



TOWN OF SURF CITY
Planning Board Minutes
January 12, 2023 at 4:00 p.m.
Town Hall ~ Council Chambers
214 W Florence Way, Surf City, NC

Members Present: Chairman Larry Bartholomew, Jimmy Campbell (4:06) Randy Cox, Renee Rhodes, Katrina Sumer, Frankie Williams, and David Ward

Council Members Present: Jon Koloski

Staff Present: Amy Kimes/Planner, David Price/Director of Public Utilities, and Shelia Tosto/Board Clerk

- I. Call to Order ~ Chairman Bartholomew called the meeting to order at 4:01 p.m.**
- II. Approval of Minutes ~ Randy Cox made a Motion to approve the December 8, 2022 minutes. Frankie Williams seconded the Motion, and it carried. (Campbell was not present to vote on minutes).**
- III. Public Comments: There were none.**

IV. Site Plan Approval

A. Seacoast Realty Remodel, PIN's 4235-90-9574-0000 and 4235-90-9598-0000

Mrs. Kimes identified the site as .23 acres on the island, located at 326 and 328 N. New River Dr. It is zoned C-1, which allows for office structures as a by-right use. The proposed project will combine the existing office and storage building into a solitary office structure. The proposal will combine the two parcels and enable the two structures to be integrated into a single office building. The site will provide nine parking spaces, including one handicapped space. A sidewalk will be placed with the ROW adjacent to the property. Staff recommends approval of the site plan as submitted.

Randy Cox made a Motion to approve the site plan as submitted. Renee Rhodes seconded the Motion, and it was carried unanimously.

B. Surf City E-Z Mini Storage, PIN 4235-44-1815-0000

Mrs. Kimes described the site plan located at 14001 NC Hwy 50, 3.18 acres, zoned as C-3 as an existing mini storage. In 2004 a site plan for a hardware store, two storage units, a restaurant/bait & tackle, parking, nine self-storage buildings plus onsite office, a shop, and an open-air storage area was approved. The site has since been altered from the original approval. A hull building was built instead of the restaurant/bait and tackle shop. The hull building is currently a furniture store. Five of the nine self-storage buildings, the office, and the shop were built. One of the self-storage buildings was larger than the approved plan.

She specified that the proposed project is for the parcel with the self-storage buildings and office. The seven existing self-storage buildings and the office will remain. The shop that houses a landscaping business will be removed. Three additional climate-controlled buildings are requested in the previously approved area for buildings and open-air storage.

The applicant will be responsible for installing a fire hydrant and a six-inch fire main along the main drive isle to accommodate the fire hydrant. An additional pond required by DEQ will be built. A five-foot vegetative buffer will be provided around the site per the Town Ordinances. The applicant plans to match the existing architecture. Additional design renderings have been added to the agenda packets illustrating Bahama shutters. The shutters will be added to the rear side of the building for a more coastal appeal. These coastal elements have been discussed since the staff report was released and have been agreed to. Staff recommends approval of the site plan with the coastal elements included for the proposed buildings.

Mr. Ward asked if a fire truck could maneuver within the aisles? Mrs. Kimes shared that Fire Marshall, Jon Burton had signed off on the plans with the one-way aisles and required width. Mr. Ward was curious if the Fire Department would have full access to all sides of the buildings. Mrs. Kimes replied that the Fire Marshall had reviewed and approved the site plans. His review requires the applicant to install a fire hydrant in the back section of the site.

Frankie Williams made a Motion to approve the site plan as submitted. Randy Cox seconded the Motion, and it was carried unanimously.


V. Updates

A. General Project Updates

Mrs. Kimes reported on project updates. Project updates are listed on the town's official website: surfcitync.gov

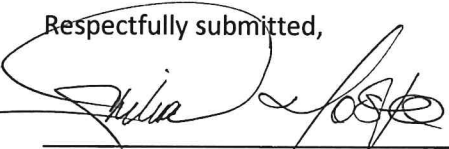
VI. Adjournment

David Ward made a Motion to adjourn at 4:30 p.m. Randy Cox seconded the Motion, and it carried.



Larry Bartholomew, Chairman

Respectfully submitted,



Shelia Tosto, Board Clerk