to or affect any uses conducted by the State of North Carolina and its official lottery.

4.16.1 Location This operation shall not be located closer than:

- (a) Fifteen-Hundred (1,500) feet from any residence or residential zoning district.
- (b) Fifteen-Hundred(1,500) feet from any church or other religious institution, day care center, public technical schools, community college or public university, governmental institutions, public park or playground, public library, cemetery, skating rink, video arcade, or motion picture theater which shows G or PG rated movies to the general public on a regular basis.
- (c) Fifteen-Hundred (1,500) feet from any existing Electronic Gaming Operation, Tattoo or Body Piercing Establishment, Adult Entertainment Business or Sexually Orientated Business.

4.16.2 Maximum Number of Machines- No more than twenty (20) electronic gaming machines shall be permitted at any single Electronic Gaming Operation facility.

4. Add the following underlined to 5.1.3 Off Street Parking Schedule Table:

Use	Parking Spaces	Parking Spaces
	Maximum	Minimum
Electronic Gaming		1.5 Per machine or 1per 100sf whichever is greater.

Mr. Newsome asked what is the average depth on the lots located along Hwy 50/210?

Mr. Rademacher stated that the average depth of those lots is around 1,000 feet. The lots in which these types of business could be located are not located on the main causeway.

Mr. Cox stated that most developers would prefer not to lease to smaller chains of this nature out along Hwy 17.

Mr. Medlin asked if alcohol would be allowed at this type of establishment.

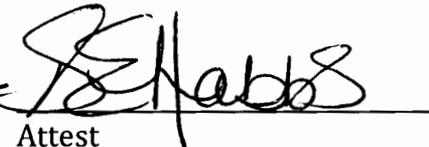
Mr. Rademacher stated that alcohol allowance would be a police controlled regulation. ALE license are issued by the state.

Mrs. Edens made the motion to approve the motion with staff recommendation. Mr. Cox seconded the motion and the motion was carried.

IV. Adjourn

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


 Chairman


 Attest

Surf City Planning Board
Meeting Minutes

May 13, 2010

5:30 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Steven Pasquantonio
Andy Cavender
Carl Johnson
Sally Edens
Jimmy Campbell
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison
Steven Morris – Jet Ski Rental Owner

I Meeting Called To Order

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

II. Approval of Minutes

Mr. Cox made the motion to approve the minutes. Mrs. Edens seconded the motion and the motion was carried.

III. Conditional Use Permit – Carolina Diver / Steve Morris

Mr. Rademacher stated that the Town has received a Conditional Use Permit Application from Carolina Divers on behalf of Mr. Steven Morris. This is for an application for the use of motorized watercraft on the property located at 13567 B. NC Hwy 50, which is next to Foodlion, the current business of Carolina Divers. They are providing space within their operation as a means to rent the skis and to watch the safety video. Mr. Morris has also acquired space that the Beach House Marina to

May 13, 2010

rent wet slips and storage of the skis will be at Greg's Outboard Marina located on NC Hwy 50, in Holly Ridge. The proposed use will use all the existing facilities that were required on the Prudential site plan and does expand the use beyond what is approved for in that area. This site is located in a C-3 Commercial district and the proposed personal watercraft rental business does require a conditional use permit. Copies of letters are attached of rental agreements. Staff is recommending a couple of conditions if the application is approved to Town Council. One of those conditions being that the jet ski be limited to four, secondly no signage at the Beach House Marina, thirdly the Soundside Park can only be used for the loading and un-loading of the watercraft.

Mr. Morris stated that he has been involved in the jet ski rental business for about fifteen years. He has worked in Sneads Ferry, Myrtle Beach, and Topsail Island. He meets more than the states minimum requirement for insurance. He is also First Aid CPR Certified. He monitors the riders personally while they are out riding. Each customer must watch a safety video before riding.

Mr. Newsome asked where the video would be viewed? And what is the average rental time?

Mr. Morris stated at Carolina Diver and there is a test after the video. The rental time can be from half an hour to one hour.

Mr. Cavender ask will the skis stay in the water at the Marina?

Mr. Morris said yes they will load the passengers and un-load at Beach House Marina

Mrs. Edens asked if the video complies with the US Coast Guard regulations for underage passengers or drivers.

