



City of Southport

**PLANNING BOARD MINUTES
December 20, 2012**

- MEMBERS PRESENT:** Tish Hatem, Donnie Joyner, Hilary Meehan,
Dale McPherson, Chad Huggins
- MEMBERS ABSENT:** Fred Guerrina, Martha Johnson, Marie Dailey
- STAFF PRESENT:** B. Wayne Strickland, Building Inspector
Michele Windham, Board Clerk
Jerry Haire, Contract Planner
- BOARD OF ALDERMEN** Buddy Barnes
LIAISON: Mary Ellen Poole

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

Mr. Donnie Joyner pronounced the invocation.

3. Approval of Minutes: November 15, 2012 regular meeting

Ms. Hilary Meehan motioned, second by Mr. Dale McPherson to approve the November 15, 2012 regular meeting minutes. *Unanimous vote; motion carried.*

4. Approval of Agenda

Chairman Hatem recommended tabling Old Business, Item A. UDO Review due to the absence of three board members.

Mr. Chad Huggins motioned, second by Mr. McPherson to approve the agenda as amended. *Unanimous vote; motion carried.*

5. Public Comment

There was no public comment.

6. Old Business

A. UDO Review

Tabled until January, 2013 meeting.

7. New Business

A. Review Committee Report; Planned Building Group; Church of Jesus Christ of Latter Day Saints

Mr. Jerry Haire reported the review committee met with the applicant on December 3 and a number of revisions and clarifications were discussed and requested of the applicant:

- two parcels must be combined to avoid setback conflicts
- show building height(s) and steeple height on plans
- the landscape screen adjacent to the Rivermist residential area inadequate
- list on plans the height of trees and landscaping square footage
- revise parking peninsulas
- provide traffic impact study
- provide location and size of all signs
- provide lighting plan

Mr. Haire explained that all requests made by the committee were completed by the applicant and a staff review summary was provided in the agenda packet. He noted that verification of street adequacy had been received from Anthony Law, North Carolina Department of Transportation (NCDOT) District Engineer. Mr. Haire recommended approval of the planned building group.

Mr. McPherson motioned, second by Mr. Huggins to approve the Planned Building Group. ***Unanimous vote; motion carried.***

B. 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 Richard Bandera

Mr. Haire explained the Unified Development Ordinance (UDO) allows for the Planning Board to alter the number and location of required parking spaces in the Business District (BD) for businesses that cannot comply with parking requirements due to pre-existing, undersized lots. He stated the applicant wishes to add 400 sq. ft., the business currently has only one off-street parking space and was approved for a parking exception for 3 spaces in March, 2012. He pointed out a number of businesses in the area are in a similar situation.

Mr. McPherson noted the Planning Board specifically addressed the lack of parking in the BD with a revision to the UDO March 8, 2012 to allow the exception. Mr. McPherson motioned, second by Mr. Huggins to approve the parking exception. ***Unanimous vote; motion carried.***

C. Presentation; Rural Transportation Planning Committee Process by Don Eggert, Cape Fear Council of Government

Don Eggert of the Cape Fear Council of Government made a PowerPoint presentation outlining the 2001 chartered Cape Fear Rural Planning Organization (RPO); mission statement, structure, goals, work program, funding and Brunswick County highway projects. He pointed out the members are Columbus, Pender & Brunswick counties and 23 municipalities, 6 of which are joining the Myrtle Beach Metropolitan Planning Organization (MPO); i.e., Shallotte, Carolina Shores, Calabash, Holden Beach, Ocean Isle Beach and Sunset Beach. He emphasized the RPO exists to serve as the intergovernmental organization for local elected officials, NCDOT and residents to work cooperatively to address transportation issues. He discussed the RPO goals:

- Develop in cooperation with NCDOT, long range local and regional multi-modal transportation plans
- Provide a forum for public participation in the transportation planning process.
- Provide transportation related information to local governments and other interested organizations and persons
- Develop, prioritize and promote proposed transportation projects
- Conduct transportation related studies and surveys for local governments; i.e., parking inventories, sidewalk inventories, greenway planning.

Mr. Eggert pointed out the committees guiding the RPO; Rural Transportation Coordinating Committee (RTCC) made up of two county commissioners from each of the three counties, two municipal elected officials from each county and a Board of Transportation member and the Rural Transportation Advisory Committee (RTAC) made up of planners, Wilmington Area MPO, county and municipal managers, county transit staff, State Ports representative and NCDOT.

Mr. Eggert stated the RPO has ranked the most critical highways needs in the RPO:

1. Hwy 17 corridor protection (Brunswick Co.)
2. US 74/76 corridor protection
3. Upgrade US 74 to Interstate standards
4. Upgrading NC 211 in Brunswick Co.
5. Replace Topsail island bridge

Mr. Eggert provided Board members with a map of the proposed Transportation Improvements in Southeastern North Carolina and he gave a status update on each project.

Answering an inquiry by Mr. Haire, Mr. Eggert explained that consideration of Southport joining the Wilmington MPO is no longer on the table. He indicated the Transportation Advisory Board determined it would not be in the best interest of the MPO and adding Southport and other communities would not increase the MPO's funding. Mr. Eggert speculated that after the 2020 census an examination of the Wilmington area may warrant expansion of the MPO.

Answering a question from Mr. Joyner, Mr. Eggert stated that the southern Brunswick County municipalities that joined the Myrtle Beach MPO did so because they were defined by the Census as being in the Myrtle Beach Urban Area. He noted there was thought of including Southport in the Myrtle Beach MPO but no serious consideration.

Mr. Huggins asked for clarification of the term *corridor protection*. Mr. Eggert explained it is a term for planning and zoning tools that will enhance the ability of a road to move traffic, such as restricting the number of driveways and protecting that the area for building.

8. Other Business - None

9. Announcements - None

Adjournment

There being no further business, a motion to adjourn was made by Mr. McPherson, second by Mr. Huggins. ***Unanimous vote; motion carried.*** The December meeting of the Planning Board adjourned at 7:47 p.m.

Submitted by Michele Windham
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