

Surf City Planning Board
January 14, 2021 4:00 P.M.
Surf City Welcome Center
102 N Shore Dr.

Members Present:

Larry Bartholomew, Chairman
Steven Pasquantonio, Vice-Chairman
Jimmy Campbell
Rick Benton
Randy Cox
Renee Rhodes
David Ward

Council Liaison: Teresa Batts & Dwight Torres

Town Staff Present:

Amy Kimes
David Price
Jon Burton
Lt. Phil Voorhees

A. Call to Order ~ Chairman Bartholomew

B. Invocation ~ Teresa Batts

C. Approval of Minutes ~ Motion by Randy Cox and seconded by David Ward. The Motion carried unanimously.

D. Utilities Presentation by David Price/Utilities Director

Mr. Price stated there are different capacity metrics. He explained the permitted capacity calculations. He shared the wastewater treatment plant is the main concern at this time. Permitting capacity is how the State tells the Town we can build. The Town's wells should not run more than 12 hours per day to meet demand. Currently the Town wells are running 3.5 hours a day. The Town's current peak demand is 1.5 million gallons a day. The water plant can produce 2.6 million, so the Town is only at 50 percent. The Town is in the process of developing a new well which will be completed by 2022 year-end. The Town will have to add another well by 2040 to keep up with the current growth.

The WWTP permitted capacity is the amount of sewer the Town can serve according to the WWTP permit. WWTP permitted capacity is 1.1 Million Gallons per day (MGD). Currently 100.006% or 1.1068 MGD of permitted capacity has been allocated to developments. The State permit allows the Town to sell 1.1 million gallons. At this time, the Town cannot allow any additional capacity.

Mr. Price highlighted the future capacity schedule:

- A 1.5 MGD permitted system within three years
- A 3 MGD permitted system within six years
- There are currently 14 permits in development to help meet these goals.

Mr. Campbell questioned if the Town was calculating and preparing for these future cost and fee increases. Mr. Price shared if growth is sustained then there will not be rate increases. The reason the Sewer/Water fees went up this year was due to rates not being increased during the previous five years to cover inflation cost. The cost to treat the water and sewer increases annually. The Board thanked Mr. Price for his presentation.

E. Request for Site Plan Approval for Waterside Amenity Site

Mrs. Kimes gave a summary for the 2.7 plus acres request that was previously on the December 10th agenda and was tabled until all the Board's questions and concerns were resolved. The Town is not currently modifying any sewer permits. D.R. Horton has submitted a letter agreeing the sewer capacity for this site will come from the existing sewer capacity secured by D.R. Horton for phases 1a, 1b, 2 and 3 of the projects. The letter states they will take the two needed houses from the total flow allocation and give it to the amenity site. They will not construct the two houses until the treatment plant upgrades are completed and operational. Michael House with Cape Fear Engineering was not in attendance last month but is this evening and is available for any questions.

Mr. Campbell questioned if two homes would be enough allocation for the amenity site. Mr. Price acknowledged he had read the letter and their calculations do add up to two Residential Equivalents. Everyone must work from the State calculations. Mr. Price mentioned that in the past the Town has handled similar agreements by withholding Certificates of Occupancy until agreements are satisfied.

Mrs. Kimes mentioned that staff recommends approval as submitted.

Rick Benton made a Motion to approve the Waterside Amenity Site Plan based on Staff's recommendation and the Utility's department recommendation on how to manage the capacity allocation. Randy Cox seconded the Motion and it carried unanimously.

F. Request for Site Plan Approval for Waterside Townhomes

Mrs. Kimes stated the request for the Townhomes is 9.27 acres of the overall site. The proposed use is for 60, three-bedroom townhomes which are allowed in the Multi Family Cluster (MFC) zoning. They will be located along Belt Road and have access via Edgewater Dr. The site plan provides 67% open space which exceeds the 30% requirements of the MFC zoning. The developer has agreed to install sidewalk on JH Batts Road in lieu of sidewalk on Belt Road. The Townhomes will have sidewalk within the development that connects to the overall Waterside sidewalk network. Plus, the developer will install a signalized pedestrian crossing of NC 50/210 on the eastern side of the intersection as well as JH Batts Road and Edgewater Way.

This project does not have an active sewer permit. The developer is cognizant that the Town is working on increasing sewer capacity but cannot give a definitive timeline for project completion. The developer has provided a letter confirming they are aware that the sewer capacity available to the development is less than the total amount needed. The developer will be given a total sewer capacity with each building permit issued, thus being subtracted from the overall amount. The developer will determine the order of construction with the understanding that construction will cease if additional sewer capacity is not available once the existing capacity is exhausted.

Included within the agenda package is a letter stating that D.R. Horton will build a sidewalk along J.H. Batts instead of the original plans to build on Belt Road. The Town's ordinance requires installation of sidewalks along any road frontage. Chairman Bartholomew asked if the sidewalk would be 5 feet wide and Mrs. Kimes confirmed it would.

The site plan has completed the TRC review process. Staff recommends approval as submitted.

Mr. Benton asked how many units including townhomes could the developer build with their existing sewer allocations. Mrs. Kimes stated they have 421 total homes that they can build. They are asking for 483 total and it will be their decision to build the 60 townhomes and then delete 60 from Phase three.

Randy Cox made a motion to approve the recommendation for the site plan for Waterside Townhomes. Jimmy Campbell seconded the motion and it carried unanimously.

G. Request for Site Plan Approval of Triton Village Phase 2

Mrs. Kimes stated there is a request for modification to the Triton Village Phase 2 site plan. The Planning Board recommended approval to Council on May 14, 2020 with Council's approval on June 2, 2020.

