

**Surf City Planning Board  
December 13, 2018**

**Members Present:**

Larry Bartholomew, Chairman  
Rick Benton  
Randy Cox  
Sally Edens  
Renee Rhodes  
Gary Cavanaugh

**Town Staff:**

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

**Others Present:**

Paula Rackley, 502 Canal Drive  
J. Winn Graham, 1920 N Shore Drive  
Anne Graham, 1920 N Shore Drive

Arrived late:

Marcus Norton, 1909 N Shore Drive  
Janet Norton, 1909 N Shore Drive

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

**B. Approval of Minutes – November 8, 2018**

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

**C. Zoning Text Amendment – Unbuildable Oceanfront lots.**

Mr. Dickson stated that clarity is needed in order to define what is permitted on unbuildable oceanfront lots.

We have different proposed amendments to the ordinance; one sent down from the Town Council, and one given to us from Mr. Marcus Norton. The staff has not received any notes or comments from the Planning Board regarding either of these proposals. Mr. Rick Benton contacted the staff with a question about Mr. Norton's proposal.

The staff recommends that the one of the following courses of action take place: 1) Approve the text amendment provided by the town council; 2) Approve the text amendment provided by Mr. Norton; or 3) Edit either of these proposals to approve for recommendation to the Town Council. With respect, the staff requests a resolution to this matter with expedience.

**PROPOSAL FROM THE TOWN COUNCIL**

Staff synopsis of the proposed amendment: Decks and crossovers shall be allowed on unbuildable oceanfront lots, provided they are permitted, a single level, and meet size requirements. Decks and crossovers shall have addresses displayed and no lights shall shine towards the beach. No pools or RV hookups are allowed, but a 24 ft wide access driveway may be allowed. Size allowances: 500 sq. foot uncovered, 200 sq. foot covered.

**PROPOSAL FROM MR. NORTON**

Staff synopsis of the proposed amendment: On an unbuildable oceanfront lot, a single deck, gazebo on a

commercial property, or a crossover walkway may be permitted if the contiguous lot on the opposite side of N or S. Shore Drive has the same owner and a principal structure exists on it. All lighting and noise or nuisance issues must comply with current town code. All unbuildable lots, including the ones defined as non-contiguous may build a crossover walkway that is no wider than 5 ft.. Size allowances: Residential 100 sq. foot for roofed or unroofed structures, commercial 500 sq. foot for roofed or unroofed structures. All portions of crossovers on the same elevation as the deck structure must be included in the size calculation

Mrs. Edens made a motion to approve the proposal from the Town Council.

Mr. Benton requested that the size be reduced to 500 sq. foot covered or uncovered.

Mr. Padgett stated that the town cannot supersede the CAMA regulations of maximum of 200 covered.

Mr. Benton then requested that the size be a total of 500 sq. foot with a maximum of 200 covered.

Mrs. Edens made a motion to approve the proposal from the Town Council with the changes of the size be a total of 500 sq. foot with a maximum of 200 covered. Mrs. Rhodes seconded the motion and it carried.

## **5.18 Unbuildable Oceanfront Lots**

**5.18.1** *Compliance.* Decks and crossovers shall be permitted provided that they meet all state, federal and the following local requirements:

**5.18.2** *Permit required.* A deck or crossover shall not be permitted until a zoning permit and building permit have been approved.

**5.18.3** *Size.* All decks and crossovers are limited to a single level. Uncovered decks are limited to 500 square feet, with a maximum of 200 sq. foot being covered.

**5.18.4** *Parking.* A 24 foot wide access driveway may be constructed for the owner's access to the deck or crosswalk.

**5.18.5** *Uses.* Property may not be used for construction of pools, overnight stays, RV hook-ups, or any commercial uses.

**5.18.6** *Addressing.* Addresses shall be posted on the street side and the Oceanside of any deck structure.

**5.18.6** *Lighting.* All lighting shall be located on the interior rails of the decking or under a roof structure. No lighting shall shine directly onto the beachfront.

### **Add the following definition:**

**Unbuildable Oceanfront Lot:** Any lot that does not allow for the construction of a single family home under the CAMA regulations.

## **D. Community Development Update**

- Been busy with permits. Some homeowners are just now getting started with their storm clean up.
- Cordts annexation is still working with the Technical Review Committee to work on the road that needs to be install for fire truck access.
- Serenity Nail Spa has submitted a permit application for the Arboretum.
- Handy Mart should be opening soon.

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- No word regarding Go Gas.
- Laundromat has turned in permit application.
- Watkins Flooring is still working on required permit application.

**E. Adjourn**

Mr. Cox made a motion to adjourn. Mrs. Edens seconded the motion and it was carried at 5:48 pm.

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Larry Bartholomew, Chairman

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Patricia Arnold, Administrative Assistant