

**Surf City Planning Board
April 12, 2018**

Members Present:

Larry Bartholomew, Chairman
Steven Pasquantonio, Vice-Chairman
Rick Benton
Gary Cavanaugh
Randy Cox
Sally Edens
Renee Rhodes
Chuck Strickland

Town Staff:

Todd Rademacher, Planning Director
Patricia Arnold, Administrative Assistant
Teresa Batts, Council Liaison
Mike Dickson, GIS Technician
David Price, Collections & Distribution Supervisor
Phil Voorhees, Police Lieutenant

Others Present:

Lori Morris, Parker & Associates
Andrea Carter, 118 N Topsail Dr.
Linwood Jones, Skyway View
Mark Hargrove, Port City Consulting

A. Call to Order- Chairman Bartholomew

B. Approval of Minutes – March 8, 2018

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

C. Skyview Preliminary Plan Subdivision Review

Owner:	Eastern NC Homebuilders, LLC
Agent:	Port City Consulting Engineers, PLLC
Acreage:	1.21
Project:	Skyway View
Proposed Use:	5 lot single family subdivision
Zoning:	R-5 Residential
Location:	611 South Topsail Dr.
Stormwater:	State stormwater review

The 5 lot subdivision submitted will be accessed by a new road off of South Topsail Dr. Adjoining land uses included single family homes and vacant lots. The land use plan designates this area as Island Residential which is appropriate for higher density developments.

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

Turnarounds for the fire department are being provided for emergencies. Water and Sewer meet the requirements of the ordinance and the addition of a new fire hydrant for the subdivision.

All newly created streets will be private and will be pervious.

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

Mrs. Edens asked how the system could make half of the houses drain one way and the others drain in another.

Mr. Hargrove stated that the infiltration system is calculated at 15" an hour and the land is designed to drain accordingly.

Mr. Strickland asked if the road will have to be maintained.

Mr. Hargrove stated that it will have to be maintained every year by the HOA.

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

All things were compliant except they cleared the lot without a permit, so they have a 135" tree ordinance violation.

Mr. Benton made a motion to approve the Skyway View Preliminary Subdivision. Mrs. Edens seconded the motion and it carried.

D. Watkins Commercial Building Site Plan Approval

Owner:	Eastern Homeworks, LLC
Agent:	Parker and Associates, INC.
Acreage:	1.20
Project:	Watkins Flooring
Proposed Use:	Retail
Zoning:	C-3 Commercial
Location:	Hwy. 50/210 adjacent to Gateway Plaza
Stormwater:	State stormwater review

The site plan submitted has been reviewed by Town staff for compliance with the ordinances. Zoning compliance has been achieved for, parking, landscaping, architecture, lighting, stormwater and all other applicable codes. Access to the project is under review by NCDOT which will consist of a driveway off of Hwy 50/210 as well as connectivity to Gateway Plaza and adjoining vacant lots.

The project is the first to incorporate the multi-use path into the development since the adoption of the bike and pedestrian plan. As required a 10' wide asphalt path is being constructed in the front of this site. NCDOT requires them to stay 20' back from the edge of pavement off the right of way.

The plans have also been reviewed for compliance by the Town's engineer (Cavanaugh & Associates), Utilities Department and the Fire Department. All departments completed their review and found the site to be in full compliance with the ordinances.

Staff recommends approval of the site plan as it is in compliance with the Town Ordinances.

Mr. Cox asked if there was a cement median in front of this lot. Mrs. Morris stated that yes there was. This will have a right in and right out. It is connected with gateway plaza and will be stubbed out to the next door lot.

Mr. Rademacher stated that there is a vacant lot between this lot and the proposed GoGas site.

Mr. Benton asked if the town was going to get a 10' path built to Belt Rd.

Mr. Rademacher stated that when the roundabout is built they will try to work on that Mrs. Rhodes asked when the completion date is expected.

Mrs. Morris stated that as soon as all permits are received they will be ready to start. Mr. Price stated that it is mutually beneficial for them to work with GoGas on their water connection to share the cost.

Mr. Cox made a motion to approve the Watkins Flooring Commercial Building Site Plan. Mr. Benton seconded the motion and it carried.

E. Community Development Update

- Waterside – working on a time line to show us.
- Terraces – June 18 breaking ground.
- Magnolia Reserve – 200 lots will come to the board next month. This is the remaining lots of Saltwater Landing/Surf City Resorts.
- Publix – Opening May 23rd.

- K-8 School – Going well. Sewer and water well on way to be completed on time. Widening and paving coordinating to get done together.
- Shepard's Rd – all to have 2-foot shoulder and repaved in future.
- Perkins Rd – all to have 2-foot shoulder and repaved in future.
- Shoppes at Arboretum- Should be completed with Publix. No word on what will be going in these units.
- Shepard's Rd speed is now 45mph. With school zone during hours it should be reduced.
- Dr. Blair, Island Family Medicine, should be done by the Fall.
- NCDOT having a Bridge Community Meeting on April 19th 5pm-7pm at the Community Center regarding summer construction schedule.

F. Adjourn

Mr. Cox made a motion to adjourn. Mrs. Edens seconded the motion and it was carried at 5:54 pm.

Larry Bartholomew, Chairman

Patricia Arnold, Administrative Assistant