

**Surf City Planning Board  
September 11, 2014**

**Members Present:**

Barry Newsome, Chairman  
Larry Bartholomew, Vice Chairman  
Carl Johnson  
Sally Edens  
Steve Pasquantonio  
Jimmy Campbell  
Randy Cox  
Rick Benton  
Teresa Batts

**Town of Surf City Staff:**

Todd Rademacher- Planning Director  
Patricia E. Arnold – Administrative Assistant

**Others Present:**

Doug Mathews, Alex Roush Architects, Inc.

**A. Call to Order**

Mr. Newsome called the meeting to order at 5:30pm.

**B. Approval of August 14, 2014 Minutes**

Mr. Pasquantonio asked that repealing be changed to repelling on page 3, crated to created on page 2, and access be changed to accessed on page 1.

Mr. Cox made the motion to approve the minutes. Mr. Bartholomew seconded the motion and it was carried.

**C. Site Plan – Davita Dialysis**

Mr. Rademacher stated that the applicant is requesting approval of this commercial site plan. The developers are proposing the construction of an 8,058 square foot dialysis center on Highway 17. The subject property is located just north of the State fire tower and just south of the AutoZone. The subject property is 2.89 acres in size and is zoned C3 commercial, our most intense commercial zoning district. The developer will be extending water and sewer to this property and stubbing the lines out at the southern property line. Connectivity is being provided to both adjacent properties and a NCDOT approved driveway is proposed at this site. Sidewalks will be provided along the road frontage and H/C access from the sidewalk will be provided to the main entrance. A state stormwater permit will be required for the development of this project with the engineering firm already submitting these plans for review. Landscaping, parking and lighting have been designed to comply with all local ordinances. The developers have designed a building that meets are architectural code and will fit in nicely to

the surrounding commercial area. The fire department has received the plan for compliance with the ordinance. Public works and the Town engineers have reviewed the site plan which is compliant with ordinances. They continue to work with the developer on potential offsite improvements to lift stations and sewer lines to handle the increased sewer flow that will be brought by this use.

Staff recommends approval of the site plan as the developers design meets the requirements of the Town's development standards.

Mrs. Edens made a motion to approve the site plan for Davita Dialysis. Mr. Cox seconded motion. Motion carried unanimously.

#### **D. Updates**

- Sidewalk in Onslow County – both sides of the street from 9<sup>th</sup> Street to Broadway with 3 crosswalks. Federal Funded and work being done by DOT.
- Poplar Branch – 11 houses being built
- Arbors working on plans
- Mountain to Sea Trail working on beach route.
- Bid out on grant for Bike & Pedestrian plan.
- November Bond referendum this fall K-8, have over 900 kids in this area
- Dixon Middle showed drawings of two story school
- Asked if anyone knew where to get good population numbers from?

#### **E. Adjournment**

Mr. Cox made the motion to adjourn at 5:47pm. Mrs. Batts seconded the motion and it was carried.

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Barry Newsome, Chairman

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Patricia E. Arnold, Administrative Assistant