

Surf City Planning Board
March 13, 2014

Members Present:

Rick Benton
Larry Bartholomew
Carl Johnson
Jimmy Campbell
Randy Cox
Barry Newsome
Teresa Batts
Doug Medlin, Council Liaison/ Mayor Pro-Tem

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia E. Arnold – Administrative Assistant

A. Call to Order

Mr. Newsome called the meeting to order.
Mayor Pro Tem Medlin opened with a prayer.

B. Approval of December 14, 2013 Minutes

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

C. Bicycle and Pedestrian Transportation Plan Introduction

Mr. Rademacher advised the board that Cavanaugh and Associates was doing a survey as part of the master plan to help show needs to get a grant. Within the first 24 hours there has been approximately 300 responses. There will be paper copies at the Town Hall, Community Center and Welcome Center. On April 2nd there will be a public meeting for the public for feedback.

Mr. Cox asked for Todd to resend the link with the time and place for the public meeting.

Mr. Rademacher stated that the Planning Board will be the main committee on this project.

Mr. Campbell asked about Rails to Trails.

Mr. Rademacher stated that it was more of a county function and will get up with Kyle from Pender County to come and speak and give an update.

East Coast Greenway and Mountain to the Sea will be present to answer any questions.

Mr. Rademacher sees more support than before on the sidewalk connectivity.

In June and July sidewalk will be added in Onslow on both sides and sidewalk will be added soon connecting CVS to island.

Citizens that walk in their subdivision would like to walk to shopping and beach.

D. Planning Update

Mr. Cox stated that Monks corner under contract as of yesterday after noon.

Demographic 2 years out of date. Chamber has no traffic counts, no true economic development, and google earth behind.

Mr. Rademacher stated that CFCC will start bulldozing next Thursday with a 10 month build outlook.

Popular Branch water sewer is in with the 20 acre lot next to it under contract.

Tan piece behind Harris Teeter 50-60+ houses is showing interest.

Turtle Creek 100+ is showing interest.

Lot near Moose Lodge is showing interest for commercial on ground level with apartments over top.

Ward office building is starting.

Oceanaire on S. Shore Drive, 30+ houses is clearing.

Peninsula is done.

Educational History signs are up.

Stop light at main entrance of Walmart on Hwy 210 expected in May and a stop light near Post Office and Food Lion entrance.

Steve Padgett, new Building Inspector.

Larry Bergman, new Interim Town Manager.

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E. Adjournment

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

Barry Newsome, Chairman

Patricia E. Arnold, Administrative Assistant

**Surf City Planning Board
June 12, 2014**

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice Chairman
Carl Johnson
Jimmy Campbell
Teresa Batts
Sally Edens
Steve Pasquantonio
Doug Medlin, Council Liaison/ Mayor Pro-Tem

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia E. Arnold – Administrative Assistant

Others Present:

Gus Simmons, Cavanaugh & Associates
Sharon Niemann, Cavanaugh & Associates
Charles Riggs
Paul Dorazio
Jason Dorazio
Larry Bergman, Town Manager

A. Call to Order

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

B. Approval of March 13, 2014 Minutes

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

C. The Corner Villas – P & L Ventures

Town Planner Rademacher stated that the applicant, P&L Ventures is requesting approval of a residential site plan.

The first phase of The Corner project was developed in August of 2002 for the two-story 7,200 square foot building on a .55 acre lot located between Topsail Drive and Greensboro Ave. This building currently is the home to The Corner Deli, Maebilt Construction, and Sugar Island Bakery.

This second phase is for the residential portion of the project located on the corner of North Shore Dr. and Greensboro Ave. This proposed project expansion includes the construction of six 3 story residential multi-family units on the property. The property is zoned C-1 or Central Business District and allows for multi-family construction provided adequate commercial space is provided on the site at a ratio of 1 residential unit for

every 500 square feet of commercial space. The developer is showing compliance with all aspects of the zoning ordinance. Sidewalks were constructed in conjunction with the commercial phase (except for a small portion on the north side of the project.) Landscaping, driveways, lighting, stormwater, and parking all meet or exceed the Surf City requirements.

