



**Planning Board Meeting Minutes
July 15, 2021
6:00 P.M.**

Members Present: Tish Hatem, Will Hewett, Maureen Meehan, Scott Jones, Dick Sloan, Donnie Joyner, Sue Hodgins, and Gustavo Mibelli (via conference call).

Members Absent: Christopher Jones

Staff Present: Thomas Lloyd, Development Services Director (via conference call)
Tanya Shannon, Deputy Clerk
Heather Hemphill, Parks and Recreations Director

Board of Aldermen Liaisons: Karen Mosteller and John Allen

1. Chairman Tish Hatem called the meeting to order at 6:00 p.m.
2. The Invocation was led by Mr. Donnie Joyner.
3. The Pledge of Allegiance was led by Chairman Hatem.
4. Motion to approve the June 17, 2021, regular meeting minutes by Mr. Donnie Joyner, second by Mr. Scott Jones. ***Unanimous vote; motion carried.***
5. Motion to approve the agenda with an amendment to include the Pledge of Allegiance to agenda item #3 by Sue Hodgins, second by Ms. Maureen Meehan. ***Unanimous vote; motion carried.***

A motion was made by Mr. Scott Jones to open public comment, second by Mr. Donnie Joyner. ***Unanimous vote; motion carried.***

6. Public Comment:

1. Mr. Charles Bruce, 5014 Oarlock Crt; had concerns regarding the proposed Major Site Plan Take 5 Carwash and Oil Change located near the entrance of his subdivision Rivermist. He said the development on lot (1) is critically close to a heritage live oak tree on the property. He is worried about how the development will affect the Rivermist Community and asked the Board to consider the long-term vision of Southport and the needs of the residents.
2. Ms. Margo Morrow, 4004-2 Norseman Loop Rd; resident of the Rivermist Community would like to ensure that the developers of the Take 5 Carwash and Oil Change are aware of the City's UDO Tree Protection and Landscape Preservation in Article's 3:17 and 3:18. She said that it is vital to protect the heritage live oak trees that are on the property and preserve the tree canopy that protects the community.

3. Mr. Larry Huppman, 106 Foster Ave; resident of the Rivermist Community had concerns regarding the protection of the trees on the proposed new development Take 5 Carwash and Oil Change. He said he has observed the property and sees that some of the trees marked to be removed are large in height and diameter. He is concerned how the development will proceed without removing or damaging the large canopy trees. He reiterated in the UDO Article 3:18 Section (I) Tree Protection During Construction and wanted to ensure the critical root zones will be protected during development.

There being no other questions or comments Mr. Donnie Joyner motioned to close public comment, second by Mr. Will Hewett. ***Unanimous vote; motion carried.***

7. New Business:

- A. **Planned Building Group Site Plan Minor Modification, Vision Square of Southport, submitted by McGill & Associates on behalf of Dr. Christopher Moshoures.**

Development Services Director Mr. Thomas Lloyd gave an overview of the minor modification to the original site plan that was approved by the Planning Board in August 2019. The development has vested rights to the project and will have until August 2021 to start construction. He explained that the modification would change the storage building in the rear from a single 5,616 sf self-storage building with 48 storage units to two 2,016 sf storage buildings with 15 proposed units. There will not be a change in the proposed impervious area and the existing parking and landscaping will remain the same.

Mr. Will Hewett stated that he was on the Review Committee when the Site Plan was first introduced. He said all the recommendations and revisions requested by the Board were implemented and the Board approved the plan at that time. He said there have been no major changes.

A motion was made by Mr. Will Hewett to approve the PBG Site Plan Minor Modification for the Vision Square of Southport, second by Mr. Donnie Joyner. ***Unanimous vote; motion carried.***

- B. **Major Site Plan Application Taylor Field Park, submitted by McGill and Associates on behalf of the City of Southport.**

Mr. Lloyd gave the background on the Taylor Field Park Project. The Board of Aldermen approved the Taylor Field Park concept plan in April 2019, and now the engineer is ready to submit the major site plan application to begin the process for development. The tree plan proposed the planting of Nutall Oaks for the Park. Mr. Lloyd asked the developer if the Nutall Oaks could be exchanged for planting Live Oaks instead.

Staff recommended approval and said that it concurs with the preceding concept plan for recreational activities in passive open space.

Mr. Mike Norris with McGill and Associates showed a diagram of Phase 1 for the project. He said Phase 1 will include 20 parking spaces, a walking trail with fitness stations, a dog park, and a picnic shelter.

Mr. Norris said that there may be some alterations to the plan as other needs may arise. He said a lot of the existing trees and landscape can be preserved. He did not see a problem with implementing the Live Oaks in place of the Nutall Oaks if the budget would allow.

