

Surf City Planning Board
January 8, 2015

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice-Chairman
Rick Benton
Carl Johnson
Steve Pasquantonio
Jimmy Campbell
Randy Cox
Teresa Batts

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia E. Arnold – Administrative Assistant
Larry Bergman, Town Manager

Others present:

Rusty Monroe, Carolina Telecommunications Services (CTS), Consultant

A. Call to Order

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

B. Approval of November 13, 2014 Minutes

Mr. Pasquantonio made the motion to approve the September 11, 2014 minutes. Mrs. Batts seconded the motion and it was carried.

C. Zoning Text Amendment – Telecommunication Towers Ordinance

Town Planner Rademacher stated that the Town is currently working with a consultant on negotiating leases for Telecommunication towers on Town owned property. One of the services offered is ordinance review and creation. Per the Town Managers request I have been working with Rusty Monroe, our consultant, to create an ordinance consistent with the current federal regulations, and something that fits the character of Surf City.

The proposed ordinance will create a formal review process for towers by the Town with specific requirements, applications etc. to be followed by the developers as well as by staff. The new process would make the development of towers a conditional use which will allow for more control by the Town on these uses. This will also create a process by which a public hearing must be held and the public will be invited to make comment on these type of structures.

Another aspect will be the requirement of stealth technology, requiring these towers to blend with the area. Examples of this are towers that blend into the trees, or into the architecture.

Staff recommends approval of this ordinance. Even though we do not have many of these structures we will now be prepared to handle them in the future as our area continues to develop.

- Mr. Cox asked if this ordinance would be coordinated with Pender County since there is property so close in proximity.

Mr. Benton stated they do have regulations on Towers but doesn't think they are comparable or in conjunction with the Towns.

Mr. Cox stated that he just didn't want them to have conflicts between towers.

- Mr. Newsome asked if there were any request now for any towers.

Mr. Rademacher stated no, and we only have them on the water tower, no freestanding towers.

- Mr. Pasquantonio asked how the fees were compared to other towns.

Mr. Bergman stated that when it goes to Council we will do a comparison of other towns.

Mr. Monroe stated that these prices were a standard. Around the same prices as a couple of dozen in NC that they represent both city and counties. Tower industry and carriers have a high budget to spend on new facility permits. In 800+ communities in 34 states this cost is in the middle by our 10 years of experience in NC. You can establish as fee or refundable deposit of what is remaining after process is done.

Mr. Bergman stated that the carrier at the WWTP was pushing Town to extend the lease that we current hold. Town decided to receive expert advice on the matter.

- Mr. Monroe stated that safety issues are the highest priority. OSHA rates this as 5th most dangerous industries. Within 4 years 50% facilities fail structural analysis. They just cannot handle any more modification.

The latest inspection of TIA 222 reported 70% failed because of one or more issues at site.

Each carrier's site services roughly 75 subscribes. In the future there needs to be a carrier ever ¼ to 1/3 mile.

- Mr. Benton asked if the current carriers has a performance bond in place

Mr. Bergman stated that he thought it does. One carrier on it wants to expand.

Mr. Monroe stated that it is at a 15 year old rate and they are current working on a deal.

- Mr. Newsome asked if they will be freestanding towers or the ones with guide wires.

Mr. Bergman stated that they are all different.

Mr. Monroe stated that with the ordinance it requires mono pole with no guide wires.

Mr. Bergman stated that the ordinance will help to make them attach where there is already carriers and not to make new or fewer ones.

Mr. Monroe states that in residential areas carriers can be attached to utilities poles 3-4' above utility pole. One pole can hold 6 carriers.

- Mr. Benton asked if the Planning Board will review these application and make a recommendation to the Board?

Mr. Bergman stated yes.

- Mr. Benton asked if section 10C conflicted a little with Section 13A where it references residential districts; refers to prohibition in 10C versus 10' taller clause in Section 13A.

