

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

**Members Present:**

Larry Bartholomew, Chairman  
Steven Pasquantonio, Vice-Chair  
Rick Benton  
Gary Cavanaugh  
Sally Edens  
Jimmy Campbell

**Town Staff:**

Todd Rademacher, Planning Director  
Patricia Arnold, Administrative Assistant  
Teresa Batts, Council Liaison  
David Price, Collections & Distribution Supervisor  
Jeff Johnson, Police Captain

**Others Present:**

Dan Collier

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

**B. Approval of Minutes – June 14, 2018**

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

**C. Waterside Phase 2 Preliminary Plan Subdivision Approval**

<b>Owner:</b>	Coterra 9, LLC
<b>Agent:</b>	Cape Fear Engineering
<b>Acreage:</b>	65.30
<b>Project:</b>	Waterside Phase 2
<b>Proposed Use:</b>	80 Lot Single Family Subdivision
<b>Zoning:</b>	MFC Multi-Family Cluster
<b>Location:</b>	Behind Dollar General
<b>Stormwater:</b>	State stormwater review

The subdivision submitted will be accessed through the previously approved phases of the development known as Phase 1A and 1B. Land clearing has begun on these sections of development. This phase will bring the subdivision total to 170 lots for single family homes.

The stormwater system, designed for state requirements, will lead to ponds which will

serve as neighborhood amenities with fountains with Clamshell Pond having a nature trail around its circumference for residents. All stormwater ponds were included in the first phases of development and are approved by the State of North Carolina. All stormwater collection and treatment will be the responsibility of the HOA.

Landscaping, sidewalks and lighting have all been designed in compliance with the ordinances. Open park space in this phase of development.

This section of development meets all of the standards for emergency vehicle access and water looping for water quality and fire flows.

All newly created streets and sidewalks will be public.

The plans have also been reviewed for compliance by the Utilities Department, Police and the Fire Departments. All departments completed their reviews and found the site to be in full compliance with the ordinances.

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

Mr. Campbell asked if they would have one HOA or multiple.

Mr. Collier stated only one HOA.

Mr. Benton asked for a timeline.

Mr. Rademacher said that they have started clearing.

Mr. Collier stated that Phase 1A and 1B starting by January 2019 and Phase 2 starting 3 months later. They have a contractual obligation to get on the way.

Mr. Benton asked about traffic light timeline.

Mr. Collier stated that light would be in before the subdivision opens.

Mr. Benton asked if any consideration of a roundabout.

Mr. Collier stated that he had never heard of anything since they have been involved.

Mr. Rademacher stated that Mr. Vause nor Mr. Riddle ever mentioned it.

Mr. Collier stated that they are coordinating with JH Batts paving with light placement.

Mr. Benton asked if there will be turn lanes on JH Batts.

Mr. Rademacher stated that yes, there will be a left and a straight/right lane.

Mrs. Edens asked what he meant about different setbacks.

Mr. Rademacher stated that MFC Zoning allows for feasible lot sizes and can give ability to get more open space.

Ms. Batts asked how far is Edgewater from Belt Rd.

Mr. Rademacher said that they were using Belt Rd for construction to keep traffic off Hwy 50/210.

Mrs. Edens asked if there would be a club house.

Mr. Collier stated that it would be on Edgewater or Airlie Way.

Mr. Rademacher stated that the next phase toward Belt Rd, still being single family homes.

Mrs. Edens commended them on the green space.

Mr. Collier stated that with the beautiful lot they wanted to have connectivity for walking.

Mr. Rademacher stated that Waterside got together with GOGAS at Food Lion near phase 4 to coordinate at that light.

Mr. Benton made a motion to approve the Waterside Phase 2 Preliminary Subdivision. Mr. Pasquantonio seconded the motion and it carried.

#### **D. Community Development Update**

- Arboretum's stop light is working. Left to do on site is clean up, stormwater, sidewalks from Publix to Moose Lodge entrance and landscaping. Should be complete in 3 weeks.
- Handy Mart has steel up.
- Dr. Blair's looks great. Subdivision road access will have 175-200' of new pavement which they might request Town to take over. Working with HOA on road. Hope to have building done in August or September.
- GOGAS is doing a NCDOT traffic impact study.
- At the Community Ordinance meeting citizens talked about parking, trash and dogs on beach. They talked about Police enforcing parking and trash cans being off the beach. Parking on business and houses not a real issues as much as right of way issues.
- NCDOT road projects. After the water and sewer work in front of Batson's they will start work on roundabout. Watts Landing roundabout is not funded for yet.

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- NCDOT will start working in Hwy 17 before the school year starts. Plastic bollards will be placed at Perkins/Hwy 17 & Shepard's/Hwy 17 to make no left turns onto Hwy 17. You would turn right and go to Holden Rd to make a U-turn.
- Shepard's will get a 2' shoulder and resurfaced and Perkins will get resurfaced.

**E. Adjourn**

Mr. Benton made a motion to adjourn. Mrs. Edens seconded the motion and it was carried at 6:08 pm.

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Larry Bartholomew, Chairman

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Patricia Arnold, Administrative Assistant