Mr. Scott Jones asked when will the construction begin. Mr. Norris said they are in the process of obtaining the required permits and then after this they will begin the bidding process for construction. He said development could begin within 6-8 weeks.

Parks and Recreations Director Ms. Heather Hemphill thanked Mr. Jimmy & Ms. Ginger Harper for their generous donation of the land to the City. She said with the donation of land, the Parks and Recreation Trust Fund (PARTF) grant and the City's matching funds, the park will be a major asset to the City.

Chairman Hatem questioned the requirements for the Parking Facility Landscaping. Mr. Lloyd referenced Article 3:17 (G). All parking facility areas containing more than 10 spaces shall be landscaped in accordance with the requirements set forth in the UDO. Mr. Lloyd said more spaces could be potentially added later.

Mr. Dick Sloan stated that many citizens have suggested adding a splash pad to the park or at another location downtown. Ms. Hemphill said that the public will be able to have recommendations and input on the amenities and facilities that they would like to see at the park before phase 2 and 3 begins.

Ms. Maureen Meehan made a motion to approve the Taylor Field Park Major Site Plan, submitted by McGill and Associates on behalf of the City of Southport, second by Mr. Donnie Joyner. ***Unanimous vote; motion carried.***

C. Major Site Plan Application, Take 5 Express Carwash, submitted by Tidewater Engineering on behalf of BOING US Holdco, INC.

Mr. Lloyd gave an overview of the application. The proposed location is at 5187 Eason Street. He explained that the developer is also proposing a drive-thru Oil Change in conjunction with the Carwash on the adjacent parcel. The Carwash and the drive-thru Oil Change tree removal and mitigation process will be reviewed together. A tree plan and a tree removal permit will be required to remove any regulated or specimen trees. Mr. Lloyd referred to Article 3 in the UDO for the regulations and requirements for the preservation and removal of trees.

Ms. Sue Hodgkin clarified that in accordance with the UDO that any Regulated Specimen or Live Oak trees that are removed, must have a minimum of 50% of those trees replanted. All replanted trees are required to be canopy or understory trees. Canopy trees must be at least 3 inches in diameter at breast height (DBH) and a height of 8-10 feet.

Mr. Stephen Knudsen, Development Director with The Durban Group, LLC was present to answer any questions. Mr. Knudsen stated that the engineers have worked very hard with the City Staff to minimize the impact on the trees. He said that he understands that the community is very concerned about the large Live Oaks on the property. He assured the public that the 4 large Live Oaks will not be removed.

Ms. Maureen Meehan asked if it was standard to have 18 vacuum spaces. Mr. Knudsen said it is typical for carwashes to have this amount. She questioned how

customers would be able to use just the vacuum stations without having to wait thru the carwash line. Mr. Knudsen said that the idea is to have customers enter thru the pay stations but said he would discuss the design plan with the engineers.

Chairman Hatem questioned what kind signage is proposed. Mr. Knudsen said that this will be decided by the Corporate Office, and then submitted for review before a sign permit is issued.

Ms. Hodgkin said that it was hard to vision one entrance and exit for the site plan for both businesses. She suggested the developer bring large site plans or video for the public to see exactly how the operation will function.

It was the consensus of the Board to establish a Review Committee to discuss the plans in more detail. Mr. Will Hewett, Ms. Sue Hodgkin, and Mr. Scott Jones volunteered for the Committee.

D. Major Site Plan Application, Take 5 Oil Change; submitted by Tidewater Engineering on behalf of Southport, Take 5, LLC.

Mr. Lloyd gave an overview of the application for the Take 5 Oil Change. The proposed location is at 5189 Eason St. The Oil Change and Express Carwash are proposed to have a shared driveway with one entrance and exit. The oil change plan meets the requirements in the UDO for parking for the 192 sf of floor area. Therefore, 4 parking spaces will be required, and 6 spaces are being proposed which includes 1 handicapped space. A tree and landscape plan must be submitted and approved before any removal of trees. The Landscape and Tree Preservation requirements are outlined in Article 3 of the UDO.

Several members of the Board had concerns about the one entrance and exit located on Eason Street for both the Take 5 Carwash and Express Oil Change. They feel like this could create a possible disruption to the traffic flow depending on the amount of vehicles that are trying to enter and exit the businesses.

It was the consensus of the Board to discuss the plans in more detail with the same Review Committee for the Carwash.

Other Business:

None

Announcements:

None

There being no further questions or comments Mr. Donnie Joyner made a motion to adjourn, and second by Mr. Will Hewett. ***Unanimous vote; motion carried.***

Meeting adjourned at approximately 7:15 P.M.

Chairman, Tish Hatem

Deputy Clerk, Tanya Shannon