

**Surf City Planning Board
March 9, 2017**

Members Present:

Barry Newsome, Chairman
Larry Bartholomew
Steven Pasquantonio
Carl Johnson
Randy Cox
Jimmy Campbell, Alt Member

Town Staff:

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

Others Present:

Livian Jones, Coterra
Mathew Hale, Cape Fear Engineering

A. Call to Order- Chairman Newsome

B. Approval of Minutes – December 8, 2016

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

C. Preliminary Subdivision Approval

Owner: Coterra 9, LLC
Agent: Cape Fear Engineering
Acreage: 65.30
Project: Waterside Phase IA & IB
Proposed Use: 83 Lot Single Family Subdivision
Zoning: MFC Multi-Family Cluster
Location: Behind Dollar General
Stormwater: State stormwater review

Mr. Rademacher that the subdivision submitted will be accessed by a new road adjacent to the Dollar General. The developer has purchased land from that property to align Edgewater Way and JH Batts Road. No stoplight is being required by NCDOT at this time but may be required as future development happens in the area.

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The subdivision design shows homes that will have back alleys and on-street parking. Homes with alley access will not have driveway cuts on the main road. The stormwater system, designed for state requirements, will lead to ponds which will serve as neighborhood amenities with fountains and with Clamshell Pond having a nature trail around its circumference for residents.

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

Temporary turnarounds for the fire department are being provided for emergencies. Water and Sewer meet the requirements of the ordinance with a new pump station and a looped water system.

All newly created streets will be public with alleyways being retained by the neighborhood.

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 this subdivision as it meets the requirements of the ordinance.

Mr. Cox made a motion to approve the Preliminary Subdivision Approval. Mr. Bartholomew seconded the motion and it was carried.

D. Community Development Update

- Surf City K-8 School – street access has been put in and is stoned. The school should open Fall of 2018 with 1600+ students.
- Dollar Tree construction is well on its way.
- Poplar Branch Subdivision is working on its next phase.
- Saltwater Landing is working on a new stage of their subdivision.
- Dr. Blair's plans for his new office is in the works.
- Mr. Lanier's land is being looked at by potential buyers.
- The lot behind the old Ward's building is being worked on for additional parking.
- Weingarten has said that they are happy with Charlie Grainger's opening.
- Harris Teeter Fuel is to be started soon.
- Surf City BBQ is open and busy.
- Chug & Grub will be open soon.
- Publix will be breaking ground in May or June.

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E. Adjourn

Mr. Cox made a motion to adjourn. Mr. Campbell seconded the motion and it was carried at 5:52pm.

Barry Newsome, Chairman

Patricia Arnold, Administrative Assistant