



City of Southport

**PLANNING BOARD MINUTES
November 15, 2012**

MEMBERS PRESENT: Tish Hatem, Donnie Joyner, Marie Dailey, Martha Johnson, Fred Guerrina, Hilary Meehan, Dale McPherson, Chad Huggins

STAFF PRESENT: B. Wayne Strickland, Building Inspector
Michele Windham, Board Clerk
Jerry Haire, Contract Planner

BOARD OF ALDERMEN Buddy Barnes
LIAISON:

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

Mr. Donnie Joyner pronounced the invocation.

3. Approval of Minutes: October 13, 2012 regular meeting

Mrs. Martha Johnson motioned, second by Ms. Hilary Meehan to approve the October 13, 2012 regular meeting minutes. ***Unanimous vote; motion carried.***

4. Approval of Agenda

Chairman Hatem recommended placing New Business before Old Business to accommodate an applicant.

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

5. Public Comment

There was no public comment.

6. New Business

A. Planned Building Group; Vision Square Storage

Mr. Haire explained that Dr. Chris Moshoures is requesting expansion of the 53 unit mini-storage facility at 1620 N. Howe Street. 18 units will be added to each of the two storage buildings in the rear of Dr. Moshoures optometry office and dry cleaning service.

Mr. Haire indicated the applicant is in the process of annexation of the property in order to access sewer, parking requirements are exceeded, additional stormwater regulations would be met with the addition of a retention pond, landscaping is in compliance, and the request is an expansion of a permitted use which would be reviewed by administrative staff. Mr. Guerrina pointed out the applicant had previously appeared before the Board for suggestions and had incorporated those recommendations in the submittal.

B. Planned Building Group; The Church of Jesus Christ of Latter Day Saints

Mr. Haire explained that a Planned Building Group submittal had been made by the NC Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints to construct a 21,140 sq. ft. facility and storage building in 2 phases on a 4.15 acre parcel on Winafred Street at Dutchman Village, Southport-Supply Road. He pointed out the area is zoned Highway Commercial (HC) and churches are a permitted use. Phase one will include approximately 1/3 of the total square footage and the storage building. Mr. Haire recommended appointment of a committee to review the request.

An applicant representative, Mr. Lynn Vetter, Hanover Design Services, discussed his review of the project with the previous planner. He indicated all applicable State permits are in hand, the plans show the trees that would be saved and the architectural drawings are nearly ready. He emphasized the applicant's intentions to do whatever is required for completion of the project.

Ms. Meehan, Mr. Huggins and Mr. Joyner volunteered to service on the committee. The committee will meet Monday, December 3, 3:30 p.m. in the office of the Building Inspector.

7. Old Business

E. CAMA Core Land Use Plan Review

The Board continued review the Plan, page by page starting on Page 129, Section 6. Plan For The Future, E. Policies and Implementing Actions, 6. Water Quality

Page 129 No Comments

Page 130 P. 61.....*The City of Southport opposes the construction of package treatment plants within its city limits.*

Ms. Meehan asked if the potential of having package treatment plants within the city was an issue and if there are any. Mr. Strickland responded there are no package treatment plants within the city though at one point, when the city had limited sewer availability, there had been an approved plant for a Ferry Road project. He stated the project did not get off the ground and the City now has sewer availability and will continue to discourage the package treatment plants.

P. 66.....*Southport supports the eventual decommissioning of the wastewater treatment plant. Once the plant is decommissioned, approximately 625 acres will be opened back up for shellfishing.*

Mrs. Johnson noted the plant had been decommissioned and she asked if the area had been opened up for shellfishing. Mr. Haire will research.

Page 131 P. 76.....*Southport supports all aquaculture activities that meet applicable federal, state, and local policies and permit requirements.*

Mr. Guerrina asked about a proposed project at the decommissioned wastewater treatment plant, noting the Board of Aldermen had denied the request. Mr. Strickland pointed out the City supports aquaculture activities but has no obligation to provide the land. Mr. Barnes explained the proposed project was for 10 years and the Board of Aldermen did not want to tie up the property for that length of time.

Page 132 P. 81.....*The City of Southport will begin implementation of a stormwater management plan following inclusion in Phase II rules.*

Mrs. Johnson asked about the status of implementation. Mr. Strickland suggested contacting Mr. Robert Tucker, Director of Public Services for an update.