Mr. Morris stated yes it complies with the Coast Guard regulations for rental businesses. All passengers must wear wrist bands in case of an accident and the driver falls off the ski will cutoff. They must stay 150 feet away from each other at all times. The riders are allowed from mile marker 36 north one mile.

Mrs. Edens said that there will one monitor for every four riders.

Mr. Morris they are all stay within the one mile radius from mile marker 36 north and one monitor. They is a lot of wide open range north and more sandbars on the sides.

Mr. Cox asked about the amount of advertising.

Mr. Morris said he had one sign at Carolina Divers and pamphlets around area businesses.

Mr. Campbell asked if the state has to inspect each ski.

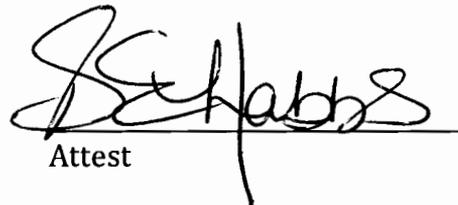
Mr. Morris we do have to have the safety sticker from the state, which entails fire extinguisher, life vest, whistles, anchors, and life savers. The hours of operation are from 9am till 6:30pm, Monday through Saturday. The season will be from May till September.

Mr. Cavender made the motion with the three conditions outlined by staff; one of those conditions being that the jet ski be limited to four, secondly no signage at the Beach House Marina, thirdly the Soundside Park can only be used for the loading and un-loading of the watercraft. and the condition of the designated usage area; being that of from mile marker 36 to one mile north. Mrs. Edens seconded the motion and the motion was carried.

IV. Adjourn

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


Chairman


Attest

**Surf City Planning Board
Meeting Minutes**

**August 12, 2010
5:30 P.M.**

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Steven Pasquantonio
Carl Johnson
Sally Edens
Jimmy Canady
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison

I Meeting Called To Order

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

II. Approval of Minutes

Mr. Camps-Campins made the motion to approve the minutes with changes noted on page two in the second paragraph. Mrs. Edens seconded the motion and the motion was carried.

III. Surf City Promenade

Mr. Rademacher stated that the developers, Promenade at Surf City LLC, are proposing the development of a multi- use commercial site at the intersection of highway 50 and highway 210. The property is zoned C3 commercial and allows for a variety of commercial uses. Staff has been reviewing this project for about a year with the developer to ensure compliance when submitted to the Town for approval. The proposed project will consist of a fun center housing a movie theater, 24 bowling lanes, arcade and restaurant within a 59,000 square foot building. The developments will also have several outparcel to be developed or various

August 12, 2010

commercial uses including CVS as well as other retail and restaurant uses. The out parcels will have their site plans approved separately. The state has approved permits for stormwater, erosion control, water, sewer and roadway improvements. Staff has also reviewed these items for compliance with local codes. The NCDOT permit will be requiring the installation of concrete medians to control turning movements on both highway 50 and 210.

The fire department has reviewed the site and has required additional fire hydrant on the site which can be seen near the out parcel H. Site design requirements have been met in regard to the lighting plans, landscaping, parking compliance as well as architectural plans. The site will have internal sidewalks connecting the outparcels to the main building. This site is also utilizing a road near the intersection closest to CVS for the aesthetics as well as for traffic control.

Signage for the site will need to be permitted separately by the developer and be in compliance with the ordinances.

See attachment for site specific plans.

Staff is recommending approval of this site plans as all requirements of the ordinance have been met.

Mrs. Edens asked if all DOT has been approved?

Mr. Rademacher stated that the whole entire site has been approved.

Mr. Newsome asked how many screens will be in the theater.

Mr. Afify stated that there will be ten screens, 24 bowling lanes, and 1,553 seats.

Mrs. Afify stated that it will have a covered entry, ticket booth inside, restaurant, concessions, laser tag, party rooms, and arcade.

Mrs. Edens asked if there will be a sports bar?

Mrs. Afify stated that it will not be a high end restaurant and will be personally owned and operated and will only be accessed internally.

Mr. Cox asked if the façade and color scheme will be the same throughout the whole project.

Mr. Afify said the theme will be the same throughout.

Mrs. Afify noted that there will be a walkway connecting the different outparcels.

