

**Surf City Planning Board
December 14, 2017**

Members Present:

Barry Newsome, Chairman
Rick Benton
Sally Edens
Randy Cox
Steven Pasquantonio

Town Staff:

Todd Rademacher, Planning Director
Patricia Arnold, Administrative Assistant
Teresa Batts, Council Liaison
Jeff Johnson, Police Captain

Others Present:

Chris Rackley, Lewis Realty
Charles Poindexter, The Terraces
Jeremy Blair, Paramounte Engineering, Inc.
Clair Matthews, Paramounte Engineering, Inc.
David Gilbride, 8013 8th Street
Patty Gilbride, 8013 8th Street

- A. Call to Order- Chairman Newsome**
- B. Approval of Minutes – November 9, 2017**

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

C. The Terraces Preliminary Plan

Owner:	Hwy. 17 Holdings
Agent:	Paramounte Engineering
Acreage:	40.56 ac
Project:	The Terraces
Proposed Use:	76 Single Family Homes
Current Zoning:	MFC-CU
Location:	Between Lowes Home Improvement, Dogwood Lakes and The Arbors
Stormwater	State stormwater review
Land Use Plan:	Mixed Use
Open Space:	2.22 ac. of uplands and 19.08 ac. of wetlands

Mr. Rademacher stated that:

The applicant is 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 has received a conditional zoning to rezone to Multi Family Cluster-Conditional Use (MFC-CU) and only allow for the construction of 76 single family with the following conditions:

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

Review by staff has found the projects design to meet the requirements of the conditions placed on this property during the rezoning phase.

This subdivision will connect the neighborhood of Dogwood Lakes at the required road connection point on Osier Dr. and with additional access provided by the continuation of Rosewood Drive from The Arbors.

The Fire Department has reviewed the plans to be compliant with hydrant placement, road widths and turn arounds.

The Public Works department has reviewed the plans for compliance with the Town's specifications for water line size and sewer design allowing for submittal to the state for official approvals to tie into the municipal sewer and water systems.

Sidewalks, street lighting, landscaping/street trees, stormwater, and open space requirements have been designed to meet the Town ordinances. A buffer of Nelly Stevens Holly will be utilized to meet the buffer condition on the site plan as shown on page C-2.1 of the submitted plans.

Staff's recommendation is for approval as all conditions have been met and compliance with ordinances has been shown on the plans.

Mr. Newsome asked what kind of bush was a holly tree.

Mrs. Edens stated that they are dense, you cannot see through them and they get very big, like 20 feet.

Mr. Rademacher stated that they hold their shape and are wind resistant.

Mr. Pasquantonio asked if there was a pedestrian path to Lowes on the plan.

Mr. Rademacher stated that yes there was. They also have a club house that they will share with the Arbors. They will also construct the first portion of the greenway trail.

Mrs. Edens asked if the road going through Dogwood Lakes and the Arbors is going to accommodate the extra traffic.

Mr. Rademacher stated that yes it would. There are only 75 homes which are not that unique or unusual.

Mr. Cox asked about access easement in the back of Lowes.

Mr. Rademacher stated it was a pedestrian access.

Mr. Cox stated that the front piece of land on Hwy 17 is all wet

Mr. Rademacher stated that it is also a separate owner.

Mr. Newsome asked what time frame until building started.

Mr. Poindexter stated last April first of May, all in one phase.

Mr. Cox made a motion to approve the Preliminary Plan of The Terraces. Mr. Benton seconded the motion and it carried.

D. Annexation Zoning

1) Long property, 6.45 acres on Longson Dr.

Mr. Rademacher stated that the Town Council has requested that the planning board make a recommendation on the new zoning for the properties containing 6.45 acres. Adjacent tracts in the Town of Surf City are Zoned C3 Commercial and G1 Governmental consisting of vacant property and Pender County water tower, the State fire Tower and the Holly Shelter Game lands.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high-and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Mr. Cox made a motion to approve the zoning for the newly annexed property to C3 Commercial. Mr. Pasquantonio seconded the motion and it carried.

Staff's recommendation that zoning this property to C3 Commercial and uses within this district would be consistent with the uses for similar properties in the area. The proposed zoning district would also be consistent with the Pender County LUP that is effective for this area.

2) Parley, LLC property, 66 acres at 1775 Hwy 210E.

Mr. Rademacher stated that the Town Council has requested that the planning board make a recommendation on the new zoning for the property containing .66 acres. Adjacent tracts in the Town of Surf City are Zoned RIO Residential, O/I Office Institutional and R15 Residential consisting of vacant property, single family homes and a storage building. This lot contains a structure that has been used for various commercial uses over the years including, exterminators and day care.

The Pender County LUP calls for this property to be Mixed Use defined as locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high-and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Staff's recommendation that zoning this property to NB Neighborhood Business as uses within this district would be consistent with the uses for similar properties in the area. This is the most consistent zoning district to continue the commercial use of the property and endure that future uses blend in with the adjacent residential properties. The proposed zoning district would also be consistent with the Pender County LUP that is effective for this area.

Mr. Cox made a motion to approve the zoning for the newly annexed property to NB Neighborhood Business. Mr. Benton seconded the motion and it carried.

E. Discussion: Stump Sound Watershed Restoration Plan

Mr. Cox made a motion to table the discussion to the next meeting when there would be more members present. Mrs. Edens seconded the motion and it carried.

F. Community Development Update

- Mountains to the Sea Trail Finalist for the 2019 & 2020 Annual Conference. The Town is in the final 5 with Hillsboro, Asheboro, Buncombe County, & Goldsboro. Results should be known in January.
- Gas stations are interested in the area. Harris Teeter Fuel, Handy Mart in front of Walmart and Go Gas across from Food Lion.
- Island Family Medicine should be open August of 2018.
- The Arbors has 20 new lots open.
- Saltwater Landing has their last 15 lots open.
- Big Lanier piece of property is under contract on Hwy 210.
- Shops at Arboretum at Publix should be moving soon.
- School is working on redistricting. Town is talking about shared resources with Park & Rec.

G. Adjourn

Mr. Pasquantonio made a motion to adjourn. Mr. Cox seconded the motion and it was carried at 5:56 pm.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant