

Surf City Planning Board
August 10, 2017

Members Present:

Barry Newsome, Chairman
Larry Bartholomew, Co-Chairman
Sally Edens
Rick Benton
Randy Cox
Carl Johnson
Jimmy Campbell, Alt Member
Chuck Strickland, Alt Member

Town Staff:

Todd Rademacher, Planning Director
Patricia Arnold, Administrative Assistant
Teresa Batts, Council Liaison
Phil Voorhees, Police Lieutenant

Others Present:

Jason Dorazio, Dora J. Development
Luke Menius, Stroud Engineering

A. Call to Order- Chairman Newsome

B. Approval of Minutes – July 13, 2017

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

C. Surf City Resorts, LLC Zoning Map Amendment

Owner: Surf City Resorts, LLC
Agent: Stroud Engineering
Acreage: 72.16 acres
Proposed Use: Residential
Current Zoning: R-5M Manufactured Homes and Campgrounds
Location: Adjacent to Saltwater Landing and Water Plant

The applicants are requesting the rezoning of property currently zoned R5M to be rezoned R10 Residential. The property is 72 acres in size and is located adjacent to Saltwater Landing zoned R10 and the Water Plant owned by the Town zoned G-1 Governmental. Adjacent properties within the jurisdiction of the County are zoned for a variety of rural and residential uses.

The current R5 zoning permits the development of the manufactured home parks and campgrounds. The original plans for this property were for the development of a large campground facility. A rezoning to R10 would allow for development of single family homes on 10,000 square foot lots as well as for the development of duplexes.

Due to the fact that this area is not addressed in the current Land Use Plan for Surf City we are required to get consistency for land development for this property from the Pender County Land Use Plan. The Land Use Plan shows this property as a Mixed Use Area which allows for residential development in line with this rezoning.

Staff recommends a rezoning of this property to R10 would be consistent with the Land Use Plan on file and is also consistent with the surrounding area and developing uses along the Highway 210 corridor.

Mr. Cox made a motion to approve the Zoning Map Amendment. Mr. Benton seconded the motion and it was carried.

D. The Summit- Conditional Zoning

Owner: Hwy 17 Holdings
Agent: Paramounte Engineering
Acreage: 40.56 acres
Project: The Summit
Proposed Use: Conditionally rezone to MFC for 76 Single Family Homes
Current Zoning: C-3 Commercial
Location: Between Lowes Homes Improvement and Dogwood Lakes
Stormwater: State stormwater review
Land Use Plan: Mixed Use
Open Space: 2.22 acres of uplands and 19.08 acres of wetlands

The applicants are proposing the development of 76 homes on a little more than 40 acres of land adjacent to Lowes and the subdivisions of Dogwood Lakes and The Arbors.

The applicant is requesting that a conditional zoning be granted to rezone to MFC and only allow for the construction of single family homes and eliminate all uses for multi-family and commercial developments.

This subdivision will connect the neighborhood of Dogwood Lakes at the required road connection point on Osier Drive allowing connectivity all the way through to Highway 210.

A conditional zoning will required that the 7 findings of fact be et by the developer and allow for fair and reasonable conditions to be placed on this development.

1. The use requested is listed among the conditional use in the district for which the application is made.
2. The requested use will not impair the integrity or character of the surrounding or adjoining district snot adversely affect the safety, health,

- morals or welfare of the community or the immediate neighbors of the property.
3. The requested use is essential or desirable to the public convenience or welfare.
 4. The requested use will be in conformity with the land use plan.
 5. Adequate utilities, access roads, drainage, sanitation, or other necessary facilities have been or are being provided.
 6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public streets.
 7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Staff has reviewed the proposed property for conditional zoning and recommends that the following conditions be added to the property if the Board finds the findings of fact have been met:

1. Only allow for single family homes.
2. Provide pedestrian connectivity to Lowes.
3. Provide water connectivity to the The Arbors, Dogwood Lakes, Lowes Home Improvement, and stub out to the property line towards Hwy 17 for future connectivity.
4. Add a dense buffer between the road and the homes in Dogwood Lakes.
5. Add a dense buffer between the Lowes property and the proposed lot 31.

Mr. Benton would like for a condition to be that the dense buffer be approved by the Planning Department.

Mr. Rademacher stated that there are two ways onto the property, through Dogwood Lakes and The Arbors. Both of these streets are public streets.

Planning Board members went over each finding and the applicant's response and voted on each item individually.

Applicant's response to the above 7 findings:

1. Single family is permitted by-right under MFC. We are requesting a condition to ensure multi-family is not constructed.

Mr. Benton made a motion to approve the finding to be true. Mrs. Edens seconded the motion and it was carried.

2. The use will compliment surrounding properties as majority of the adjacent lands are single family residential.

Mr. Benton made a motion to approve the finding to be true. Mrs. Edens seconded the motion and it was carried.

3. The proposed single family use provides more options for end users and matches the convenience and welfare of the surrounding area.

Mr. Cox made a motion to approve the finding to be true. Mr. Benton seconded the motion and it was carried.

4. Applicant will work with town staff to ensure conformance with the Land Use Plan.

Mrs. Edens made a motion to approve the finding to be true. Mr. Benton seconded the motion and it was carried.

5. Applicant to follow all local and state regulations to ensure end user safety and welfare.

Mrs. Edens made a motion to approve the finding to be true. Mr. Benton seconded the motion and it was carried.

6. Suitable access to be provided to satisfy local access necessity.

Mr. Cox made a motion to approve the finding to be true. Mr. Bartholomew seconded the motion and it was carried.

7. Applicant to work with town staff to ensure compliance with all local regulations.

Mrs. Edens made a motion to approve the finding to be true. Mr. Cox seconded the motion and it was carried.

Mr. Cox made a motion to approve the Conditional Zoning with the added condition that the dense buffer be approved by the Planning Department. Mrs. Edens seconded the motion and it was carried.

E. Community Development Update

- Additional clearing by Publix is where developer has purchased two outparcels to assist in site work.
- Road near Batson's Galley will be used for bypass this Fall so DOT can move utilities.
- Turtle Creek is coming back to life with 300 homes and extending to Hwy 17.
- School is moving quick and main building is under roof. They will be doing a lot of road improvements.

F. Adjourn

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Mr. Cox made a motion to adjourn. Mr. Campbell seconded the motion and it was carried at 5:57pm.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant