



City of Southport

PLANNING BOARD MINUTES
March 15, 2012

MEMBERS PRESENT: Tish Hatem, Donnie Joyner, Dale McPherson, Marie Dailey
Richard Bandera, Fred Guerrina

MEMBER ABSENT: Martha Johnson

STAFF PRESENT: Amy Nelson, Planning Director
B. Wayne Strickland, Building Inspector
Michele Windham, Deputy City Clerk

Board of Aldermen Buddy Barnes
Liaison: Mary Ellen Poole

Chairman Mrs. Tish Hatem called the meeting to order at 7:00 p.m.

Mr. Donnie Joyner pronounced the invocation.

Mr. Dale McPherson motioned, seconded by Mr. Joyner to bring Ms. Marie Dailey on as a voting member in the absence of Martha Johnson. ***Unanimous vote; motion carried.***

3. Approval of Minutes: February 16, 2012 regular meeting

Mr. Joyner motioned, seconded by Mr. McPherson to approve the February 16, 2012 regular meeting minutes. ***Unanimous vote; motion carried.***

4. Approval of Agenda

Mr. McPherson motioned, seconded by Mr. Joyner to approve the agenda. ***Unanimous vote; motion carried.***

5. Public Comment

There was no public comment.

6. Old Business

There was no old business.

7. Zoning Amendment Text Change; Unified Development Ordinance (UDO):

**Article 16, Off-Street Parking and Off-Street Loading Requirements
(revised 12-13-07), Section 16-3 Minimum Parking Requirements; Revision
to Storage, Self-Service (ZA 12-0229-01)**

Mr. Michael Norton, Compass Pointe Engineering, Shallotte, North Carolina spoke about the proposed zoning text amendment. He distributed copies of photographs of self-service storage facilities and evidence that the proposed amendment is in the interest of the general public. He talked about his client, an owner of a storage facility in Southport, wishing to add additional buildings now that access to sewer is available. He noted the facility had not encountered any parking issues in its 15 years in business. Mr. Norton pointed out the current language of the parking requirements based on a square footage standard would prohibit his client from adding additional storage units. He presented guidelines from Brunswick County, Town of Shallotte, Leland, Sunset Beach, Calabash and Oak Island that bases parking requirements for self-service storage facilities on the number of storage units.

Board members supported the proposed amendment as recommended by Mrs. Nelson

The following off-street parking space shall be required and maintained:

*Storage, Self-Service Minimum five (5) spaces or one (1) space for each
100 storage units, whichever is greater, plus one (1)
space for each employee and two (2) spaces for
manager's quarters, if present.*

Mr. Guerrina motioned, seconded by Mr. Richard Bandera to recommend adoption of the proposed amendment by staff, in compliance with the CAMA Core Land Use Plan, to the Board of Aldermen.

Unanimous vote; motion carried.

Item to be forwarded to the Board of Aldermen

8. Zoning Amendment Text Change: Unified Development Ordinance:

**Article 10, Table of Permitted Uses, Section 10-1 Notes to the Table of
Permitted Uses, Note 4. Accessory Uses (ZA 12-0308-01)**

Mr. Wayne Strickland explained the proposed text amendment would clarify verbiage regarding swimming pool setbacks and bring the swimming pool fence height into conformity with the North Carolina Residential Building Code. Mr. Guerrina raised concerns to the four (4) foot fence height. Mr. Joyner motioned, seconded by Mr. Bandera to recommend approval of the text amendment as presented by staff.

Unanimous vote; motion carried. Item to be forwarded to the Board of Aldermen.

Statement of Proposed Amendment:

Swimming pools as an accessory use in R-10, R-20, MF, MH, O-I or PUD districts shall be setback five (5) feet from the existing property line and enclosed by protective fencing meeting the requirements of the NC Residential Building Code.

Mr. Bandera asked to be recused. Mr. McPherson motioned, seconded by Mr. Joyner to recuse Mr. Bandera. ***Unanimous vote; motion carried.***

9. Request for an Exception from the City of Southport UDO Article 16 Off Street Parking and Off Street Loading Requirements for 307 N. Howe Street, Parcel #ID 237LD054, submitted by Tim Slade

Mrs. Nelson and Mr. Strickland explained the request for an off-street parking exception at 307 N. Howe Street. Mr. Strickland noted the request will provide for one employee off street parking space and allow for another employee to park in the driveway.

Mr. McPherson pointed out that permitting an exception to the parking requirement allows use of a small property that otherwise would not be useable.

Mr. Joyner motioned, seconded by Ms. Dailey to grant an exception from the UDO Article 16 for Off Street Parking and Off Street Loading Requirements at 307 N. Howe. ***Unanimous vote; motion carried.***

Mr. McPherson motioned, seconded by Mr. Joyner to re-seat Mr. Bandera. ***Unanimous vote; motion carried.***

10. Discussion; Pedestrian Navigation Signs

Mrs. Nelson reported the Board of Aldermen have requested staff and the Planning Board to continue looking into *Way Finding Signs*. Mrs. Nelson and Mr. Strickland discussed an alternative sign option, *Pedestrian Navigation Signs*; could be implemented without involving the North Carolina Department of Transportation, promotes walking traffic, each sign can be a simple arrow pointing to a destination and the time it takes to walk there, a scan code for online directions could be provided for pedestrians equipped with smart phones, and signs would be all weather. Board members expressed support of the pedestrian signs.

Mr. McPherson motioned, seconded by Mr. Joyner to direct the City Planner to meet with Downtown Southport, Inc. (DSI) to discuss a possible partnership. ***Unanimous vote; motion carried.***

11. Discussion; Great Places in North Carolina!

Mrs. Nelson announced a *Great Places in North Carolina* initiative sponsored by the North Carolina Chapter of the American Planning Association; *Great Main Streets* and that she had entered Southport. She explained that a People's Choice contest is being held and she encouraged citizens to nominate Southport as a *Great Main Street* and to support Southport with votes for People's Choice.

12. Other Business

Chairman Hatem reported the Board of Aldermen returned to the Planning Board for further review a Unified Development Ordinance (UDO) text amendment concerning Ice Vending Units. She recommended reconvening the review committee to address the concerns expressed by the Aldermen; accessory use only, size limit, and distance from residential areas. Mr. Bandera, who served on the review committee which met three times, stated his emphasis was the use as an accessory to another business and not size limitations. Chairman Hatem and Mr. McPherson both expressed concerns about increased traffic.

Mr. Guerrina motioned, seconded by Mr. Bandera to open public comment. ***Unanimous vote; motion carried.***

Mr. Carland Allen, East Coast Ice Houses, Inc. stated the recent picture in the newspaper did not depict the type of machine his business uses. He indicated he has a tentative agreement with the car wash on N. Howe Street for placing a unit. He added that the units can meet whatever requirements the Board requests.

Mr. Guerrina motioned, seconded by Mr. Joyner to close public comment. ***Unanimous vote; motion carried.***

A review committee meeting was set for March 29.

13. Announcements

There were no announcements.

Mr. McPherson motioned, seconded by Mr. Joyner to release Marie Daily from voting capacity. ***Unanimous vote; motion carried.***

Adjournment

There being no further business, a motion to adjourn was made by Mr. McPherson seconded by Mr. Joyner. ***Unanimous vote; motion carried.*** The March meeting of the Planning Board adjourned at 8:13 p.m.

Submitted by Michele Windham
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