Mr. Camps-Campins asked if there will be a drop-off zone for kids and what is envisioned for the traffic circle.

Mr. Afify stated that this is still under consideration. There will be a fountain or something of that nature in the middle of the traffic circle.

Mr. Campbell asked about the fire exits throughout the theater.

Mr. Afify noted the fire exits and stated that each theater will have an its on exit to the outside.

Mr. Camps-Campins asked if it would be stadium seating.

Mrs. Afify stated yes it would and each theater would have a minimum of three handicap seats.

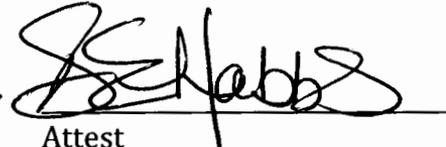
Mr. Afify stated they are hoping to be open by June 2011.

Mr. Cox made the motion to approve the site plan as presented. Mr. Camps-Campins seconded the motion and the motion was carried.

IV. Adjourn

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


Chairman


Attest

**Surf City Planning Board
Meeting Minutes**

**September 9, 2010
5:30 P.M.**

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Frank Camps-Campins
Carl Johnson
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison

I Meeting Called To Order

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

II. Annexation Zoning

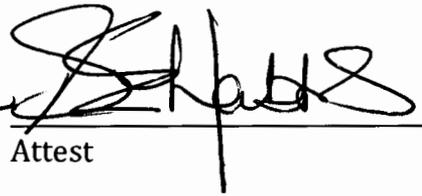
Mr. Rademacher stated that the Town Council has requested that an annexation request be reviewed by the Planning Board in regard to zoning. The property is owned by Dan Medlin. This property is located off of Charlie Medlin Dr and is adjunct to the existing municipal limits of the Town. Adjacent zoning districts include Multi-Family, C-3 Commercial, and R-A Rural Agricultural. The property to be annexed is .2 acres in size. Adjacent land uses consist of vacant land and various commercial uses. Staff is recommending the property be zoned MFC Multi-Family as the property is in an area projected within in the land use plans to be suitable for dense development patterns. This property is also to become part of the development on the adjacent property already zoned MFC.

Mr. Camps-Campins made the motion to approve the annexation as suggested by staff. Mr. Cox seconded the motion and the motion was carried.

IV. Adjourn

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


Chairman


Attest

September 9, 2010

Surf City Planning Board
Meeting Minutes

October 14, 2010
5:30 P.M.

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Frank Camps-Campins
Steven Pasquantonio
Sally Edens
Jimmy Campbell
Randy Cox

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison

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

Mr. Camps-Campins noted that on page one Mr. Camps-Campins needs to be added as present to the members' present list. On page two second paragraph last sentence the word closets needs to be added. The word standards need to be added after DOT requirements and on the last page Mr. Edens be changed to Mrs. Edens. Mr. Camps-Campins made the motion to approve the minutes with the recommended changes. Mrs. Edens seconded the motion and the motion was carried.

III. Zoning Map Amendment

Mr. Rademacher stated that the applicant, Dan Medlin, has requested that his property located on Charlie Medlin Drive be rezoned from C3 to MFC. The 2.579 acres being requested are located directly behind the Shipwreck mini-golf and the Treasure Coast Shopping center. Adjacent zoning districts consist of MFC and C3 properties. The MFC properties are currently vacant and the C3 properties are a

mixture of developed and undeveloped land. A rezoning to MFC would allow for the construction of residential units at a density of 10 units per acre provided that 30% of the land is maintained in active or passive open space. The applicant has the intention of incorporating this portion of land into the area that is currently zoned MFC and owned by Richard and Allen Sullivan. Any future development will be required to come before the Planning Board and Town Council for site plan approval. Staff is recommending approving this rezoning to MFC as the development patterns in the zoning district would be consistent with the policies in the land use plan.

Mr. Camps-Campins stated that the zoning is consistent with other development in this area and the land use plan and does not grant any special exceptions to the property. Mr. Camps-Campins made the motion to amend the zoning to MFC as recommended by staff. Mr. Cox seconded the motion.

Mr. Fleer stated that approval has been received from the lender and the letter of invitation is in hand. We anticipate having the site plan in by December 1 of 2010. Construction will hopefully start by April of 2011.

