

**Surf City Planning Board
February 11, 2016**

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice-Chairman
Teresa Batts
Steven Pasquantonio
Randy Cox
Jimmy Campbell

Town of Surf City Staff:

Larry Bergman – Town Manager
Patricia Arnold – Administrative Assistant
Doug Medlin, Mayor Pro Tem

Others Present:

Jason Dorazio, Dora J Development
Ron Shanahan, Police Chief

A. Call to Order

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

B. Approval of October 8, 2015 Minutes

Mr. Cox made the motion to approve the November 12, 2015 minutes. Mr. Pasquantonio seconded the motion and it was carried.

C. Annexation Zoning

Town Manager Bergman stated that the Town Council has requested that the planning board make a recommendation on the new zoning for the property located at 24480 US Hwy 17 North. The subject property is 3.5 acres with a commercial building, a single family home and a single wide which are all currently unoccupied. The adjacent properties consist of vacant land to the south, vacant land zoned C3 commercial to the west across Hwy 17 (which is inside Surf City limits), vacant land to the east which is zoned PUD and is the undeveloped portion of Turtle Creek (inside Surf City limits), and a single family home to the north. The property to the north is the next annexation item on the agenda for this meeting.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density. Intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density

residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Staff recommends zoning this property to NB Neighborhood Business as this property has a pre-existing commercial building on it and uses within this district would be consistent with the uses permissible in the adjacent properties in the PUD and the Zoning districts within the County for this area that have some existing residential use. The proposed zoning district would be consistent with the Pender County LUP that is effective for this area.

Mr. Cox made the motion to approve recommending zoning a property at 24480 Hwy 17 North to NB Neighborhood Business. Mr. Pasquantonio seconded the motion and it was carried.

D. Annexation Zoning

Town Manager Bergman stated that the Town Council has requested that the planning board make a recommendation on the new zoning for the property located at 24514 US Hwy 17 North. The subject property is 3.75 acres with a single family home and a single wide which are all currently unoccupied. The adjacent properties consist of residential and commercial land to the south, vacant land zoned C3 commercial to the west across Hwy 17 (which is inside Surf City limits), vacant land to the east which is zoned PUD and is the undeveloped portion of Turtle Creek (inside Surf City limits) and a duplex, and vacant land to the north. The property to the south is the proceeding item on this agenda.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density. Intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Staff recommends zoning this property to PUD Planned Unit Development as this property has multiple residential units on it currently and uses within this district would be consistent with the uses permissible in the adjacent properties and within the Town also zoned PUD and the commercial uses found within the NB or neighborhood use district. The proposed zoning district would be consistent with the Pender County LUP that is effective for this area.

Mr. Cox made the motion to approve recommending zoning a property at 24514 Hwy 17 North to PUD Planned Unit Development. Mr. Bartholomew seconded the motion and it was carried.

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E. Manager Notes

Mr. Bergman stated that Cape Fear Community College has requested information regarding a LED sign which the Town currently does not allow. Mr. Bergman would like for the Board to give the item some thought and ideas for further discussion later.

F. Adjournment

Mr. Cox made the motion to adjourn at 6:04pm. Mr. Pasquantonio seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant

**Surf City Planning Board
March 10, 2016**

Members Present:

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

Town of Surf City Staff:

Todd Rademacher, Town Planner
Patricia Arnold – Administrative Assistant
Doug Medlin, Mayor Pro Tem

Others Present:

Jason Dorazio, Dora J Development
Joan Dorazio, Dora J Development
Jeff Johnson, Police Captain

A. Call to Order

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

B. Approval of February 11, 2016 Minutes

Mr. Cox made the motion to approve the February 11, 2016 minutes. Mr. Bartholomew seconded the motion and it was carried.

C. LED Signage

Mr. Rademacher stated that the Town has had several requests for use of LED lighted signs, particularly on the mainland. In response to these requests and adjusting to newer technologies being utilized by certain businesses a review of the sign ordinance was done to allow for very specific and minor uses of LED lights on the mainland that will not affect residential property and keep the low key feeling that Surf City strives to retain. Staff does not see the need for widespread LED use in Town as businesses like McDonalds and CVS have utilized technology that does not require LED lights and promotes their services. The requirements shown in this ordinance are commonly used in small to medium size communities across the State and reflect an effort to bridge the quaint seaside town on the island and help adjust to the changing commercial environment on the mainland.