Mr. Bergman stated that Section 10 stated that if the carrier makes their case that they need to place it somewhere else then Section 13 says it can't be more than 10' tall.

- Mr. Benton asked in Section 11, is 45 days sufficient to review a substantial modification.

Mr. Monroe stated that they have a maximum two week turn around.

- Mr. Benton asked in Section 19B: Why limit the town's ability to hire a consultant with expertise in the private telecommunications sector; also why not ability to hire someone that has had a case legally challenged? Private sector consultants have a unique perspective too. Attorneys and consultants lose some, win some. This seems to strictly limit to town's options as to who they may want to hire. He asked if there were anyone that "has never had a recommendation successfully legally challenged."

Mr. Monroe stated that he knew of two in the nation. They put most protected language but wording can be backed down. He recommends to keep exclusively for public sector.

Mr. Bergman stated that they will look at the language.

Mr. Rademacher stated that he agrees with taking out “has never had a recommendation successfully legally challenged”.

Mr. Cox stated that if they were not “exclusively for the public sector” that there would be too much conflict.

- Mr. Newsome stated that Section 10F was a great idea for the “balloon test”.

Mr. Monroe stated that the wording in this ordinance was written either because required by law, had to deal with it with other customers, or we were trying to close loopholes.

D. Motion

Mr. Cox made a motion to approve the Zoning Text Amendment on Telecommunication Towers Ordinance with the Town Manager and Consultant working on the wording for 19B. Mr. Benton seconded motion. Motion carried unanimously.

E. Adjournment

Mr. Cox made the motion to adjourn at 6:16pm. Mrs. Batts seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia E. Arnold, Administrative Assistant

Surf City Planning Board
April 9, 2015

Members Present:

Larry Bartholomew, Vice-Chairman
Rick Benton
Carl Johnson
Steve Pasquantonio
Jimmy Campbell
Randy Cox

Town of Surf City Staff:

Todd Rademacher- Planning Director
Donna Reece – Administrative Assistant
Doug Medlin – Mayor Pro Tem

Others present:

Charles Riggs

A. Call to Order

Mr. Bartholomew called the meeting to order at 5:32pm.

B. Approval of January 8, 2015 Minutes

Mr. Cox made the motion to approve the January 8, 2015 minutes.
Mr. Benton seconded the motion and it was carried.

C. Annexation Zoning – Deborah Wicks 1.21 acres

Town Planner Rademacher stated that the Town Council has requested that the property approved for annexation at the April 7th Town Council Meeting receive a recommendation for zoning. The parcel of property is 1.21 acres in size and owned by Dr. Deborah Wicks of the Surf City Pet Hospital. The property is located adjacent to the Turtle Hospital at the terminus of Tortuga Drive. The surrounding properties are zoned PD by Pender County and RA, Rural Agricultural, by Surf City. Staff recommends that we zone the property RA as the property is in an area projected within the land use plan to be suitable for commercial development. RA will allow for various low density residential use and a variety of low impact commercial uses that would be consistent with the surrounding area and Turtle Hospital.

Mr. Medlin asked if the road dead ends.

Mr. Rademacher stated yes, it does. Eventually it will have to connect with Cedar Avenue.

Mr. Medlin asked if the property was already subdivided.

Mr. Rademacher stated yes it was, 2 or 3 years ago.

Mr. Cox asked if Tortuga Lane connects with Community Center Drive.

Mr. Rademacher stated no. There is a gate there now.

Mr. Cox stated that it seems like there should be another exit.

Mr. Rademacher stated that it is not a public road.

Mr. Campbell asked what you can do in RA.

Mr. Rademacher stated 20,000 sq. ft. per lot. There is no water or sewer there yet.

Mr. Campbell asked when they would pay tap fees.

Mr. Rademacher stated that they would not pay tap fees at this point since it will be well and septic. Once water and sewer go in, they will pay at that time.

Mr. Cox made a motion to approve the Annexation Zoning to RA.

