



**Planning Board Meeting Minutes
Southport Community Building
223 E. Bay Street
January 20, 2022
6:00 P.M.**

Members Present: Tish Hatem, Will Hewett, Scott Jones, Christopher Jones, Dick Sloan, Gustavo Mibelli, Maureen Meehan, Donnie Joyner, and City Alternate Sue Hodgins.

Members Absent: None

Staff Present: Thomas Lloyd, Development Services Director
Dorothy Dutton, City Clerk
Ralph Treadway, Battalion Fire Chief

Board of Aldermen Liaisons: Karen Mosteller and John Allen

Others Present: Rich Alt, Mike Nichols with Paramounte Engineering

1. Chairman Tish Hatem called the meeting to order at 6:04 p.m.
2. The Invocation was given by Mr. Donnie Joyner.
3. The Pledge of Allegiance was led by Chairman Hatem.
4. Motion to approve the December 16, 2021, regular meeting minutes by Mr. Donnie Joyner, and second by Mr. Richard Sloan. ***Unanimous vote; motion carried.***
5. Motion to approve the agenda by Mr. Will Hewett, and second by Mr. Donnie Joyner. ***Unanimous vote; motion carried.***
6. Public Comment: None
7. **New Business:**

A. Southport Crossings Coffee Shop & Retail Shops Major Site Plan

Development Services Director, Mr. Thomas Lloyd went over the major site plan for Southport Crossings Outparcel #2. He mentioned that an Arby's was originally planned for the site, but they backed out. The parcel is directly adjacent to CVS. The developer is proposing a 6000 square foot building with (3) units. One of the units will be a coffee shop with a drive through with 2500 square feet. There will be (2) minor retail sales units with 1750 square feet each. The coffee shop is classified as a restaurant with a drive through with stacking for (13) vehicles. Minor retail requires at least (1) parking space for every 200 square feet. A total of 17.5 parking spaces are required for the retail units. The restaurant requires 12.5 parking spaces. And the outdoor patio requires an additional (5) spaces. The developer is providing (40) parking spaces, including (2) handicapped spaces. The minimum required is (36) spaces.

The total proposed impervious area is below the 45,000 square foot maximum limit. Staff has informed the engineer of the requirements of 3,000 degree kelvin maximum for lighting. The minimum landscaping required is 2301.1 square feet. The developer is proposing 2,371 square feet. A total of (16) Live Oaks and (9) Redbuds are to be planted, along with (92)

dwarf yaupons. The foundation plantings are almost double the requirement. The landscape architect has been notified that native landscaping is required. A street-yard buffer isn't required. The trash enclosure is screened with vegetation.

Mr. Mike Nichols with Paramounte Engineering approached the podium and made himself available for any questions. Board Chair Tish Hatem asked for volunteers to serve on a review subcommittee. Mr. Richard Sloan, Mr. Will Hewitt, and Ms. Sue Hodgkin volunteered to serve.

B. Tree Preservation Zoning Text Amendment

Mr. Thomas Lloyd stated that at the time the Board of Aldermen approved the revised ordinance, they made some recommendations to help clarify the information. Mr. Lloyd said that one of the items was changing the ordinance so that mitigation for dead, severely diseased, or dangerous trees is not required. It was also suggested looking into penalties per inch of protected trees that are removed. Staff suggests the Tree Preservation subcommittee review the potential updates. Mr. Lloyd has started researching appropriate penalties for these offenses. The information will be brought back to the Planning Board at a later date.

C. Highland Park Zoning Map Amendment

A few months ago, there was a request to rezone a parcel at 110 Highland Park Avenue. The Planning Board did not recommend rezoning the parcel from R-20 to R-10. The request was from a potential buyer who was ultimately looking for less of a setback requirement. The Board of Aldermen suggested that Mr. Lloyd contact adjacent property owners to determine if they would support and participate in a rezoning of several parcels in that area. Mr. Lloyd sent letters out to (6) property owners asking them to certify whether they support or oppose a rezoning. As of the time of the Planning Board meeting, Mr. Lloyd had received responses from three property owners. At least one of those owners is interested in rezoning. Mr. Lloyd will bring the item back to the Planning Board, once he has heard from all of the owners.

A. Other Business: None

B. Announcements: None

Adjourn:

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

Meeting adjourned at 6:18 P.M.

Tish Hatem, Planning Board Chair

Dorothy Dutton, City Clerk