



City of Southport

PLANNING BOARD MINUTES
January 19, 2012

MEMBERS PRESENT: Tish Hatem, Donnie Joyner, Martha Johnson, Marie Dailey
Richard Bandera, Fred Guerrina

MEMBER ABSENT: Dale McPherson

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

Chairman Mrs. Tish Hatem called the meeting to order at 7:16 p.m.

Mr. Donnie Joyner pronounced the invocation.

Mr. Fred Guerrina motioned, seconded by Mrs. Martha Johnson to bring Ms. Marie Dailey on as a voting member. ***Unanimous vote; motion carried.***

Item 3. Approval of Minutes: December 15, 2011 regular meeting

Mrs. Johnson motioned, seconded by Mr. Joyner to approve the December 15, 2011 regular meeting minutes. ***Unanimous vote; motion carried.***

Item 4. Approval of Agenda

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

Item 5. Public Comment

There was no public comment.

Item 6. Old Business

Mrs. Amy Nelson suggested combining a planned building group committee review with the staff technical review committee (TRC) to shorten the submittal process. She indicated she had received comments the current process takes too much time. Mr. Guerrina pointed out a Planning Board review committee is not assigned until the Board first sees a submittal and determines a committee is necessary. Mrs. Nelson emphasized a submittal application has to be complete and all fees paid before being presented to the Planning Board. Building

Inspector, Mr. Wayne Strickland talked about the importance and benefits of a sketch plan presentation to the Planning Board. He concurred with Mrs. Nelson that historically delays have been the fault of the applicant not providing a complete application and paying the required fees. Mr. Strickland noted that a small project can be expedited through the review process. In response to a question by Mr. Joyner, Mr. Strickland stated the review process normally takes three (3) months with the best case scenario being two (2) months for a small project. No action was taken by the Board.

Item 7. Application for Zoning Amendment Text Change; To Permit Stand Alone Ice Vending Units, submitted by Carland Allen, East Coast Ice Houses, Inc. ZA11-1219-01

Mrs. Nelson indicated a request had been made to permit stand alone ice vending machines which are not specifically defined in the Unified Development Ordinance (UDO). She recommended the Board consider restricting the vending units to the Highway Commercial (HC) zoning district and/or allow in the Business District (BD) with strict conditions placed on them.

Chairman Hatem read from the submitted Application for Zoning Amendment Text Change:

Evidence that the proposed amendment is in the interest of the general public:

Unit sells ice 24 hr./7 days per week at a price close to ½ of sale price at grocery or convenience stores. Convenience and reduced sale price benefits the public.

Mr. Carland Allen, East Coast Ice Houses spoke to the Board. He stated he is a dealer for the machines, personally owns several in Brunswick County, there are approximately 2,800 units throughout the US, the units are self contained, sanctioned by the Brunswick County Health Department, Food & Drug Administration, are environmentally safe, ice is made on site, no human hands touch the ice, there are various size units which can be designed to various appearances, and the site can be landscaped. Mr. Allen discussed the units stability and being utilized via generator power in the event of a disaster. He shared pictures of several units, discussed a survey performed on the traffic flow of fishermen coming to the Southport Marina and he stated the car wash on N. Howe Street/NC 211 would be an ideal location. Mrs. Johnson raised concerns about the increased trucks with boats traffic. Mr. Guerrina asked about the volume of product sold during a fishing tournament. Mr. Allen responded that during the 4th of July the units will dispense 500 bags a day and normally run out of ice. Chairman Hatem, Mrs. Johnson, and Mr. Bandera will serve on a review committee scheduled to meet January 27, 9:00 a.m.

Item 8. Discussion Complete Streets

Mrs. Nelson spoke about the North Carolina Department of Transportation (NCDOT) *Complete Streets Policy* adopted in 2009 directing the Department to consider and incorporate sidewalks, bike lanes and design elements that emphasize safety, mobility and accessibility when building new roads or making improvements to existing roads. Mrs. Nelson stated that NCDOT would like the City to adopt a Complete Streets Policy and she sought a Planning

Board recommendation to take to the Board of Aldermen. She pointed out that grants are becoming available for Complete Streets. Board consensus to discuss during the February regular meeting.

Item 9. Other Business

Mr. Strickland stated he had discussed with the City Attorney the Planning Board granting exemptions within certain criteria for existing buildings on small parcels that cannot get the required parking. Chairman Hatem, Mr. Joyner and Mr. Guerrina volunteered to serve on a review committee scheduled to meet February 1, 10:00 a.m.

Chairman Hatem indicated she had spoken with Mr. Dale McPherson about serving as the Planning Board Vice-Chairman. Mrs. Johnson motioned, seconded by Mr. Bandera to appoint Mr. McPherson as Vice-Chairman. ***Unanimous vote; motion carried.***

Mr. Guerrina motioned, seconded by Mrs. Johnson to release Marie Daily from voting capacity. ***Unanimous vote; motion carried.***

Item 10. Announcements

There were no announcements.

Adjournment

There being no further business, a motion to adjourn was made by Mrs. Johnson and seconded by Mr. Joyner ***Unanimous vote; motion carried.*** The January meeting of the Planning Board adjourned at 8:11 p.m.

Submitted by Michele Windham
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