Mr. Johnson seconded the motion and it was carried.

D. Rezoning – Richard Sullivan 1.722 acres C-3 to MFC

Planner Rademacher stated that the applicant, Richard Sullivan, would like to rezone the property located on Charlie Medlin Drive directly behind the Shipwreck Point mini golf. The existing zoning is C3 which is our most intense commercial district. The subject property is 1.722 acres. This particular piece was foreclosed upon recently and put up for sale by the bank. It was purchased by David Ward who rezoned it to C3. He sold it recently to Mr. Sullivan. The adjacent properties are the mini golf, office buildings and vacant land. Adjoining zoning districts are C3 commercial and MFC or Multi Family Cluster. The land use plan calls this area Mainland Business Corridor which calls for mainly business uses to be developed. A rezoning to MFC would allow for all uses allowed in the table of uses under MFC to be constructed on this property provided that all local, state and federal rules are met. MFC allows for the construction of residential units at a ratio of 10 lots per acre. Units can be a mixture of multiple housing types. Staff recommends rezoning this property to MFC which is consistent with the uses proposed in the land use plan and surrounding uses.

Mr. Bartholomew stated that this sounds pretty straight forward.

Mr. Cox made a motion to approve the Rezoning to MFC. Mr. Benton seconded the motion and it was carried.

Planner Rademacher reviewed the new projects that are going on.

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E. Adjournment

Mr. Benton made the motion to adjourn at 5:54pm.

Mr. Campbell seconded the motion and it was carried.

Larry Bartholomew, Vice-Chairman

Donna Reece, Administrative Assistant

Surf City Planning Board
July 9, 2015

Members Present:

Larry Bartholomew, Vice-Chairman
Rick Benton
Teresa Batts
Sally Edens
Jimmy Campbell

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia Arnold – Administrative Assistant

A. Call to Order

Mr. Bartholomew called the meeting to order at 5:25pm.

B. Approval of April 9, 2015 Minutes

Mrs. Edens made the motion to approve the April 9, 2015 minutes.
Mr. Benton seconded the motion and it was carried.

C. Adjournment

Mr. Benton made the motion to adjourn at 6:07pm.
Mrs. Edens seconded the motion and it was carried.

Larry Bartholomew, Vice-Chairman

Patricia Arnold, Administrative Assistant

Surf City Planning Board
October 8, 2015

Members Present:

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

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia Arnold – Administrative Assistant

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 July 9, 2015 Minutes

Mr. Cox made the motion to approve the July 9, 2015 minutes.
Mrs. Edens seconded the motion and it was carried.

C. Zoning Map Amendment

Planner Rademacher stated that the applicant, Juniper 50, LLC, has requested this rezoning on an undeveloped 4.42 acre tract of land at the intersection of Highway 50 and Juniper Trail. Surrounding uses include the Moose Lodge, an existing manufactured home subdivision, Surf City Public Works, and vacant land. Surrounding zoning districts are G1 Governmental & NB Neighborhood Business within the Town Limits and RP Rural Preservation, and OI Office and Institutional districts within the Pender County zoning jurisdiction.

Staff makes the recommendation to rezone the properties to C3 commercial as this is consistent with the development patterns along Highway 50 in this area, the Land Use Plan and the anticipated development along this corridor.

D. Planning Update

Site plans are being reviewed for the pet hospital and Dr. Parr's dentist office.

Marina property's grocery store rumor fell through so they are working on other things.

Next month the board may see the Sullivan tract come before Planning Board for rezoning. The 290 acres is under contract. They have been in touch with DOT, trying to acquire road access, and the need for a light at

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JH Batts Road. They are trying to bring multi-family, condos, single family, and commercial on the property.

Bridge replacement right-of-way acquisition appraisers are going door to door talking to property owners.

New Pender County School is moving forward. They are working on the secondary access to the property.

Preliminary Flood Map Open House is planned for October 27th from 4pm to 6pm.

