

**Surf City Planning Board
July 11, 2019**

Members Present:

Larry Bartholomew, Chairman
Gary Cavanaugh
Rick Benton
Sally Edens
Renee Rhodes
David Ward
Jimmy Campbell
Steve Pasquantonio

Town Staff:

Mike Dickson, GIS Technician
Patricia Arnold, Administrative Assistant
Daniel Boonbumrung, Code Enforcement Officer
Teresa Batts, Council Liaison
David Price, Collections & Distribution Supervisor
Jeff Johnson, Police Captain

A. Call to Order- Chairman Bartholomew

B. Approval of Minutes – June 13, 2019

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

C. Zoning Text Amendments

**A. Appx. A.§5.13. 6. Development plan requirements and procedure. 1.
Required information for development plan: (n)**

ACTION REQUESTED

Replace “scale of one inch equals four hundred (1” = 400’) feet” with “larger scale than the scale given on the development plan.”

RECOMMENDATION

5.13 Development plan and design requirements.

5.13.6 Development plan requirements and procedure...

n) Vicinity map at a larger scale than the scale given on the development plan and encompassing an area no less than one-fourth mile in radius of the site and including:

- 1) Existing streets.
- 2) Existing water courses and flood hazard areas as determined by FEMA.
- 3) Existing land uses on the site and in the area surrounding the site.

Mr. Benton made a motion to approve Zoning Text Amendment. Mrs. Edens seconded the motion and it carried.

B. Appx. B. Art. VIII. 2. Definitions

ACTION REQUESTED

At the end of the first paragraph, insert, "and thus be defined as an exempt subdivision:"

RECOMMENDATION

2. Definitions.

Subdivision: All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions **when any one or more of those divisions is created for the purpose** ~~for the purpose, whether immediate or future,~~ of sale or building development of any type, including both residential and nonresidential and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the requirements of this ordinance:

(1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the town as prescribed by this ordinance;

(2) The division of land into parcels greater than ten (10) acres where no street rights-of-way dedications is involved;

(3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors;

(4) The division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street rights-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the town as provided by this ordinance.

Mrs. Edens made a motion to not approve the action requested, but to instead mirror the State General Statue 160A-376 by adding the bold underlined words and taking out the strikethrough words. Mrs. Rhodes seconded the motion and it carried.

D. Community Development Update

- GOGAS will be putting in a signaled crosswalk.
- Surf City Pet Hospital receded their request. Was going to use septic and well but now wants town water and sewer connection.

E. Adjourn

Mr. Ward made a motion to adjourn. Mrs. Edens seconded the motion and it was carried at 6:00 pm.

Larry Bartholomew, Chairman

Patricia Arnold, Administrative Assistant