

Surf City Planning Board  
Meeting Minutes

April 12, 2012  
5:30 P.M.

**The Following Members Were Present:**

Frank Camps-Campins  
Teresa Batts  
Larry Bartholomew  
Stephen Pasquantonio  
Randy Cox  
Carl Johnson  
Jimmy Canady

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

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

**I Meeting Called To Order**

Mr. Camps-Campins 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. Mrs. Edens seconded the motion and it was carried.

**III. Zoning Map Amendment**

Mr. Rademacher stated that the applicant Wayne Lanier, is requesting a rezoning to the 11 subdivided lots of Bryan's Court subdivision. The property is currently zoned MHS or Mobile Homes Subdivision. The request would change the property to R-5 Residential. The property is located adjacent to the Surf City Community Center, a mobile homes park across JH Batts Rd and vacant properties on the remaining sides. A rezoning to R-5 would eliminate the ability to place manufactured homes on the properties but would allow for duplexes to be built on the lots that are a minimum of 8500 square feet. In regard to the minimum lot size required and setbacks both zoning districts have the same standards of 15 feet on the front, 7.5 feet on the sides, and 20 feet in the rear. Staff is recommending this rezoning as it is consistent with

the uses proposed in the Land Use Plan and would be compatible with all existing uses in the vicinity of the property.

Mr. Cox asked if it would apply to all of the parcel or just the front subdivided lots.

Mr. Rademacher stated it would be just the front 11 lots.

Mrs. Edens made the motion to approve the rezoning to R-5. Mr. Bartholomew 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

Surf City Planning Board  
Meeting Minutes

May 10, 2012  
5:30 P.M.

**The Following Members Were Present:**

Barry Newsome  
Teresa Batts  
Larry Bartholomew  
Steven Pasquantonio  
Randy Cox  
Carl Johnson

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

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

**I Meeting Called To Order**

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

**II. Approval of Minutes**

Mrs. Batts made a motion to approve the minutes with three name corrections noted. Mr. Cox seconded the motion and it was carried.

**III. Annexation Zoning**

Mr. Rademacher stated that the Town Council has requested that an annexation request be reviewed by the Planning Board. The property requested for annexation is owned by Paul Byrd, Trustee. The property is located off of Mill Creek Rd and backs up to the Onslow County line. The property to be annexed is 22.53 acres in size. Adjacent land uses consist of vacant land, commercial uses as well as some residential uses. Pender County currently has this area zoned RP or residential performance for residential uses. Staff is recommending the property be zoned R-15 Residential as the property is in an area projected within the land use plan to be suitable for residential development.

Mr. Pasquantonio asked if Town utilities would be available to this property.

Mr. Rademacher stated that the developer will install utility services to this property.

Mr. Pasquantonio made the motion to approve the annexation request to R-15 residential. Mr. Bartholomew seconded the motion and it was carried.

V. Adjourn

Mr. Cox made the motion to adjourn and it was carried.

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

June 14, 2012  
5:30 P.M.

**The Following Members Were Present:**

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

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

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

**The Following Member of the Public Were Present:**

Charles Poindexter

**I Meeting Called To Order**

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

**II. Approval of Minutes**

Mrs. Batts made a motion to approve the minutes. Mrs. Edens seconded the motion and it was carried.

**III. PUD Rezoning**

Mr. Rademacher stated that the applicant has requested that the property located off of Hwy 17 be rezoned from R-15 Residential to PUD Planned Unit Development. The applicant's property is 85.7 acres in size and meets the minimum requirement 2 acres for the PUD zoning classification. The property is located between 210 / 17 and Sheppard's Road on the west side of 17. The property is surrounded by Holly Shelter on 2 sides and a larger vacant track of land on the South side which is not located in the Town's jurisdiction. Across 17 is the property that is the 17 entrance to the Turtle Creek Subdivision. This request is only for the portion of land that is

shown on the map for residential development. The remaining portion fronting 17 will remain for commercial use. A rezoning will allow the developer to reduce the lot size from 15,000 square feet per lot to a minimum of 7,500 square feet and allow for a design that is more in tune to the land as opposed to the old subdivision. The developer is planning on developing the property for residential single family homes on the rear and commercial development on the front. The developer will still need to bring back preliminary plan showing details for stormwater, water, sewer, sidewalks, landscaping, and fire code compliance, as well as all other applicable codes. Staff recommends rezoning this property and approving the sketch plans as it is in a location that is appropriate for residential development as is shown in our land use plan. Also, the sketch shows basic compliance with the ordinance if rezoned. Details will follow on the preliminary plan.

