

Surf City Planning Board  
Meeting Minutes

January 13, 2011  
5:30 P.M.

**The Following Members Were Present:**

Barry Newsome  
Carl Johnson  
Frank Camps-Campins  
Steven Pasquantonio  
Jimmy Campbell  
Randy Cox

**The Following Community Development Staff Were Present:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**Other Individuals Present Were:**

Matt Lowder- AutoZone Engineer

**I Meeting Called To Order**

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

**II. Approval of Minutes**

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

Mr. Cox asked to be recused from the meeting because he is representing AutoZone. Mr. Camps-Campins made the motion. Mr. Johnson seconded the motion and the motion was carried.

**III. Site Plan AutoZone Hwy. 17**

Mr. Rademacher stated that the applicants are seeking approval of a 7381 square foot building to be located on Highway 17. The property is zoned C-3 commercial and does allow for this type of use to be constructed. The property is adjacent to the future Bojangles site near Old House Rd on the west side of Highway 17. The project area consists of 1.539 acres with a mix of uplands and wetlands on the site. The parking requirements meet the requirements of the ordinance and the landscaping

January 13, 2011

as been designed to meet the codes. Parking lot connectivity has been provided in two places to connect to the adjacent commercial property and shared driveway access has been created for the development of the prep to the south. Sidewalks and driveway design have been shown and will need to be approved by the NCDOT. Lighting design has been shown in compliance with the ordinance. A stormwater plan has been designed for submittal to the state for approval and is located behind the proposed building. Water lines will be run from the southern property line along Highway 17 and have been reviewed by staff for compliance with the ordinance. Sewer will be extended to the property and placed into a pump shared with the Bojangles. Both water and sewer construction will be run under Highway 17 and shared costs with both developments. The fire department has reviewed the plans and has found them to be in compliance with the ordinance. The façade of the building has been changed from the standard prototype to the add variations in building heights. This will break of the linear look of the building wall. The developer also added window awnings as features of the building. Both of these changes were made voluntarily by the developer after conversations with staff. Staff is recommending approval of this site plan for it exceeds the requirements of the ordinance.

Mr. Camps-Campins stated that he had concerns with the decel lane and the lighting at the access road.

Mr. Lowder stated that the second entrance would allow time to slow down in case you had missed the first one, which is the reason for no decel lane.

Mr.Cox stated that Bojangles has a long decel lane and excel lane, and since the properties are connected it would allow for use for the clients of this business.

Mr. Lowder stated that the lighting is not allowed to spill over into DOT lanes.

Mr. Johnson stated that the New Hanover Sheriff department had no reports of any accidents at the Bojangles and Advanced Auto parts in Ogden, and that the properties are set up very closely.

Mr. Rademacher stated that Old House Rd will be public and runs the property line and will connect to both stores for additional access.

Mr. Newsome asked what is the projected time of starting construction.

Mr. Lowder stated they are hoping to start no later than Spring 2011.

Mr. Lowder stated that reason for not having another drive at the rear of the property is to keep all traffic upfront and the space is limited.

Mr. Campbell asked if Old House Rd would be paved.

Mr. Rademacher stated yes.

Mr. Camps-Campins made the motion to approve the site plan as submitted. Mr. Johnson seconded the motion and it was carried.

IV. **Adjourn**

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

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

February 10, 2011  
5:30 P.M.

**The Following Members Were Present:**

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

**The Following Community Development Staff Were Present:**

Todd Rademacher- Planning Director  
Stephanie Hobbs- Administrative Assistant

**Other Individuals Present Were:**

Jeremy Blair- Bishop Creek Engineer  
Bryan Flear- Developer  
Charles Riggs- Surveyor

**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. Cox made a motion to approve the minutes. Mr. Camps-Campins seconded the motion and it was carried.

**III. Bishop Creek Site Plan**

Mr. Rademacher stated that the developer is requesting approval of a site plan for the development of 144 apartments, clubhouse, pool and playground. The site is 14.926 acres in size and the property extends from Charlie Medlin Drive to behind Food Lion. The site is zone4d MFC Multi-Family Cluster and allows for the development of residential uses with a density of 10 units per acre. The development will consist of 6 buildings with 24 units in each building. The project

will be a mix of 1, 2 & 3 bedroom units. There will be a number of enclosed garages for tenant. Amenities include a playground. A pool, clubhouse, and common space will be available for the tenant use. A new street will be constructed as part of this project. The new Caretta Dr. will run from Charlie Medlin Dr to the property line of the project. Final design of the proposed road and roundabout are being designed in conjunction with the Town and sill may have some minor changes to them. A deceleration lane is also being requires at the intersection of Highway 50/210 and Charlie Medlin Drive. The water and sewer system has been designed to extend services to the new buildings. These plans have been reviewed by the Town's engineer and staff has been approved for design. A landscape plan has been submitted in compliance with the ordinance. Proposed elevations and floor plans have been submitted for the residential units. All applicable permits for NCDOT, water, sewer, sedimentation and erosion control as well as a state storm water permit will need to be obtained. Staff has had several meeting during the past year ensuring compliance with all codes. Staff is recommends approval of this site plan as this area is appropriate for this type of development and the developer has shown compliance with all Surf City site plan requirements.

