

**Surf City Planning Board  
October 15, 2018**

**Members Present:**

Larry Bartholomew, Chairman  
Randy Cox  
Renee Rhodes  
Gary Cavanaugh  
Jimmy Campbell

**Town Staff:**

Mike Dickson, GIS Technician  
Steve Padgett, Building Inspector  
Patricia Arnold, Administrative Assistant  
Teresa Batts, Council Liaison  
David Price, Collections & Distribution Supervisor  
Jeff Johnson, Police Captain  
Allan Libby, Tourism Director

**Others Present:**

Jason Dorazio  
Martin Evans  
Harry Cordts

**A. Call to Order- Chairman Bartholomew**

**B. Approval of Minutes – July 12, 2018**

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

**C. Access Realty/A’N’A Builders Office Site Plan Approval**

<b>Owner:</b>	Mohamad Afify
<b>Agent:</b>	Stroud Engineering
<b>Acreage:</b>	2.1
<b>Project:</b>	Access Realty/ A’N’A Construction
<b>Proposed Use:</b>	Office
<b>Zoning:</b>	C-3 Commercial
<b>Location:</b>	14223 Hwy 50/210
<b>Stormwater:</b>	State stormwater review

The applicant is seeking site plan approval for an 11,900 square feet of total office space plus a 2400 square foot storage building. The use for the building is to provide office space for a realtor and building contractor. Parking lot connectivity will be constructed to

the neighboring properties including Faith Harbor Church, the vacant tract toward s the water and the property in the rear.

Sidewalks will need to be reconstructed in a small portion as preexisting boardwalk exists for pedestrians in this area currently.

Landscaping, sidewalks, architecture, and lighting have all been designed in compliance with the town ordinances.

Turnarounds for the fire department are being provided for emergencies with a fire hydrant being added along the road frontage as well. Water and sewer can be provided via the existing utility lines in front of the property.

All departments completed tier review and found the site to be in compliance with the ordinances.

Staff recommends approval of this subdivision as it meets the requirements of the ordinance.

Mr. Campbell asked how the metal storage building was going to look.

Mr. Afify was not at the meeting to answers questions regarding the appearance.

Mr. Cox made a motion to table this project until they get answers about the metal storage building. Mr. Campbell seconded the motion and it carried.

#### **D. Cordts Annexation Zoning**

The Town Council has requested that an annexation request be reviewed by the planning bard in regard to zoning.

The property is located between Oscar Edens Rd and Cordts Lane. The property is owned by Harry Cordts and is 4.18 acres in size. Surrounding zoning districts are RP or Rural preservation and are located within the jurisdiction of Pender County. Additional adjacent properties are zoned R-15 and are within the Town limits of Surf City.

Staff recommends zoning approval to R-15 Residential as this is a compatible zoning district and is consistent with the land use plan.

Mr. Cox made a motion to approve the Zoning for the Cordts property to R-15. Mrs. Rhodes seconded the motion and it carried.

**E. Union Tree, LLC Annexation Zoning**

The Town Council has requested that an annexation request be reviewed by the planning board in regard to zoning.

The property is located at Colbert Lane adjacent to Cape Fear Community College. The property is owned by Union Tree, LLC and is .82 acres in size. Surrounding zoning districts are RP or Rural preservation and are located within the jurisdiction of Pender County. Additional adjacent properties are zoned OI are within the Town limits of Surf City. Surrounding property uses are manufactured homes single family homes, and Cape Fear Community College.

Staff recommends zoning approval to R-15 Residential as this is a compatible zoning district and is consistent with the land use plan.

Mr. Campbell made a motion to approve the Zoning for the Union Tree property to R-15. Mr. Cox seconded the motion and it carried.

**F. Adjourn**

Mr. Cox made a motion to adjourn. Mrs. Rhodes seconded the motion and it was carried at 5:58 pm.

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Larry Bartholomew, Chairman

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Patricia Arnold, Administrative Assistant