Mr. Campbell asked if the entire 85 acres was buildable.

Mr. Poindexter stated that there are a total of 148 lots averaging about 8,000 square feet a lot. There is also a common area.

Mr. Campbell questioned the idea of a fire in the game lands and the risk associated to these proposed homes.

Mr. Poindexter stated that the game lands do border the property and the primary access to the game lands is just south of the development.

Mr. Newsome asked what the time table for construction would be.

Mr. Poindexter stated they would have to bring utility lines 3.2 miles, obtain all state permits, and should begin vertical construction in September. The plan is for a 27 month project from start to finish.

Mr. Camps-Campins stated that PUD is a creative approach and allows for effective use of the land.

Mr. Camps-Campins made the motion to approve the rezoning with following noted requirements as stated in the Zoning Ordinance Section 4.1(4) c 1-3. Mr. Johnson seconded the motion and it was carried.

V. Adjourn

Mrs. Edens made the motion to adjourn and it was carried.

  
Chairman

  
Attest

Surf City Planning Board  
Meeting Minutes

December 13, 2012  
5:30 P.M.

**The Following Members Were Present:**

Barry Newsome  
Teresa Batts  
Larry Bartholomew  
Steven Pasquantonio  
Randy Cox  
Carl Johnson  
Rick Bennett

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

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

**The Following Public Individuals Were Present:**

Laurie Morris – Parker & Associates

**I Meeting Called To Order**

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

**II. Approval of Minutes**

Mr. Cox made a motion to approve the minutes. Mr. Bartholomew seconded the motion and it was carried.

**III. PUD Rezoning & Subdivision**

Mr. Cox asked to be recuse from the meeting. Mr. Pasquantonio made the motion to recuse Mr. Cox. Mr. Bennett seconded the motion and it was carried.

Mr. Rademacher stated that the applicants are seeking a rezoning from R-15 to PUD for the purposes of building a single family home subdivision. The tract is approximately 22.79 acres in size and is located off Mill Creek Rd on the mainland. The surrounding land uses are vacant and residential homes and are zoned PD by Pender County. The developers are proposing a residential subdivision with 59

residential units. The 59 single family home lots exceed the 7500 square feet in size as required in the low density portion of the PUD ordinance. Water and sewer plans have been designed in accordance with the ordinance and have been reviewed by the Town's engineer. The subdivision will require a single pump station to be maintained by the Town. The proposed road system meets the requirements of the ordinance and will consist for public streets with sidewalks and street trees. The fire department has reviewed the streets and the roundabouts and is comfortable in the design and their ability to maneuver emergency vehicles. Stormwater will be maintained through a state approved stormwater system that will utilize a large existing pond on site as well three other infiltration/wetlands systems located throughout the subdivision. A mix of wetlands, ponds, and common areas are being proposed to meet the open space requirements. Staff recommends the rezoning of this property for PUD. Staff also recommends approval of the PUD subdivision based on the following required criteria:

1. The proposed PUD will not adversely affect the orderly development of Surf City, as embodied in the zoning ordinance and in any land use plan adopted by the Town.
2. The proposed PUD will not adversely affect the health and safety of the residents or workers in the area and will not be detrimental to the natural environment, or to the use or development of adjacent properties or the general neighborhood.
3. The proposed PUD will accomplish the objectives and meet the standards and performance criteria as outlined in the ordinance.

Mr. Newsome asked when did the developer expect to begin construction.

Mrs. Morris stated they are expecting to start around February 2013.

Mr. Bartholomew asked if the cul-de-sac was temporary.

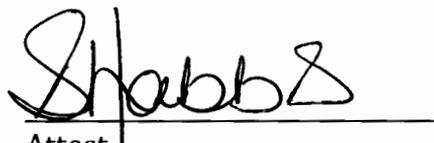
Mrs. Morris stated it would not have to be repaved.

Mr. Bartholomew made a motion to approve the rezoning and subdivision as submitted. Mrs. Batts seconded the motion and it was carried.

V. Adjourn

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

  
Chairman

  
Attest