Mr. Newsome asked what the time frame was on the construction.

Mr. Fler stated that construction should take about 10 months.

Mr. Cox asked about the car wash being taken into account for the stomwater, and the slopes on the pond for insurance reasons.

Mr. Fler responded that the car wash was taken into account and it will be hooked to the sewer and insurance company will be evaluating the slopes of the pond in relation to the insurance rating.

Mr. Camps-Campins asked the landscape design add tree to the back by the pond for an adder buffer.

Mr. Pasquantonio asked what the rates per month would be?

Mr. Fler stated the one bedroom would be 650/700, two bedrooms 850, and three bedroom would be 1100 a month. All terms run on a one year lease.

Mr. Cox asked if the storage units came with the units or separate.

Mr. Fler stated there would be forty available and they will run for about \$100-110 a month.

Mrs. Batts asked if the complex would be gated or open to the public.

Mr. Fler stated that there would be no gate however there is twenty-four hour a day management on site.

Mr. Camps-Campins made the motion to approve the site plan with the added trees. Mr. Cox seconded the motion and it was carried.

**IV. Jimmy Holland**

Mr. Holland gave a brief review of the water and sewer system as it is currently. He updated the board on the capacity of further development.

**V. Zoning Text Amendment**

*(See attached for Amendment)*

Mr. Newsome asked if there was any ordinance now for facades or had developers just done it by power of persuasion.

Mr. Rademacher stated that it has always been by persuasion.

Mr. Bartholomew stated that it should also apply to individuals doing reconstruction to an existing dwelling.

Mr. Rademacher stated if that is construction reaches 50% of the value of the building then these regulations would apply as well, that this can be added.

Mr. Johnson stated on adjoining buildings on page 1 #1 the wording should be changed to add "similar."

Mr. Camps-Campins made the motion to approve the text amendment with the noted changes. Mr. Cox seconded the motion and it was carried.

**IV. Adjourn**

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

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

May 12, 2011  
5:30 P.M.

**The Following Members Were Present:**

Barry Newsome  
Frank Camps-Campins  
Steven Pasquantonio  
Teresa Batts  
Sally Edens  
Randy Cox

**The Following Community Development Staff Were Present:**

Todd Rademacher- Planning Director  
Patricia Arnold- Town Clerk

**Other Individuals Present Were:**

Mo Afify  
Anita Afify  
Michael Afify

**I Meeting Called To Order**

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

**II. Approval of Minutes**

Mr. Camps-Campins made a motion to approve the minutes. Mrs. Batts seconded the motion and noted correction; and it was carried.

**III. Shops at the Promenade Site Plan**

Mr. Rademacher stated that the developer Promenade at Surf City, LLC, is requesting approval of a 9 unit commercial building over 18,000 square feet. The project, located off of Highway 210 is on property zoned C-3 commercial which will allow for shopping centers and various commercial uses.

Stormwater on the site will be collected on site and moved to the Stormwater ponds already constructed on the tract behind the property and approved by the State.

Access from highway 210 will utilize the main entrance for the Promenade complex and has been approved by the NCDOT. Secondary access will be available when the new Caretta Drive is completed in the future. Lighting and landscaping plans have been submitted and are in compliance with the ordinance. Architectural review has taken place with the developer meeting all of the requirements of the Town Architectural code. Materials being utilized in the construction of this building will be compatible with the existing outparcels as well as with the entertainment complex to be located on the adjacent site.

Water and sewer has been reviewed by the Towns engineers showing compliance with the ordinance, modification to the existing sewer permits will need to be made to accommodate the additional flow. The developer is currently working on this approval.

Sidewalks have been constructed along Highway 210 and are in compliance with Town codes. An access way as required by the ADA is shown to get pedestrians from the public sidewalk to the project safely.

Existing fire hydrants located on highway 210 as well as in the main shopping center provide compliance with fire codes and have been reviewed by the Town's Fire Marshall.

Staff recommends approval of the site plan as this area is appropriate for this type of development and the developer has shown compliance with all Surf City site plan requirements.

Mr. Michael Afify showed a color rendering of the proposed project. Mr. Mo Afify stated that it will have the same color scheme as the CVS and McDonalds.

Mr. Camps-Campins asked with two entrances how do you get out to turn left.

Mr. Mo Afify stated that NCDOT would not allow a left out unless it was more than 1000' away from the light. Caretta Drive will allow you to turn left.

Mrs. Edens asked about the time frame on Caretta Drive.

Mr. Rademacher stated that it depends on the developer.

Mr. Camps-Campins asked about building #2 and the road going thru.

Mr. Michael Afify stated that it was for a drive thru.

Mr. Camp-Campins asked about signage and what type will be used for the property.

Mr. Michael Afify stated that it will have a separate monument sign and on the building.

Mrs. Batts stated that she was concerned about the parking on the street behind McDonald because a child ran out in front of her earlier today.

Mr. Mo Affify stated that they are going to move the storage container and gravel that area for parking for the employees.

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

**IV. Adjourn**

Mrs. Edens made the motion to adjourn. Mr. Cox seconded the motion and the motion was approved.

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

September 8, 2011  
5:30 P.M.

The Following Members Were Present:

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

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director  
Patricia Arnold- Town Clerk

Other Individuals Present Were:

Doug Medlin

**I Meeting Called To Order**

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

**II. Approval of Minutes**

Mr. Camps-Campins made a motion to approve the minutes with noted correction. Mrs. Batts seconded the motion; and it was carried.

**III. Zoning Text Amendment 5.9 Stormwater management plan**

Mr. Rademacher stated that the applicant, John Parker, has requested an amendment to the current stormwater regulations found within the Town Zoning Ordinance. The request asks that the local stormwater requirement concerning engineered stormwater controls only be done for lots that do not have state approved stormwater plans. The current ordinance requires that all residential and commercial structures receive local stormwater plans regardless of state permits.

Staff agrees that tweaking of the ordinance is in order to reflect the development styles currently taking place as well as controlling stormwater issues in a community with small lot sizes and close proximity to sensitive waters and ecosystems which was and is the intent of the current ordinance. Staff feels that a better approach would be to exempt properties within developments that have obtained high density stormwater approvals from the state which have been proven to better control stormwater in regard to flooding and environmental discharges in to sensitive areas. Being that the State has adopted stricter development standards this should eliminate a majority of the locally required engineered plans. Staff believes that local plans should still be required on projects with low density permits from the state as flows into streets and waterways tend to be higher and maintenance tends to be more difficult. Staff also recommends exempting lots that are at least ½ acre in size from the local requirements. It has been staffs experience that these lots tend to have plenty of room for water to dissipate naturally into the soil.

Staff recommends following changes to the zoning ordinance:

#### 5.9 Stormwater management plan.

A stormwater management ordinance is adopted for the purpose of protecting surface water and ground water quality, to protect and promote public health, safety, and general welfare with guided plans that limit storm water run-off, pollutants, road ponding, environmental concerns and to avoid any further problems through the adoption of sound stormwater run-off practices. The following requirements shall be met prior for all new residential and commercial development before a certificate of occupancy can be granted:

- 1) A stormwater management/driveway permit issued by the community development department for all commercial and residential property.
  - a) Property used for residential purposes containing ~~10 acres~~ ½ acre or more ~~may or is in a residential or commercial development that has received a high density stormwater permit from the State of North Carolina shall not be required to obtain a local stormwater management permit. Stormwater on these sites shall not run additional water onto adjoining properties or public right of ways. Applicants must prove to the community development department that adequate measures have been taken to contain the first inch and a half (1 1/2") of rainfall in a twenty-four (24) hour period.~~
- 2) All stormwater run-off generated on any commercial site or from any residential structure(s) must be contained on site for the first inch and a half (1 1/2") of rainfall in a twenty-four (24) hour period unless exempted in section 5.9 (1) (a) of this ordinance;

3) A licensed engineer must design stormwater systems. It will also be the engineer's responsibility to ensure that the system has been installed properly and give written approval to the town that said system meets all design criteria.

4) All stormwater management systems shall be maintained in proper working condition. If there is evidence that a system may not be performing properly, the community development department may require that the system be tested and that a qualified professional certify its performance in accordance with the stormwater management standards.

5) Failure to comply with the provisions of this section and/or failure to comply with any of its requirements shall constitute a misdemeanor, punishable as set forth in the town code and North Carolina state law.

Mrs. Edens made the motion to approve the zoning text amendment request. Mr. Camps-Campins seconded the motion and it was carried.

#### IV. Adjourn

Mr. Frank 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

October 13, 2011  
5:30 P.M.

The Following Members Were Present:

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

The Following Community Development Staff Were Present:

Todd Rademacher- Planning Director  
Stephanie E. Hobbs-Administrative Assistant

**I Meeting Called To Order**

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

**II. Approval of Minutes**

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

**III. Zoning Text Amendment**

Mr. Rademacher stated that the applicant, Ron Weise has requested an amendment to the Surf City Zoning Ordinance to allow uncovered decks and stairs to encroach  $\frac{1}{2}$  the side yard setback on lots that are 60 feet or less wide. The current ordinance allows for this type of use on lots that are 55 feet or less. There is no known justification for the 55 foot line and staff feels that not only should this be changed as requested by Mr. Weise but to also modify his request to include all lots, as this is the only type of encroachment that does not apply to all residential structures in Surf City. As always staff has taken this opportunity to review the current section of the ordinance and is recommending changes that will include all appropriate encroachments in one location in the ordinance. Also, changes for clarity to specify that these encroachments are only for residential structures as is the intent of the ordinance as was noted through reviewing the ordinance.