E. Adjournment

Mrs. Edens made the motion to adjourn at 6:03pm.

Mr. Johnson seconded the motion and it was carried.

Larry Bartholomew, Vice-Chairman

Patricia Arnold, Administrative Assistant

**Surf City Planning Board
November 12, 2015**

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice-Chairman
Teresa Batts
Rick Benton
Sally Edens
Carl Johnson

Town of Surf City Staff:

Todd Rademacher- Planning Director
Patricia Arnold – Administrative Assistant

Others Present:

Dan Weeks, Paramounte Engineering, Inc.
Donna Cote, Coterra 9
Brian Spencer, Coterra 9
Dave Holzinger, Coterra 9
Clay Matthews, Paramounte Engineering, Inc.

A. Call to Order

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

B. Approval of October 8, 2015 Minutes

Mrs. Edens made the motion to approve the October 8, 2015 minutes. Mrs. Batts seconded the motion and it was carried.

C. Annexation Zoning

Planner Rademacher stated that the Town Council has requested that the planning board make a recommendation on the new zoning for a one acre tract of land on Highway 17 North located between Manhollow Church Rd and Highway 210.

Staff recommends zoning this property to be C3 as this is in an area appropriate for commercial development and consistent with our land use plan.

Mr. Benton made the motion to approve recommending zoning a new annexed property on Hwy 17 North between Manhollow Church Road and Hwy 210 to C3 Commercial. Mr. Bartholomew seconded the motion and it was carried.

D. PUD rezone and Master Density Plan Approval for 230 acres off of Belt Rd

Waterside at Surf City Coterra 9

Planner Rademacher stated that the applicants are seeking a rezoning from RA to PUD for the purposes of building a mixed-use subdivision. The tract is approximately 240.19 acres in size and is located on Belt Rd. The property extends from Belt Rd. running towards the island and back up to the properties on Atkinson Pt. Rd. The surrounding land uses are commercial vacant land, commercial businesses, multi-family and some single family homes on Atkinson Point Rd. Properties within the Surf City limits are zoned MHS (Manufactured Home Subdivision), PUD (Planned Unit Development), and C3 Commercial within the Town Limits. Properties within the counties jurisdiction are zoned PD (Planned Development).

The developers are proposing a large residential subdivision on this site with 3,424 residential units and 4 acres of commercial property. These units will be a mix of single family homes, and multi-family units.

The developers are proposing to use the different density districts that are allowed by the PUD district of low, 5 units per acre, medium 16 units per acre and high density with 24 units per acre. The proposed residential density of the property is roughly 13.5 units per acre.

The development will consist of several neighborhoods which will need to go through the subdivision review process and meet our zoning and subdivision codes for landscaping, lighting, open space, sidewalks, streets etc.

Open space is to be provided at 24 acres and the developers anticipate providing an interconnected system of open spaces within each development district.

The development proposes to use a Boulevard that will run from Belt Rd. to an access point adjacent to the Dollar General for access through the neighborhood. The developers, staff and NCDOT have had preliminary discussions and this new intersection will require a lighted intersection to be installed at this access point. This 60 foot ROW point to the main highway is currently under contract for purchase by the developers.

Other roadways and interconnection to neighboring properties will be developed as the project goes through the planning/approval process.

Staff has discussed this project internally and is comfortable with the ability of the Town to accommodate water, sewer, police and fire protection of a project of this size in the coming years.

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Staff recommends this rezoning and approval of the density master plan for the Waterside development as the mix of uses is consistent with the discussions we have had over the years on this property. The project is consistent with the goals of the land use plan and is located in an area of town that will be able to accommodate this level of density in a development.

Mr. Benton made the motion to approve the rezoning approval of a PUD and of the density master plan for the Waterside Development. Mrs. Edens seconded the motion and it was carried.

E. Adjournment

Mrs. Edens made the motion to adjourn at 6:05pm. Mr. Benton seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant