

**Surf City Planning Board  
February 14, 2019**

**Members Present:**

Larry Bartholomew, Chairman  
Randy Cox  
Gary Cavanaugh  
Steve Pasquantonio  
Jimmy Campbell  
David Ward

**Town Staff:**

Steve Padgett, Building Inspector  
Patricia Arnold, Administrative Assistant  
Daniel Boonbumrung, Code Enforcement Officer  
Jeff Johnson, Police Captain  
Allan Libby, Tourism Director  
Teresa Batts, Council Liaison

**Others Present:**

Henry Nadeau, Creative Commercial Properties  
Felice Nadeau

- A. Call to Order- Chairman Bartholomew**
- B. Approval of Minutes – January 10, 2019**

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

**C. Voluntary Non-Contiguous Annexation Zoning - Spiller & Sidbury – Hwy 17**

The Town Council has requested that an annexation request be reviewed by the planning board in regard to zoning.

Warren and Marsha Spiller and Rex Sidbury are petitioning the town to annex three parcels into the town. The lots are on the western side of US 17 in between the intersections with North Carolina Highway 210 and Buck Shot Road. The parcels combine for a total of 7.80 acres. The petitioners wish to be zoned into the C-3 extended commercial district.

Description of the three lots to be annexed.

| <b>TRACT NO</b> | <b>PIN</b>        | <b>ACRES</b> | <b>LAT</b> | <b>LONG</b> |
|-----------------|-------------------|--------------|------------|-------------|
| B               | 4226-11-4444-0000 | 1.00         | 34.460259° | -77.601922° |
| C               | 4226-00-6544-0000 | 1.63         | 34.458439° | -77.603702° |
| D               | 4225-09-2979-0000 | 5.17         | 34.457066° | -77.605514° |

The staff recommends the C-3 zoning designation. Neighboring properties within the town limits are also zoned C-3, and the staff finds this zoning to be consistent with the town's Land Use Plan.

Mr. Ward asked that when a piece of land annexes into the town what kind of obligations for water sewer does the town have.

Mr. Padgett that that with the petition from the property owner that there is no obligation for the town to provide the infrastructure.

February 14, 2019

Page 2

Mr. Campbell made a motion to approve the zoning for the Spiller & Sidbury property to C-3. Mr. Pasquantonio seconded the motion and it carried.

**D. Community Development Update**

- Chris Majewski working on 3 new properties.
- Cordts' property has interest already.
- Access Realty: had a lot of dirt work, should start building soon.
- Arboretum: working to get done. No CO's for retail until everything is done.
- Go Gas: moving forward – TRC is reviewing.
- IGA: has a webcam at Surf Chex to watch island roundabout.
- Shepard's Rd has had some talk of properties wanting to annex.

**E. Adjourn**

Mr. Cox made a motion to adjourn. Mr. Cavanaugh seconded the motion and it was carried at 5:40 pm.

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Larry Bartholomew, Chairman

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Patricia Arnold, Administrative Assistant