Staff recommends the following language is proposed in the Zoning Ordinance:

Add the following Section **6.19 Signs Containing Light Emitting Diodes (LED's)**

- a) Maximum brightness shall be 5000 nits during daylight hours (dawn to dusk) and 150 nits during nighttime hours. The applicant or the sign manufacturer must provide either written certification from the manufacturer that the light intensity has been factory programmed not to exceed above listed light levels or provide an isolux lighting plan certified by an electrical engineer.
- b) Light trespass shall not exceed .3 foot candles at any property line.
- c) Message shall change a maximum of one (1) time per 24 hour period. During the display period all information shall be static.
- d) The signs are only allowed in G1 Governmental for all uses and in O/I & C3 districts for churches and schools. Gas stations in the C3 district may display gas prices only.
- e) The LED portion of the sign may not exceed 30% of the permitted sign face.
- f) No variations in light intensity during the static period of display are permitted.
- g) Signs may only use a single color at any given time and colors shall be limited to amber, green or red.
- h) Freestanding signs utilizing LED technology may not exceed 8 feet in height and must be 7 ½ feet from all property lines.
- i) Traditional signs, in compliance at the time of this ordinance, changing over LED bulbs to illuminate a sign are not included in this section of the ordinance and must still comply with all elements of the lighting ordinance for the Town.

Add the following to **6.19 Zoning Districts:**

Add LED signs as a Permitted use to the C3, G1, and O&I districts and indicate Not Permitted for all other districts.

Add the following definition to **3.4 Definitions** (signs):

LED sign. a flat-screen device in which an array of light-emitting diodes can be selectively activated to display numerical, alphabetical and graphical information.

Nits. a unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter.

Mr. Bartholomew made the motion to approve recommending The LED ordinance with the addition of the color white. Mr. Cox seconded the motion and it was carried.

D. Annexation Zoning

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for the property located off of Shepard's Rd. The subject property is 89.33 acres. Adjoining properties are a mix of Town and County jurisdiction with a variety of zoning districts in the area as shown on the attached map. Properties are a variety of manufactured housing, single family homes and vacant land.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial office, intuitional, and high- and medium- density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Staff recommends zoning this property to r-15 Residential as this property is an area consistent with t LUP for the area and is suitable for all uses permitted within the Town's R-15 zoning district.

Mr. Cox made the motion to approve recommending zoning the property off of Shepard's Rd requested by the Pender County Board of Education to R-15 Residential. Mr. Benton seconded the motion and it was carried.

E. General Discussion

- Maximum Height Requirement

Mr. Rademacher stated that the Town currently has a maximum height requirement of 48' with a Conditional Use Permit to 60". The text amendment that was pulled for this month had requested for 69'.

Mrs. Dorazio asked if we had a fire truck that could reach that far up.

Mr. Rademacher stated that that height of a building would make it fall into a high rise category. He stated that he didn't feel that was the way the Town wanted to go. He told the board of what nearby town maximum height requirements were.

- Pender K-8 School

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Hope to have site plan in May of 2016 and start construction in August or September of 2016. School year 2018 is their goal.

- New Projects

New gas station in front of Harris Teeter – no plans seen yet.

Charlie Grainger Hot Dog and BBQ – no plans seen yet.

Hopsail Island Beer Tap Room and Market next to Fantastic Sams.

Napa on Hwy 17N – no plans seen yet.

Office on Hwy 17N – no plans seen yet.

Rumors of grocery store on Monk property.

F. Adjournment

Mr. Cox made the motion to adjourn at 6:13pm. Ms. Batts seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant

Surf City Planning Board
April 14, 2016

Members Present:

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

Town of Surf City Staff:

Todd Rademacher, Town Planner
Patricia Arnold – Administrative Assistant

Others Present:

Jason Dorazio, Dora J Development
Jeff Johnson, Police Captain

A. Call to Order

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

B. Approval of March 10, 2016 Minutes

Mr. Cox made the motion to approve the March 10, 2016 minutes. Mr. Campbell seconded the motion and it was carried.