Page 133 I. 48.....*Southport will implement the following actions through local ordinances to improve water quality:*

- *Use watershed-based land use planning*
- *Protect sensitive natural areas, including coastal wetlands*
- *Establish buffer network*
- *Minimize impervious cover in site design*
- *Limit erosion during construction*
- *Maintain coastal growth measures*
- *Restoration of impaired waters*
- *Management of the cause and sources of pollution to ensure the protection of those waters currently support their uses allowing for reasonable economic growth.*
- *Reduction of nutrients in local waters*

Schedule: Review local ordinances annually.

Mrs. Johnson questioned if the annual inspection was performed.

Ms. Meehan asked if there is specific language to item; *Minimize impervious cover in site design*. Mr. Haire responded the City has an adopted Stormwater Discharge Control Ordinance incorporated in the Unified Development Ordinance (UDO).

Page 134 1.50.....*Southport will develop a local ordinance and a waterfront development plan to regulate the development of mooring fields.*
Schedule: Fiscal Year 2008-2009.

Mrs. Johnson noted the outdated schedule and pointed out there is currently a group focusing on a waterfront development plan. She recommended checking the schedule dates throughout the Plan.

Mr. Guerrina asked what a mooring field is. Mr. Strickland responded a mooring field would be a specific area for anchorage of transient boats. Mr. Barnes expressed his opinion the City should keep as a goal the development of mooring fields for transient boaters.

Page 134 P.82.....*The City of Southport supports the acquisition of the Southport Marina parcel by the City utilizing local funds and grant money. The City wishes the marina to be available for perpetual use by the public.*

Mr. McPherson questioned keeping P. 82 noting the Southport Marina is State owned and leased to a private enterprise.

Mrs. Johnson pointed out implementing action I.51, page 135 also relates to the Southport Marina

Page 135 I.51.....*The City of Southport will continue to request the state to sell the Southport Marina parcel to the City for use by citizens.*
Schedule: Continuing Activity.

Board consensus to retain the policy and implementing action in the event the Marina becomes available in the future.

Page 135 P. 89.....*Southport recognizes that tourism is important and will support activities that promote tourism.*

Mrs. Johnson emphasized the importance of continued promotion of tourism.

Page 136 P. 61.....Southport will support the following in the pursuit of industrial development:

- (1) Encourage placement of new heavy industrial development to have minimum adverse effect on the City's ecosystem and by encouraging areas of concentrations of such uses be considered first when suitable infrastructure is available consistent with the growth policy of the future land development map.
Schedule: Continuing Activity.

Mrs. Johnson questioned encouraging heavy industrial development and speculated it would be in conjunction with a new port.

Page 137 P. 96.....*Southport supports efforts to recycle and reduce waste.*

Mr. Huggins praised the City for providing roll-off recycling containers to its citizens.

Page 138 I. 63.....*The City will update its comprehensive recreation plan.*
Schedule: Fiscal Year 2010-2011.

Mrs. Johnson asked if the City has a comprehensive recreation plan and she suggested the Schedule be changed to on-going. Mr. Haire to verify there is a plan with the Director of Parks and Recreation.

Mrs. Johnson pointed out I. 65 & I. 67 have outdated schedules.

Page 139 (3).....*In concert with the Brunswick County Board of Education, develop a plan for the protection of future school sites. **Schedule: Fiscal Year 2009-2010.***

Mrs. Johnson noted the outdated schedule and questioned if there is any area in Southport sizeable enough for a future school.

Page 140 No Comment

Page 163 • *The city will, at least annually, conduct a joint meeting of the Southport Board of Aldermen and the city's Planning Board to identify planning issues/needs.*

Mrs. Johnson noted that annual joint meetings have not been held.

Page 164 A chart of cross references for policies, implementing actions and schedules.

Mr. Haire stated he will check the dates and update the chart as discussed by the Board.

F. Unified Development Ordinance (UDO) Review

Review rescheduled for December meeting.

8. Announcements

Mr. Haire updated the Board on the North Carolina Department of Transportation Long Beach Road Connector project stating that construction is expected to begin in 2013. He indicated he had contacted the Council of Government and requested a transportation projects presentation be made to the Planning Board.

Mr. Haire announced he had been in contact with Chris May, Council of Government, regarding a training workshop for the Board. Mr. Haire stated a workshop would likely be scheduled within the next two months.

Mr. Guerrina reported he will be absent from the December Board meeting.

Adjournment

There being no further business, a motion to adjourn was made by Mr. McPherson, second by Mr. Joyner. **Unanimous vote; motion carried.** The November meeting of the Planning Board adjourned at 8:10 p.m.

Submitted by Michele Windham
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