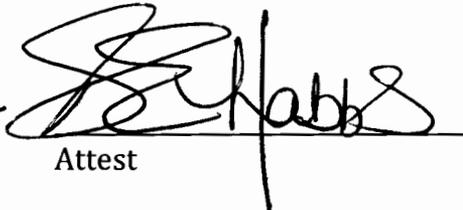
Mr. Newsome stated that there is a motion on the table, and the motion and the motion was approved.

IV. Reschedule November Meeting to Tuesday November 16

V. Adjourn

Mr. Camps-Campins made the motion to adjourn. Mrs. Edens seconded the motion and the motion was approved.


Chairman


Attest

**Surf City Planning Board
Meeting Minutes**

**November 16, 2010
5:30 P.M.**

The Following Members Were Present:

Barry Newsome
Larry Bartholomew
Frank Camps-Campins
Steven Pasquantonio
Sally Edens
Jimmy Campbell
Randy Cox
Teresa Batts

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director
Stephanie Hobbs- Administrative Assistant

Other Individuals Present Were:

Doug Medlin- Council Liaison
Donna Lanier- Developer
DC Lanier- Developer
Jimmy Fentress- Stroud Engineer

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

Mr. Camps-Campins noted that on page two of the minutes the phrase "and the motion" was repeated and needed to be removed; and he made a motion to approved the minutes with the noted correction. Mrs. Edens seconded the motion and the motion was carried.

III. Preliminary Subdivision Saltwater Landing

Mr. Rademacher stated that the applicant, DC Lanier is requesting approval of the phase three of Saltwater Landing subdivision. The site is zoned R-10 residential and will allow for single family homes or duplexes on 10,000 square foot lots.

November 16, 2010

Mr. Lanier is proposing 59 lots and a common area in this third phase of development. Access to the project will be provided by extending South Brig Dr and creating a new street called Montgomery Loop. The plans for water and sewer have been reviewed by staff and engineers for ordinance compliance with the note of adding a potable water connection at the new lift station site. The developer will be using live oaks or a similar street tree every 40 feet on center along the street frontages. Lighting will exceed the requirement of the ordinance with light at intersections and for every 6 lots. Sidewalks are provided along street frontages at a minimum of 5 feet in width. Sidewalks will also be completed along the 210 road frontage of the neighborhood and pavement will be completed for interconnectivity to the public street of Becky's Creek Rd and a turn lane is to be constructed from Highway 210 as the main entrance of the neighborhood. Paving will be done to meet the NCDOT standard and all ROW widths are 50 feet in width which exceed the public street standard of 45 feet. Future connectivity is provided to adjoining parcels of land. Staff is recommending approval of the preliminary plan with the note about adding potable water to the lift station site. All other aspects of the subdivision meet the requirements of the subdivision and zoning ordinances.

Mr. Cox asked at what time does the decel lane need to be added?

Mr. Rademacher stated that once thirty homes are completed this is part of the original NCDOT permit.

Mr. Camps-Campins asked if there is going to be a stop sign at both Adela and Montgomery. Not having a stop sign at both raises concerns for child and pedestrian safety as cars may roll through and not have a clear view. A full stop adds needed safety.

Mr. Fentress stated that there is no opposition to adding an additional stop sign.

Mrs. Edens asked if Adela Rd went across 404 wetlands.

Mr. Fentress stated that yes it does with a bottomless culvert.

Mrs. Batts asked what the specific use of the common area is.

Mrs. Lanier stated that this area has been designed for a clubhouse, pool, and play area.

Mrs. Edens asked if the restrictive covenants would be the same as the other phases.

Mrs. Lanier responded yes.

Mr. Campbell asked if the streets would be Town streets or private.

Mr. Rademacher stated the streets would be Town streets.

Mr. Fentress stated the only difference in the two phases will be that phase three will have curbs and gutters.

November 16, 2010

Mrs. Edens made the motion to approve Phase III of Saltwater Landing with the added stop sign and the potable water at the lift station. Mr. Camps-Campins seconded the motion and it was approved.

IV. Adjourn

Mr. Cox made the motion to adjourn. Mr. Camps-Campins seconded the motion and the motion was approved.


Chairman


Attest