C. Parking Requirements in PUD

Mr. Rademacher stated that the Dan Weeks with Paramount Engineering had submitted a request to set a specific parking ratio for Multi-family building within the PUD district. The ordinance currently defaults to the ordinances general parking standard for all zoning districts. In the case of multi-family buildings developments are required to create the following:

- 1.5 spaces for units with 0-1 bedrooms
- 2 spaces for units with 2 bedrooms
- 2.25 spaces for units with 3 bedrooms or more

The applicant is requesting that the ordinance in PUD be set at a flat 1.3 parking spaces per unit.

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Staff does not recommend approval of the applicants request to lower the parking standards for PUD Multi-family. It would recommend a change to something less severe as follows:

- 1.3 spaces for units with 0-1 bedrooms
- 2 spaces for units with 2-3 bedrooms
- 2.25 spaces for units with more than 3 bedrooms

This can eliminate the need for excessive impervious surfaces and still maintain the parking that would be needed for said multi-family uses.

Mr. Cox made the motion to approve the staff recommended change to the PUD parking requirement ordinance. Mr. Bartholomew seconded the motion and it was carried.

D. Adjournment

Mr. Cox made the motion to adjourn at 5:47pm. Ms. Batts seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant

**Surf City Planning Board
May 12, 2016**

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Vice-Chairman
Teresa Batts
Rick Benton
Sally Edens
Steve Pasquantonio
Randy Cox

Town of Surf City Staff:

Todd Rademacher, Town Planner
Patricia Arnold – Administrative Assistant

Others Present:

Doug Medlin, Mayor Pro-Tem
Jason Dorazio, Dora J Development
Jeff Johnson, Police Captain
Leanne Lawrence, LS3P Architect
Rob Balland, LS3P Civil Engineer
Kenneth Fuller, Board of Education Director of Facilities
Angela Carter, Coldwell Banker
Nick Szymanski, Topsail High School, Honors Civics & Economics
Derek Bryant, Topsail High School, Honors Civics & Economics
Emilie Richardson, Topsail High School, Honors Civics & Economics
Jessica Tishler, Topsail High School, Honors Civics & Economics
Jimmy Snead, Topsail High School, Honors Civics & Economics
Darden Velthoven, Topsail High School, Honors Civics & Economics
Tyler Ording, Topsail High School, Honors Civics & Economics
Cameron King, Topsail High School, Honors Civics & Economics
Emma Kostro, Topsail High School, Honors Civics & Economics
Clay Parker, Topsail High School, Honors Civics & Economics

A. Call to Order

Mr. Newsome called the meeting to order at 5:30pm.
Mayor Pro Tem Medlin gave the invocation.

B. Approval of April 14, 2016 Minutes

Mr. Pasquantonio made the motion to approve the April 14, 2016 minutes. Mr. Cox seconded the motion and it was carried.

C. Annexation Zoning

Mr. Rademacher stated that the Town Council has requested that the Planning Board make a recommendation on the new zoning for the property containing 9.796 acres off of Perkins and Shepards Roads. The properties will be part of the new elementary and middle schools with the Perkins Rd tract providing access to the school. The tract located further back is mostly wetlands and will not be built upon for the new schools. Adjacent properties are zoned RP rural preservation in the county jurisdiction and R15 Residential for areas already annexed into Surf City for the schools.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Staff recommends zoning this property to R15 Residential and uses within this district would be consistent with the uses permissible in the adjacent properties. The proposed zoning district would be consistent with the Pender County LUP that is effective for this area.

Mr. Benton made the motion to approve the staff recommended zoning of R15. Mr. Bartholomew seconded the motion and it was carried.

D. Elementary and Middle School Site Plan Approval

Mr. Rademacher stated that the applicants, Pender County Schools have submitted a site plan for the approval of a 157,600 sq.ft. building with a maximum of 1500 students. Access to the site will be provided through the development of two new public roads. The main access will come from Shepards Rd and a secondary access will access from Perkins Rd. The NCDOT is requiring improvements to the intersection of 50 and Shepards. Closer to the access points to the school's road widening, turn lanes and other improvements will be required for access to the site.

Landscaping and sidewalks are shown in compliance with the ordinance. Storm water will be handled by an approved state storm water system. The submitted lighting plan also meets the requirements of the ordinance and will ensure that the site will not place excess light onto neighboring properties.

The fire department and public works departments have both reviewed these plans for compliance with the ordinances. A sewer lift station will be installed to handle additional capacity from neighboring properties. Fire hydrants have been placed according to ordinance and the building will be sprinkled for increased safety.

Staff has worked closely with the design team and Pender Schools for the development of this site. All of the comments made during the review process have been met for

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Town compliance and staff does recommend approval of this site. Staff does recommend that the design take into consideration the location of the road and the potential need for additional buffering near the residential homes the main access road will pass by.

Leanne Lawrence, LS3P, stated that there was 57 acres of wetlands that they worked with the Army Corp of Engineers and kept 48.8 acres undisturbed.

Mr. Cox asked why there were so many stormwater ponds.

Rob Balland, LS3P, stated that it was a state requirement and because of the pervious coverage instead of one pond they just had multiple because of the way the wetlands laid out.

Mr. Benton asked if road A&B will be public or private.

Mr. Rademacher stated that they will be public and that he was just waiting for the selected road names.

Mrs. Edens asked that with the road going in having ponds on both side will they flood.

Mr. Balland stated that they looked at that and do not see that happening.

Mr. Benton asked if it could be expanded over 1500 capacity and would there be room.

Ms. Lawrence stated that with additional permitting and there would be room with wetland impact.

Mr. Benton asked when they thought they would hit their 1500 capacity.

Ms. Lawrence stated quite soon.

Mr. Pasquantonio asked if they had built a school similar to this before with K-8.

Ms. Lawrence stated that they had with this similar concept.

Mrs. Batts asked about the road improvements and if a traffic light would be placed at 17 and 50.

Ms. Lawrence stated that NCDOT are still reviewing the plans but at this time that they are not requiring them. From 50 there will be a left lane onto Shepards, from Shepards a left lane onto 50, turn lanes on Shepards onto site, and turn lanes on Perkins onto site.

Mrs. Edens made the motion to approve the staff recommended approval of the site plan. Mr. Benton seconded the motion and it was carried.

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E. Adjournment

Mr. Cox made the motion to adjourn at 5:47pm. Ms. Batts seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant

**Surf City Planning Board
August 11, 2016**

Members Present:

Larry Bartholomew, Vice-Chairman
Teresa Batts
Rick Benton
Jimmy Campbell
Randy Cox

Town of Surf City Staff:

Todd Rademacher, Town Planner
Patricia Arnold – Administrative Assistant

Others Present:

Mike Morton, Contractor

A. Call to Order

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

B. Approval of May 12, 2016 Minutes

Mr. Cox made the motion to approve the May 12, 2016 minutes. Mr. Campbell seconded the motion and it was carried.

C. Dollar Tree Store Site Plan

Mr. Rademacher stated that the applicants, Caymus Investments, LLC, have submitted a site plan for the approval of a 9920 sq. ft. Dollar Tree retail building on a 1.03 acre lot.

The property is zoned C3 commercial and is located across from the Alston Blvd stoplight. Adjoining properties are C3 for properties within the Town limits and PD for properties in the County's jurisdiction.

Access to the property will be through a previously approved extension of Alston Blvd which also included water and sewer line extensions. A full four way lighted intersection will be created during the development of this site per the requirements of NCDOT.

Landscaping, architecture, sidewalks, parking as well as other applicable sections of the zoning ordinance are shown in compliance. Storm water will be handled by an approved state storm water system. The submitted lighting plan also meets the requirements of the ordinance and will ensure that the site will not place excessive light onto neighboring properties.

The fire department and public works departments have both reviewed these plans for compliance with the ordinances. Fire hydrants have been placed according to ordinance and the building will be sprinkled for increased safety.

Mr. Cox made the motion to approve the staff recommended approval of the site plan. Mr. Benton seconded the motion and it was carried.

