



City of Southport

PLANNING BOARD MINUTES
May 17, 2012

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

STAFF PRESENT: Amy Nelson, Planning Director
B. Wayne Strickland, Building Inspector

BOARD OF ALDERMEN Mary Ellen Poole
LIAISON:

Mrs. Tish Hatem, Chairman, called the meeting to order at 7:00 p.m. She acknowledged the presence of Mayor Robert Howard and Board of Aldermen liaison Mary Ellen Poole.

Mr. Donnie Joyner pronounced the invocation.

Mr. Dale McPherson motioned, seconded by Mr. Richard Bandera to bring Ms. Marie Dailey on as a voting member. ***Unanimous vote; motion carried.***

3. Approval of Minutes: April 19, 2012 regular meeting
April 24, 2012 committee meeting

Mr. Joyner motioned, seconded by Mrs. Martha Johnson to approve the April 19, 2012 regular meeting minutes. ***Unanimous vote; motion carried.***

Mrs. Johnson motioned, seconded by Mr. McPherson to approve the April 24, 2012 committee meeting minutes. ***Unanimous vote; motion carried.***

4. Approval of Agenda

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

5. Public Comment

There was no public comment.

6. Old Business

Mr. McPherson discussed rezoning a portion of the Highway Commercial District (HC), 1418 N. Howe Street to 1427 N. Howe Street, to Business District (BD) in conjunction with the text

amendment relating to Ice Vending Machines.

Zoning Amendment Text Change; Self Service Ice Vending Machines

Chairman Hatem directed the Board to the proposed text amendment language provided in the agenda packet. She suggested the following changed to the proposed text:

- Article 2: Basic Definitions and Interpretations
Section 2-2
Self-Service Ice Vending Machine
A stand-alone ice production machine that may operate without full time service personnel ~~and is an accessory unit to a primary business~~
- Article 12: Zoning & Conditional Use Permit Approval
Section 12-19: Supplemental Regulations
Self-Service Ice Vending Machine and Other Similar Uses
(3) Vehicle Parking and Stacking Lane
(b) *Required stacking lane shall be a minimum of eight feet wide by one hundred fifty (150) feet long in total length with a vertical clearance of ~~ten~~ fifteen feet in order to accommodate full-size pickup trucks with boats on trailers.*

Mr. Fred Guerrina suggested the following:

- Article 12: Zoning & Conditional Use Permit Approval
Section 12-19: Supplemental Regulations
Self-Service Ice Vending Machine and Other Similar Uses
(a) *Self-Service ice vending machines or other similar uses shall be an accessory to an existing business or commercial entity in the Business District (BD). Machines ~~shall~~ **may** be located as an accessory for convenience stores, car washes, and marinas of twenty (20) boat slips or more.*

Mrs. Martha Johnson stated she had received an e-mail from a concerned resident that the machines would impact residential neighborhoods and destroy the city's character. Mrs. Amy Nelson, Planning Director, pointed out that a landscape buffer would be required.

The sign ordinance was discussed as a means to regulate overall appearance.

Mr. McPherson expressed his opinion the machines would be beneficial and self-regulating.

Building Inspector, Mr. Wayne Strickland pointed out a public hearing would be required for each request.

Mr. Joyner stated that getting more public involvement would be beneficial for the growth of Southport and the meetings required would be an opportunity for concerned citizens to express their views.

Mr. McPherson motioned, seconded by Mrs. Johnson to recommend a re-zoning from Highway Commercial (HC) to Business District (BD) the Howe Street corridor from 12th Street northward to 1430 North Howe Street.

Discussion:

Mr. Strickland stated his opinion the citizens and landowners in the area would be favor of the rezoning because it would reduce the size requirements for their property. He noted that most of the parcels in the area are small and highway commercial zoning is more suited to larger areas.

Mr. Bandera questioned if the existing businesses would be grand fathered.

Mrs. Nelson stated the area lends itself more to business district than highway commercial and existing businesses would not be affected.

Mr. Strickland stated his belief that there were no business district uses that he felt would be inconsistent with the area.

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

Mr. Guerrina motioned, seconded by Mr. McPherson to recommend adoption of the zoning amendment text change, Self Service Ice Vending Machines, consistent with the CAMA Core Land Use Plan. ***Unanimous vote; motion carried. Item to be forwarded to the Board of Aldermen.***

7. Discussion: Tree Ordinance

Item removed from the agenda by the Planning Director.

8. Other Business

Mrs. Nelson reported that Southport received the "People's Choice runner-up" award in the *Great Places in North Carolina* contest held by the State Chapter of the American Planning Association. She expressed her gratitude to everyone participating in the voting.

9. Announcements

Mr. Joyner announced a raffle for a lap top would be held to benefit the John Smith Cemetery.

Mr. McPherson expressed his appreciation of the Mayor and Board of Aldermen for how they are conducting city business and their transparency.

Adjournment

Mr. McPherson motioned, seconded by Mrs. Johnson to remove Ms. Dailey from voting capacity. ***Unanimous vote; motion carried.***

There being no further business, a motion to adjourn was made by Mr. McPherson seconded by Mr. Joyner ***Unanimous vote; motion carried.*** The May meeting of the Planning Board adjourned at 7:40 p.m.