The Fire Marshall has reviewed the plans for compliance and has found no issues with the site. Water and sewer will be served by individual services off of North Shore Drive which will meet the standards of the water and sewer ordinances.

Staff recommends approval of the site plan as the developers design meets the requirements of the Town's development standards.

Mrs. Batts made a motion to approve the site plan for The Corner Villas. Mrs. Edens seconded motion. Motion carried unanimously. Copy of Technical Report is attached to these minutes.

D. Bicycle and Pedestrian Transportation Plan

Gus Simmons presented information regarding the Comprehensive Bicycle & Pedestrian Master Plan that NCDOT gave the Town a grant to study. Attached to these minutes is the power point presentation.

Planning Board worked on Vision Statement, and was asked to reflect on the pedestrian and bicycle map that was provided (attached to these minutes) and to give feedback to Todd and Patti.

Mr. Campbell stated that Shepard's Road should be utilized.

Mr. Simmons stated that NC State did a case study of the North Carolina Northern Outer Banks (attached to minutes). In regards to those results compared to Surf City, economic impact of investments could bring \$6 million, 140 jobs and 9:1 return to economy.

E. Adjournment

Mr. Pasquantonio made the motion to adjourn at 6:54pm. Mr. Bartholomew seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia E. Arnold, Administrative Assistant

**Surf City Planning Board
July 10, 2014**

Members Present:

Larry Bartholomew, Vice Chairman
Carl Johnson
Teresa Batts
Sally Edens
Steve Pasquantonio
Rick Benton
Doug Medlin, Council Liaison/ Mayor Pro-Tem

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia E. Arnold – Administrative Assistant

Others Present:

Mike Gallant, Gallant Engineering

A. Call to Order

Mr. Bartholomew called the meeting to order at 5:30pm.
Mayor Pro Tem Medlin opened with a prayer.

B. Approval of June 12, 2014 Minutes

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

C. Lifewalk Church – Glen Batts

Town Planner Rademacher stated that the applicant, Glenn Batts is requesting approval of a community Church.

The owners and engineers have been working diligently on a site plan for the past year for the Lifewalk Church located east of the Tritons Village apartments. The property consists of 5.11 acres and is zoned C3 Commercial. Adjoining properties are zoned PUD, C3 and RA. All adjoining properties allow for Religious institutions as a use by right. The front portion of the lot currently has 4 manufactured homes that will remain for the short term. The Church, stormwater pond, and parking area will all utilize the rear portion of the property.

A state storm water pond has been designed to accommodate this building as well as potential future expansion. Sidewalks along the main street were recently completed as part of a Town improvement project. A parking lot has been constructed to meet the minimum requirements of the local ordinance as well as to be ADA compliant.

Landscaping is shown to meet the requirements of the ordinance. Water lines are shown to be stubbed to the adjoining properties for possible future

connections and for water looping purposes. Sewer will be pumped to the existing line on Highway 50/210.

An architectural plan has been submitted and it too is in compliance with the minimum requirements of the ordinance.

The fire department has review the plan for compliance with the ordinance and is satisfied with the design of the project as shown.

NCDOT has reviewed the plan for compliance and is requiring a standard driveway improvement plan with no offsite improvements to be done as part of this project.

Staff recommends approval of the site plan as the developers design meets the requirements of the Town's development standards.

Mrs. Edens asked if the sewer was going to be tapped into the force main. Mr. Gallant stated no that it was going to be pumped into the line across the road and sent to lift station from there.

Mr. Rademacher stated that being tapped into the force main is looked at by a case by case basis.

Mr. Bartholomew asked if there were any requirements on lights on the private driveway.

Mr. Rademacher stated no there were no requirements on lights just on subdivisions of 3 lots or more.

Mr. Benton asked if they ever dedicated the street to the Town would they have to put in street lights.

Mr. Rademacher stated that it would affect the pavement standards and curbs.

Mr. Benton asked if there were any lights in the parking lot.