D. Planning Update

- Harris Teeter Fuel picked up permits. It is to be located in front of Harris Teeter at the far left.
- K-8 School bids should be going out September 7th.
- NCDOT will be using the old Ward building by the end of the month. They have closed on some properties already in the area.
- Charlie Grainer coming in far left unit at Harris Teeter.
- Eastern Environmental working on plans for office on Hwy 17.
- Sullivan property should close with Cottera on first 95 acres on 8/24th.
- Grocery site moving but not annexed into town yet. 46,000 sq ft building with 2 out parcels (1 gas)
- Coastal Car Center on Hwy 17 almost completed.
- Working on new street standards for subdivisions with photos and language. Mr. Benton stated that sight triangles were important.
- Bishop Creek may be coming back.
- Saltwater Landing Veterans Park property has now flipped to a Myrtle Beach Developer.
- Poplar Branch and The Arbors subdivisions are building and selling well.
- Mr. Campbell asked about the logic behind the stop signs on the canals.
- Mr. Campbell asked about sidewalks parallel to N. New River Drive.

E. Adjournment

Mr. Cox made the motion to adjourn at 5:53pm. Mr. Benton seconded the motion and it was carried.

Larry Bartholomew, Vice-Chairman

Patricia Arnold, Administrative Assistant

**Surf City Planning Board
September 8, 2016**

Members Present:

Barry Newsome, Chairman
Teresa Batts
Rick Benton
Jimmy Campbell
Sally Edens
Steven Pasquantonio

Town of Surf City Staff:

Todd Rademacher, Town Planner
Patricia Arnold, Administrative Assistant
Jeff Johnson, Police Captain

Others Present:

Robbie Lee, Attorney
Rod Young
Jason Dorazio, Dora J. Development

A. Call to Order

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

B. Approval August 11, 2016 Minutes

Mr. Benton stated he wanted to add the text that “Mr. Cox stated that the Dollar Tree Store lot had a natural spring on it.”

Mr. Benton made the motion to approve the August 11, 2016 minutes with correction.
Mrs. Batts seconded the motion and it was carried.

C. Annexation Zoning

Mr. Rademacher stated that the Town Council has requested that the planning board make a recommendation on the new zoning for the properties containing 11.45 acres off at the intersection of Highway 210 and Highway 50. Adjacent tracts in the Town of Surf City are Zoned C3 commercial and R15 Residential consisting of vacant residential property, and various commercial uses. Property within the jurisdiction of Pender County is zoned O&I Office and Institutional and is the location of the Moose Lodge. The subject property is zoned GB or General Business by the County. The property was previously used as a Marina and boat repair/storage facility.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high-and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Recommend zoning this property to C3 Commercial and uses within this district would be consistent with the uses for similar properties fronting on Highway 210 and Highway 50. The proposed zoning district would be consistent with the Pender County LUP that is effective for this area.

Mr. Benton made the motion to approve recommending the property be zoned to C3 Commercial. Mrs. Edens seconded the motion and it was carried.

D. Amend requirements for the Multi-Family Cluster (MFC) zoning district

Mr. Rademacher stated that this request is to amend the MFC district for residential development but also promoting the creation of open space and a sense of community.

The need for a flexible residential district has been discussed before. The issue is always about density and preservation of natural areas and providing for recreation areas for residents of these developments. It is the intent of this district to provide that balance between development and the environment. With the increase in development, the new school and several larger tracts of land potentially coming up for development, staff felt the need to review the ordinances and create a better set of guidelines for the type of development that will stand the test of time and truly add to the community.

Staff recommends approval of the following ordinance:

Amend the following to section 4.0 of the zoning ordinance:

MFC Multi-Family Cluster District

The MFC residential home district is established as a district in which the principal use of land is for ~~multi-family, apartments and condominiums~~ **residential development**. The regulations of this district permit developments provided the necessary public and/or community water and adequate sewage disposal facilities are available, while protecting open space and the natural environment.

- 1) *Permitted Uses.* Uses permitted within the MFC zoning district are shown in the table of uses, section 4.19.
- 2) *Conditional Uses.* Conditional Uses permitted within the MFC zoning district are shown in the table of uses, section 4.19
- 3) *Dimensional Requirements.*