#### 4.17 Allowed Setback Encroachments

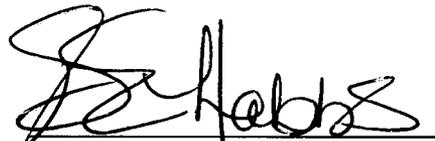
1. ~~On lots less than fifty five (55) feet in width, uncovered~~ Unroofed structures, ie walkways, stairways, decks, etc., may encroach into one-half of the side yard setback requirement.
2. Also, sills, cornices, eaves. Gutters, ornamental features, and similar items may not project into any setback more than thirty (30) inches.
3. Roofed structures not exceeding twelve (12 ) feet in width may encroach a maximum of two (2) feet into the side setback.
4. Stoops for air conditioners may encroach into the side setback, but may only be constructed large enough to accommodate the unit.
5. Access stoops for electrical service boxes may encroach into the side setback, but may be no longer than three (3) foot by three (3) foot stoop with stairs.

Mr. Cox made the motion to approve the amendment as stated. Mrs. Edens seconded the motion, and it was carried.

#### IV. Adjourn

Mr. Camps-Campins made the motion to adjourn. Mr. Cox seconded the motion, and it was carried.

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

November 10, 2011  
5:30 P.M.

**The Following Members Were Present:**

Barry Newsome  
Frank Camps-Campins  
Teresa Batts  
Larry Bartholomew  
Stephen Pasquantonio  
Randy Cox  
Carl Johnson

**The Following Public Individuals Were Present:**

Mo Afify- Promenade Developer  
Anita Afify- Promenade Developer  
Michael Afify- Promenade Developer

**The Following Community Development Staff Were Present:**

Todd Rademacher- Planning Director  
Stephanie E. Hobbs-Administrative Assistant

**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 made a motion to approve the minutes. Mr. Cox seconded the motion and it was carried with the amended three corrections.

**III. Shops at the Promenade-Plan Revision**

Mr. Rademacher stated the developer is requesting approval of revisions to the Shops at the Promenade. The revisions create a site consisting of four buildings being built in separate phases for a total of 27,182 square feet. The multi-tenant will be utilized for uses such as retail, restaurants, office space, etc. The property is zoned C3 Commercial and allows for this type of use by right. The new design will also have a drive thru facility for tenants. The previously approved site plan

consisted of a total of 9 units and a little over 18,000 square feet. (*See Promenade Revisions Attached*) Staff recommends approval of the site plan revisions consistent with all policies for the Town of Surf City and is compatible with surrounding developments.

Mr. Camps-Campins asked if this phasing of building would adjoin CVS?

Mr. Afify stated that the front half would face hwy 210 with all access in rear of building this way it would leave green space for Phase II. The green space will be left as an amenity to the public.

Mr. Camps-Campins asked if both buildings would be under construction at the same time.

Mr. Afify stated that yes both building would be under construction at the same time and then hopefully going right into Phase II depending on leases.

Mr. Camps-Campins made the motion to approve the site plan revisions. Mr. Bartholomew seconded the motion and it was carried.

#### IV. Tsunami Surf Shop

Mr. Rademacher stated that the developer Mr. Hazy Elia, is requesting approval of a site plan for the development of an upscale surf shop. The property is zoned C3 Commercial and allows as a used by right the development of retail sales space which would include beachwear/surf shop. The proposed site is located in the Promenade shopping center located adjacent to the new McDonalds and Island Family medicine fronting Hwy 50/210. The building is proposed to be 10,500 square feet in size. (*See Tsunami Attached*) Staff is recommending approval of the site plan revisions as plans are consistent with all policies for the Town of Surf City and is compatible with surrounding developments.

Mr. Camps-Campins noted concern for the dim lighting between McDonalds and the proposed Tsunami.

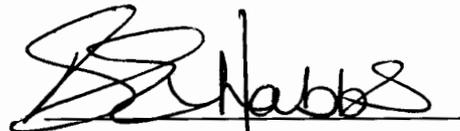
Mr. Afify noted that all lighting must be contained on the property; however the developer is carefully considering the lighting plan so that it is to provide a safely lighted area.

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

#### V. Adjourn

Mr. Camps-Campins made the motion to adjourn. Mrs. Batts seconded the motion, and it was carried.

  
Chairman

  
Attest

November 10, 2011