Mr. Gallant stated that no they were only on the building.

Mrs. Edens made a motion to approve the site plan for the Lifewalk Church.

Mr. Benton seconded motion. Motion carried unanimously.

D. Updates

End of Summer Celebration – Friday, August 29th – Fireworks & Band

Peninsula at Topsail has turned in building permit for first home.

Poplar Branch has turned in building permit for first five homes.

Sidewalk from Faith Harbor to Little Kinston Road is complete. Last section to bridge has to go through NCDOT.

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Rumors of Shuck Shack across the street from Town Hall and Dunkin Donuts in front of Walmart open February 2015.

I.C. Life will be paving next week.

Bond referendum this fall to bring school to Surf City for K-8, there are 700+ children in Surf City area.

Bike & Pedestrian Plan - any thoughts let us know. May be at next meeting with update.

Food Lion light may be install in January.

E. Adjournment

Mrs. Edens made the motion to adjourn at 6:12pm. Mrs. Batts seconded the motion and it was carried.

Larry Bartholomew, Vice Chairman

Patricia E. Arnold, Administrative Assistant

Surf City Planning Board
August 14, 2014

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice Chairman
Carl Johnson
Sally Edens
Steve Pasquantonio
Jimmy Campbell
Randy Cox
Doug Medlin, Council Liaison/ Mayor Pro-Tem

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia E. Arnold – Administrative Assistant

Others Present:

Woody Sullivan, Chief of Pender EMS and Fire
David Stancil, Asst. Chief of Pender EMS and Fire
Larry Bergman, Town Manager, Town of Surf City
Rob Balland, Paramount Engineering
Joey Rivenbark, Fire Chief of Town of Surf City Fire Department
Robert King

A. Call to Order

Mr. Newsome called the meeting to order at 5:30pm.
Mayor Pro Tem Medlin opened with a prayer.

B. Approval of July 10, 2014 Minutes

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

C. Subdivision – The Arbors

Town Planner Rademacher stated that the applicant, Arbors LandDev LLC, is seeking preliminary approval of a 60-lot residential subdivision. The property is located adjacent to the Dogwood Lakes Subdivision and will be accessed via Alston Blvd which runs alongside the Surf City Shopping Center off of Highway 210. The previously approved plan for this tract of land was a 120 unit multifamily complex and was to be a second phase of Dogwood Lakes.

The property is zoned PUD or Planned Unit Development which allows for the development of single family homes. The property is 28.45 acres in size. Lot sizes vary in size with the average lot size being 11,194 sq. ft. 3.85 acres of open space have also been reserved in compliance with the town ordinances. The town requirement for open space on this project is

2.85 acres. The developer is also, providing an easement in the 100 foot Duke Energy ROW to the Town for the future greenway development.

The developers have designed the sewer and water lines, including a new lift station. The utilities plan has been reviewed for compliance by the Town Public Works department as well as the Town's contracted engineer. Hydrant locations have been designed in accordance with the ordinances and have been reviewed by our Town Fire Marshall.

Four new streets have been designed with ROW widths that vary between 50 and 60 feet. A State stormwater permit or a low density development has been designed with the water sheet flowing from the streets and sidewalks to appropriate areas. Easements have been provided for this flow and the plan has been submitted to the state for approval.

The sidewalks, street trees and lighting have been designed per the Town subdivision ordinance

Staff recommends approval of the preliminary plan as the design meets the requirements of the Town Ordinance.

Mrs. Edens made a motion to approve the site plan for The Arbors subdivision preliminary plan. Mr. Cox seconded motion. Motion carried unanimously.

D. Discussion - Fire Training Tower Land Donation Request by Pender EMS & Fire

Mr. Newsome stated that he has great respect for the fire department, firefighters, and fire safety, but this is absolutely the wrong place to consider a 3 story tower training facility. This is largely residential area and no place for a three story fire training tower. There will be fire, smoke, and noise created by the training exercise. The wind will carry smoke into the surrounding residential areas and it will be a constant source of complaints.

This will add considerably more traffic as well as many visiting cars and fire trucks parked in the area. It will not be a plus for property and home values in the area.

This is valuable land the town will need in the future as the population grows and the need for additional water supply or perhaps recreational use of the land. It is my understanding that there is a fire training tower in Wilmington only 28 miles away. A remote area, perhaps like the treatment plant on Hwy 50 above Holly Ridge might be considered a possibility.

Hwy 210 is the prime corridor for visitors to Surf City and Topsail Island and I feel that Hwy 210 is the wrong place to construct a fire training facility and a three story fire training tower.

These comments are in no way to reflect disrespect on the loyalty and appreciation I have for the Fire Department. My comments are directed solely regarding the proposed building of a three story fire tower training facility on town property along Hwy 210.

Mrs. Edens stated that she doesn't feel they can have too much training.

Mr. Campbell stated that he would like to see what kind of training that they do.

Mr. Sullivan stated that the tower in Wilmington is larger but is not a Class A live burn building. It is located out of the county. We will obtain a better ISO rating by 3.5 points. Staff can train during shift. Every member must have 18 hours of training every year.

If the Town donates land, Pender EMS will pay for the tower. Cape Fear Community College does a lot of our fire training.

Pender EMS would not entertain going out of county for training. It saves a tremendous amount of overtime and pay to have a closer location.

Mr. Campbell asked if the tower would be viewable from Hwy 210.

Mr. Sullivan stated probably it would be 34 feet tall.

Mr. Pasquantonio asked if anyone else would use it.

Mr. Sullivan stated that the agency receives points from ISO for multi-agency training. Staff needs to learn in a hot and no vision environment to be conditioned to those surroundings.

Mr. Cox asked if they had talked to the neighbors.

Mr. Sullivan stated that there were no neighbors in the area.

Mr. Cox stated that yes there is. What about going on the back of the Cape Fear Community College lot.

Mr. Sullivan stated that we must own the property to get full ISO credit.

Mr. Rivenbark stated that the infrastructure is there.

Mr. Stancil stated that there is more training than just burn training. There is repelling, ladder training, small space, etc.

Mr. Cox stated that this is going to be a difficult sell to the neighbors.

Mr. Sullivan stated that there will be a smoke emission, as compared to the smoke from a chimney of a house. Burn training is only 25% of the training that we would do.

Mr. Bartholomew stated that he felt the concept was a good idea but that they needed to look into more locations because that area has a lot of residential.

Mr. Pasquantonio stated that if you educated the people he felt it would be beneficial for the town and county.

Mr. Johnson stated that he grew up around one of these towers and we had no problems. He asked how smoke would be released and how insurance rates would be affected.

Mr. Sullivan stated that there is an option to force the smoke out but that option was not picked, we wanted it to flow normally.

There are new standards in ISO, their company will be inspected in November. The lowest for residential could be a 6 and commercial being a 1.

Three points is a huge step.

Volunteer and paid personnel need 18 hours each of training a year.

If the Town donates land and Pender EMS & Fire builds tower it would be a great partnership.

Mr. Johnson asked if there was a good chance insurance rates would go down.

Mr. Sullivan stated that after Pender does their ISO rating they would help the Town lower their score.

Mr. Bergman stated that he highlighted information in the memo sent to Planning Board members in their packet to get their input as an advisory board to the Town Council. Town wants to make sure to keep in mind the future needs the Town would need for the property itself.

Mr. Medlin stated that when we had to do tax increase for beach nourishment the town had many meetings informing the citizens and that educated them about what was needed and there were little complaints. Same with the DOT bridge replacement public hearing. The citizens need to be educated on what you want.

Mr. King stated that he is building a subdivision next door, and there is going to be a Church built in the area. This location is wrong. Traffic is terrible and fire trucks are going to be added to the traffic.

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No one said anything to us, someone called me and we had to read about it in the paper.

No one said anything about the other firemen in the county.

Mr. Sullivan stated that we are looking to build 2 towers. The one on the west side will be in next year's budget.

Barry Newsome, Chairman

Patricia E. Arnold, Administrative Assistant