The original plan meets the minimum parking requirements, while Phase 2 exceeds the required parking. When looking at the development as a whole, the site does not exceed the maximum allowable parking. The parking was reviewed for the entire site due to the existing parking concerns.

Mr. Wellman/Developer has held conversation with his existing tenants regarding interconnectivity between the 2 phases of Triton Village. The approved site plan provides a connection between the existing parking lot adjacent to NC 50/210 and the proposed parking lot adjacent to NC 50/210. Based on the tenant's need located in the existing building, Mr. Wellman is requesting to remove the connection between the front parking areas and install an additional connection behind the second building. The connection between the second parking lots will remain.

The current zoning is C-3 (extended (entranceway) commercial district).

The existing phase of Triton Village has 56 conforming parking spaces. The parking spaces along Triton Land do not meet the Town of Surf City's dimension requirements and are not counted in this discussion. Staff previously reviewed the site based on the existing uses and determined a minimum of 51 spaces were needed during the day and 38 at night with a maximum of 76 daytime and 52 nighttime parking spaces needed. The new site provides 93 parking spaces. The maximum required for retail/commercial for the 17,000 sq. ft. is 77 spaces. This allows for 16 spaces to be utilized as a part of the existing development. The Town's ordinance allow any spaces within 600 hundred feet, thus allowing this to be constructed as one large development. The parking would not exceed the maximum for the entire site. The maximum for the site is 153 with 149 being provided. The minimum for the site would be 95. Triton Village Phase 1 parking is based on the current mix of uses while Phase 2 is based on a proposed commercial/retail use. As the units are occupied the number of required parking spaces may change.

The approved development provides a connection through the front two parking lots. The ordinance related to interconnectivity is found in Appendix B Chapter 7. Streets.

- a. Street and parking lot connectivity. Interconnecting street and parking lot design encourages alternative modes of transportation to the automobile, improves traffic safety through slower speeds and potentially reduces vehicle miles traveled.
6. Parking lots shall interconnect to all adjacent development.

Staff recommends that all 3 connections be provided by the developer.

Chairman Bartholomew stated for the record, Randy Cox has recused himself on this item. Mr. Cox requested the Board to recuse him. **Rick Benton made a motion to recuse Randy Cox from this item. David Ward seconded the motion and it passed unanimously.**

Mr. Campbell asked who requested the change. Mrs. Kimes stated Mr. Wellman requested the change based on the needs of his tenants; Salty Turtle. Mr. Campbell noted that Mr. Wellman is not in attendance and Mrs. Kimes added he did not attend last month's meeting nor is he in attendance today.

Mr. Ward asked for the required number of parking spaces per number of seating capacity. Mrs. Kimes stated it is one per four. Mr. Ward inquired if the additional seating in the beer garden was included within the seating capacity for parking requirements. Mrs. Kimes noted that parking requirements are based on leasable space and not outdoor space. She added this is something that would need to be reviewed for future use and the overall Comp Plan update. Mr. Pasquantonio asked if a business had 15 parking spaces would a food truck be allowed to park within those spaces if they occupied at least four spaces. Mrs. Kimes stated the food truck would not be allowed to park in those spaces since it would take away from their count. She added during the pandemic it has been important to allow outside dining spaces. All requests for outside dining have been reviewed to make sure that utilizing the parking spaces did not place them under the minimum parking requirements for their site. Mrs. Kimes mentioned that Salty Turtle has the food truck to park on the grass.

Mr. Benton wanted clarification on the ordinance that states parking lots shall interconnect to all adjacent development, so that does not mean that parking lots shall interconnect to all adjacent development parking lots. Mrs. Kimes stated it did not. Mr. Benton continued that having the two parking lots and not having the other would still provide interconnection to adjacent development. Mrs. Kimes said that was true. She added it is important with the Fire Department to have the front connection in order for the fire trucks to move around the buildings and to get the fire trucks off the NC 50/210 roadway. Mr. Burton shared that fire hydrants must be within 400 ft. reach of the hose pulls to access all sides of the buildings. The development had to provide an additional fire hydrant on Charlie Medlin Dr. The pumper truck needs to be able to stop in the parking lot instead of sitting in the roadway blocking traffic during an emergency.

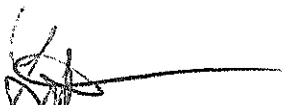
Mrs. Kimes noted that the approved site plan includes the two front interconnections. Mr. Wellman is now requesting to install the back interconnection and remove the front interconnection. Mr. Campbell expressed the site plan should remain as originally ruled. Mr. Ward mentioned the back interconnection is not ideal as it ends up to the back of another building requiring additional maneuvering. Mrs. Kimes added previous review and conversation was the front design allowed for a better flow than the back design. Mr. Burton noted that the back design had an odd angle and there is concern if fire trucks and ambulances could reasonably maneuver the angle. Chairman Bartholomew asked if the Town's ordinance required three interconnections or is that up to interpretation. Mrs. Kimes responded it is up to interpretation and it does not state all.

Steve Pasquantonio made a motion to request that all three connections be provided by the developer. Jimmy Campbell seconded the motion. Rick Benton voted nay and all other attending Board members including the Chairman voted yes.

Mrs. Kimes reported on the updates.

H. Adjournment

David Ward made a motion to adjourn at 5:28 p.m. Randy Cox seconded the motion and it was carried.



Larry Bartholomew, Chairman

Respectfully Submitted,



Shelia Cox, Community Development