- a) All lots shall be consistent with Ocean Hazard and Estuarine Shoreline AEC standards for development (CAMA).
- b) Lot Area, minimum required: 2 acres with a maximum density of 10 units per acre.
- c) Lot Width, minimum required: Fifty (50) feet
- d) Front yard, minimum required: twenty-five (25) feet, except oceanfront property shall be twelve point five (12.5) feet.
- e) Side Yard, minimum required: Ten (10) feet.
- f) Side Yard, abutting street, minimum required: Ten (10) feet.
- g) Rear Yard, minimum required: Twenty (20) feet
- h) **All setbacks for principal structures come from the larger parcel of property lines and not from individual structures or units. The minimum setbacks between structures is ten (10) feet.**
- i) Lot Coverage: The total ground area covered by the principal building and all accessory buildings including any roofed area shall not exceed forty (40) percent of the total lot area.
- j) Open Space: New developments shall leave 30% of the land in open space.
- k) Accessory building setbacks:
 - Front yard, minimum required: **May not protrude past front of the** principal structure.
 - Side/Rear yard, minimum required: five (5) feet
 - Separation between other structures: five (5) feet
- l) Building Height: Maximum building height shall be 48 feet in height above the horizontal plane.
- m) Encroachments not exceeding twelve feet in width may encroach up to two (2) feet into the side setback.
- n) Stoops for air-conditioners may encroach into the side setbacks, but may only be constructed large enough to accommodate the unit(s)

- o) Access stoops for electrical service boxes may encroach into the side setbacks, but may be no larger than a three (3) foot by three (3) foot (3 x 3) stoop with stairs.

4) *Additional Requirements:*

- a) Signs shall meet the requirements set forth in Section 6.
- b) Off street parking shall be provided as required in Section 5.1
- c) Corner visibility: On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points on such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction of vision between a height of three (3) feet and a height of ten (10) feet above the average centerline grade of each street.
- d) Provide information on the perpetual maintenance of open space.
- e) **Clustering of homes shall be done to minimize the amount of infrastructure required within the project boundaries.**
- f) **Usable open space shall be planned and improved, accessible and usable by persons living nearby. *Improved shall mean cleared of underbrush and debris and may contain one or more of the following improvements: landscaping, walls, fences, greenway trails, bikeways, walks, statues, fountains, recreation fields, and/or playground equipment.**
- g) **Open Space shall be interconnected by pathways to form a continuous stretch of space unless the Planning Board find this unnecessary.**
- h) **Storm water BMP's shall have at least one aerator or aerator fountain installed. If multiple ponds are utilized at least one shall have a minimum (5) five foot walkway around the perimeter.**
- i) **Planted landscaping beds shall be installed around the base of all buildings. Landscape plans shall be submitted at the time of zoning permits. The use of pine straw in these beds is prohibited.**
- j) **Hotel rooms shall be counted as a residential units and be included in the 10 units per acre calculation.**
 - a. **90 % of the hotel parking spaces shall be set behind front of the main building wall building to minimize the impact to the surrounding neighborhood.**

- k) **Decorative street lighting shall be provided as opposed to the standard wood poles provided by the local power provider.**
- l) **Sidewalks must be connected to the porch or entry of a single family homes.**
- m) **Clear-cutting of the property is prohibited. Clearing shall be minimized to the areas of the building sites, active open space and infrastructure improvements.**

Add the following uses to Section 4.19 Table of Uses in the MFC district:

Uses by right: single family, two family, townhouses, bed and breakfasts, community centers and recreation centers building and grounds,

Conditional Use: Hotels

Mr. Campbell stated that he thought it should state why pine straw should not be used. **4) i)** to add the following: **to reduce fire hazard**

Mr. Rademacher stated that the reason why the Board is not looking at PUD at this time is because there are already approved plans in different stages of phases of development. At this moment there are 4 plats that are assigned MFC and all are undeveloped at this time.

Mr. Benton asked if MFC allowed manufactured homes.
Mr. Rademacher stated no.

Mr. Benton asked about 3) h) setbacks and should say principal or accessory.
3) k) Remove the following: **Side/Rear yard, minimum required: five (5) feet & Separation between other structures: five (5) feet**

Mrs. Edens made the motion to approve recommending to amend the requirements for the Multi-Family Cluster (MFC) zoning district with the noted amendments. Mr. Pasquantonio seconded the motion and it was carried.

E. Planning Update

- Mr. Campbell asked if the town had anything to do with timeshares. No.
- Mr. Newsome asked what was happening next to Dollar General. Entrance to Waterside project.
- Mrs. Edens asked the opinion of the Board if the bridge will bring more development. Consensus was the school would do more.

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F. Adjournment

Mrs. Batts made the motion to adjourn at 5:59pm. Mr. Benton seconded the motion and it was carried.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant