



# Comprehensive Land Use Plan

## Steering Committee Meeting #3

May 21, 2024



# Agenda

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Welcome & Introduction

Schedule

Community Profile

Public Engagement

Discussion & Next Steps



# Welcome & Introduction

# Project Contacts

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**STEWART**  
STRONGER BY DESIGN





# Schedule & Process

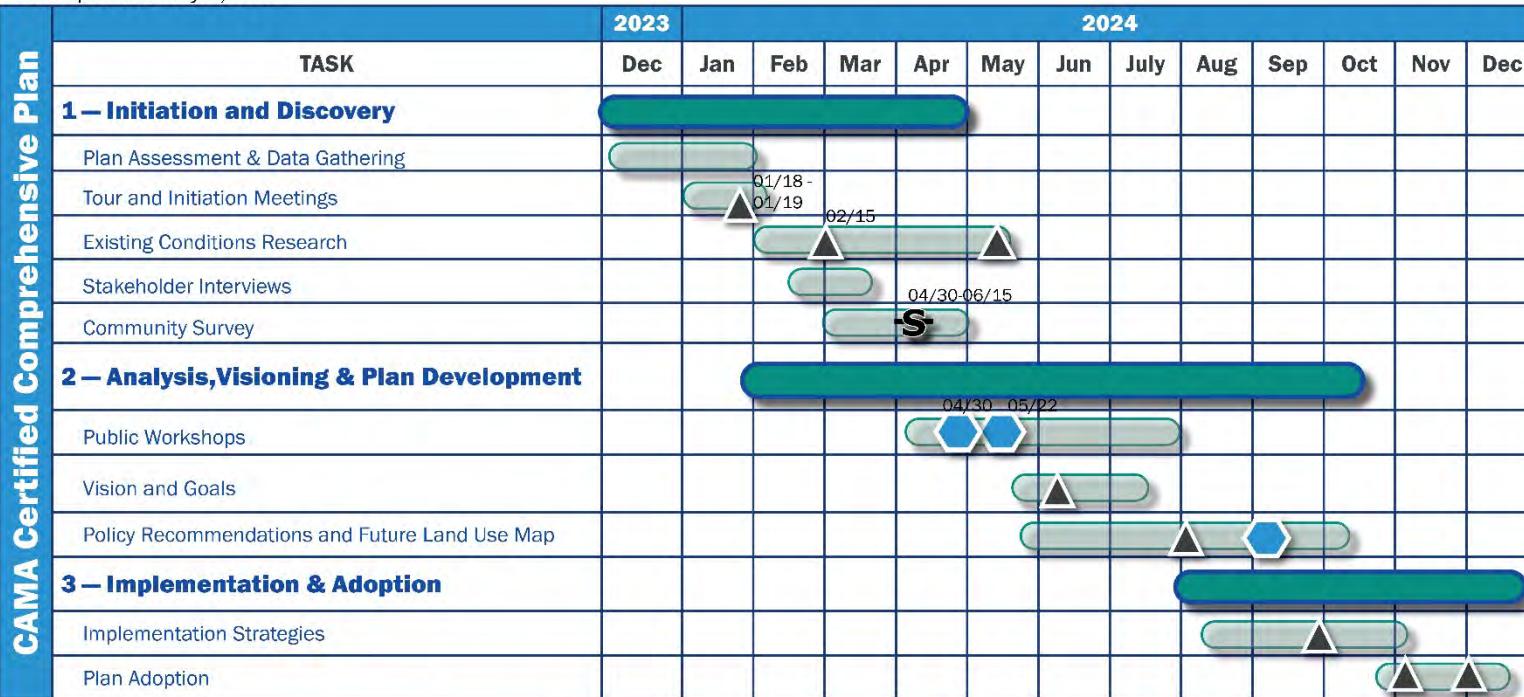
# Detailed Schedule

## DRAFT PROJECT SCHEDULE

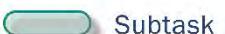
We anticipate the following schedule for development and adoption of the City of Southport CAMA Certified Comprehensive Plan:



Last updated: May 9, 2024



Task



Subtask



Steering Committee or  
Elected or Appointed  
Board



Public Meeting



State review of CAMA plans can take 75 days or longer. This schedule is subject to change, please review the project website for most up-to-date information.

# A Comprehensive Land Use Plan is...

Long-range

- Makes forecasts based on past trends and data
- 10–20-year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

Collaborative

- Documents a community conversation

Policy, not Regulatory

- Lays the groundwork for current and future regulations



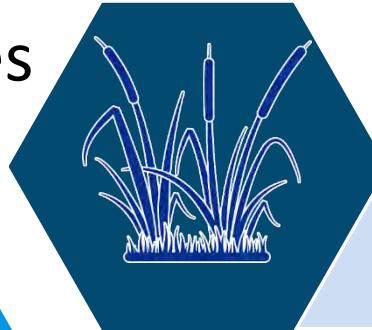
# CAMA Requirements

- Public Access
- Infrastructure Carrying Capacity
- Land Use Compatibility
- Water Quality
- Natural Hazard Areas



# Plan Elements

Natural Resources



Land Use & Housing

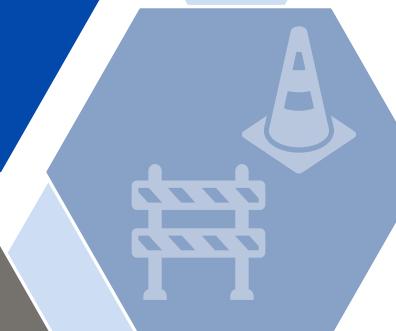


Transportation



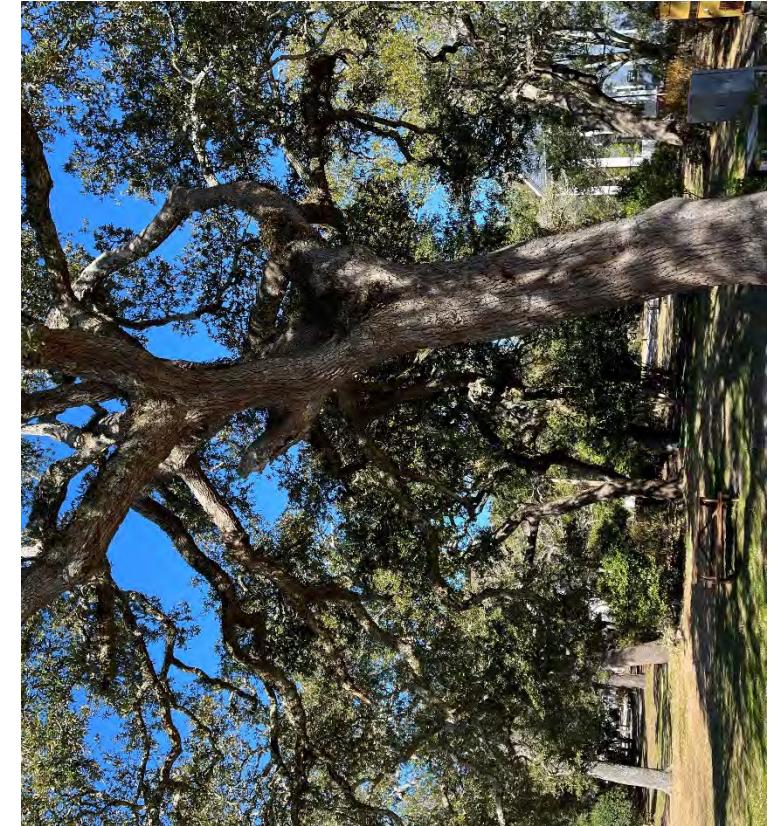
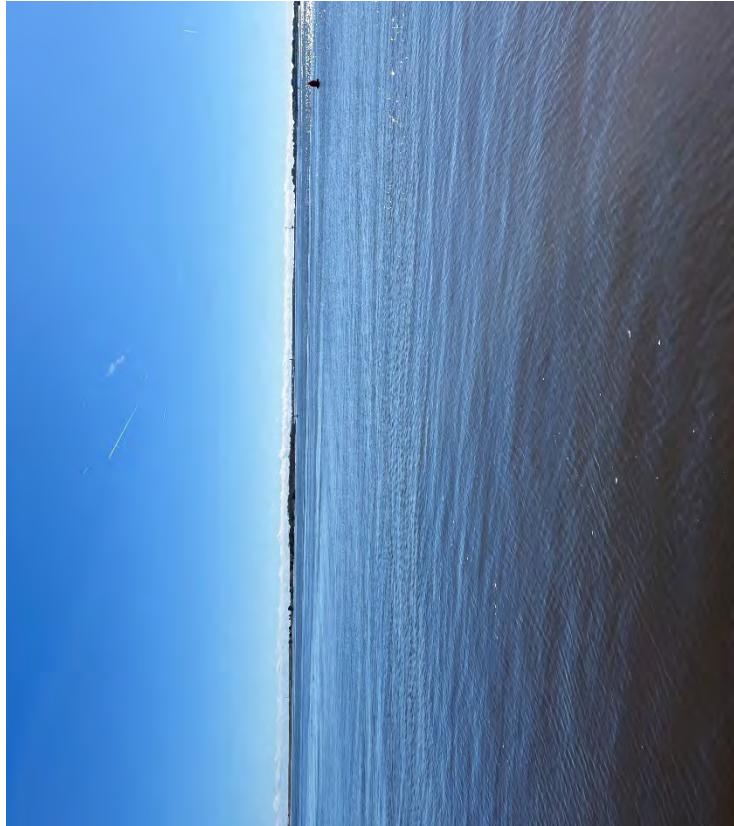
CAMA

Economic Development



# Project Study Area

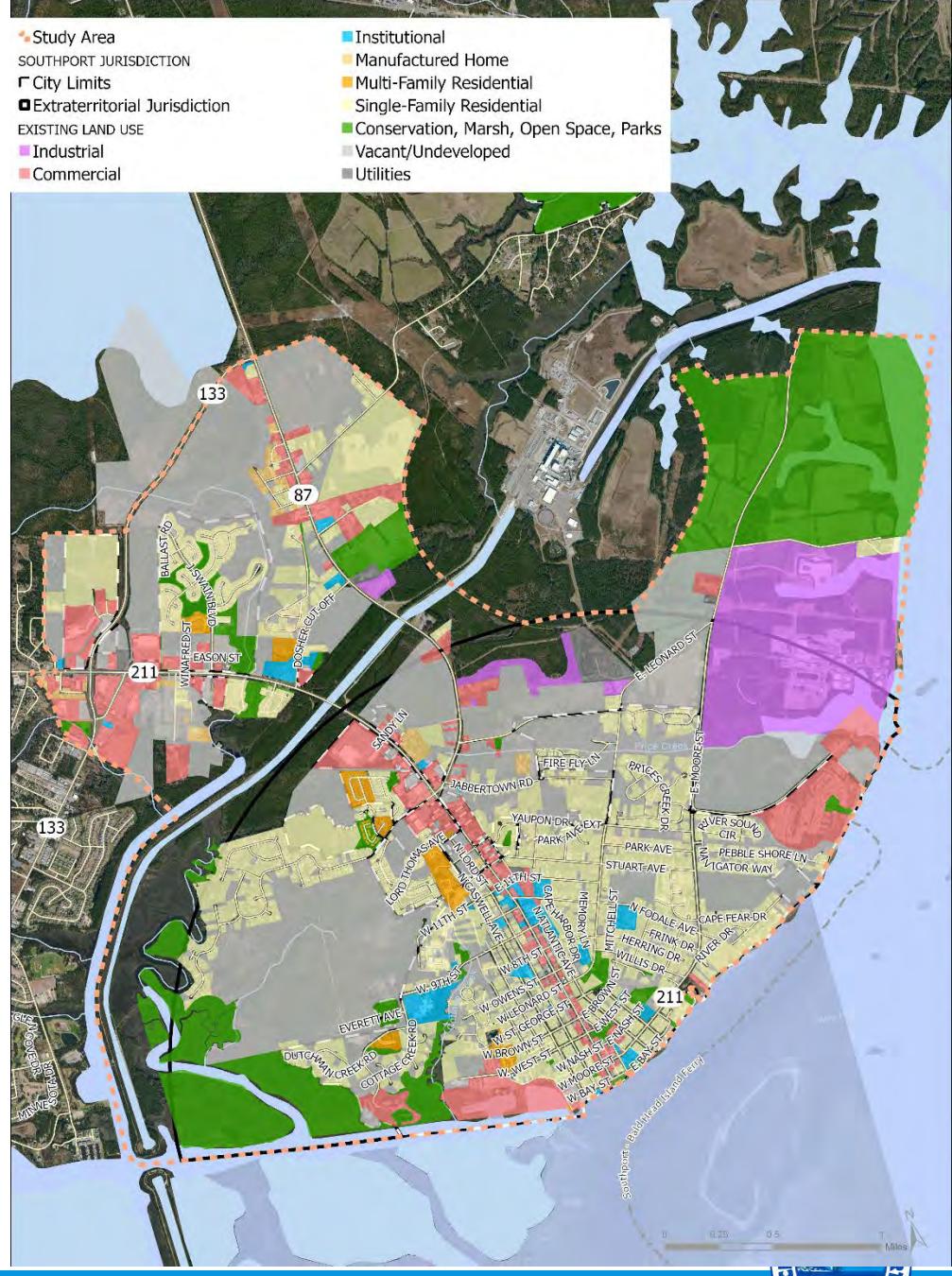
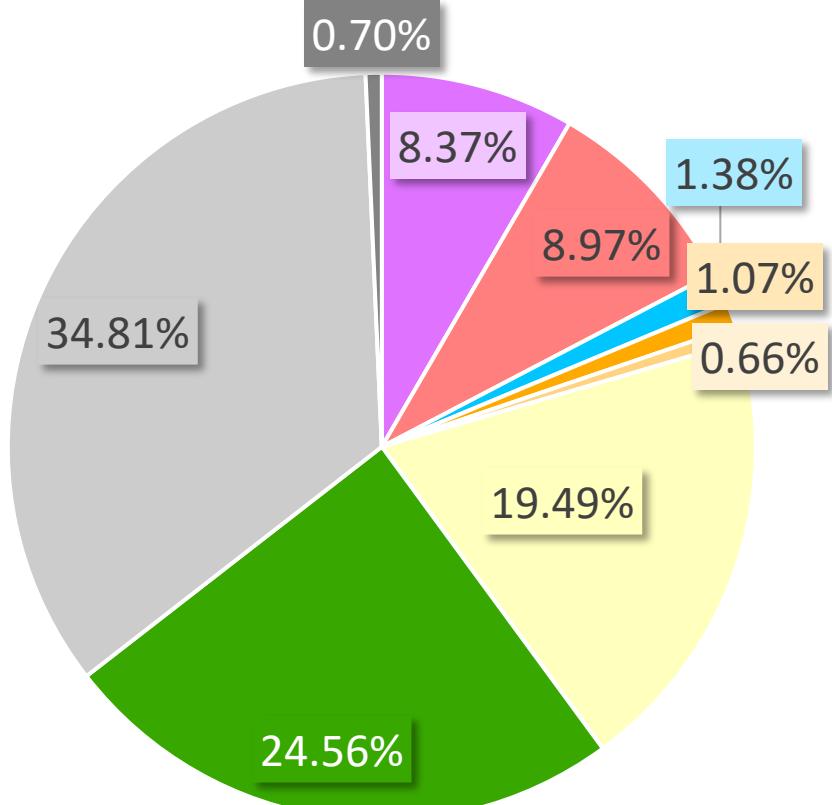




# Assets and Issues

# Existing Land Use

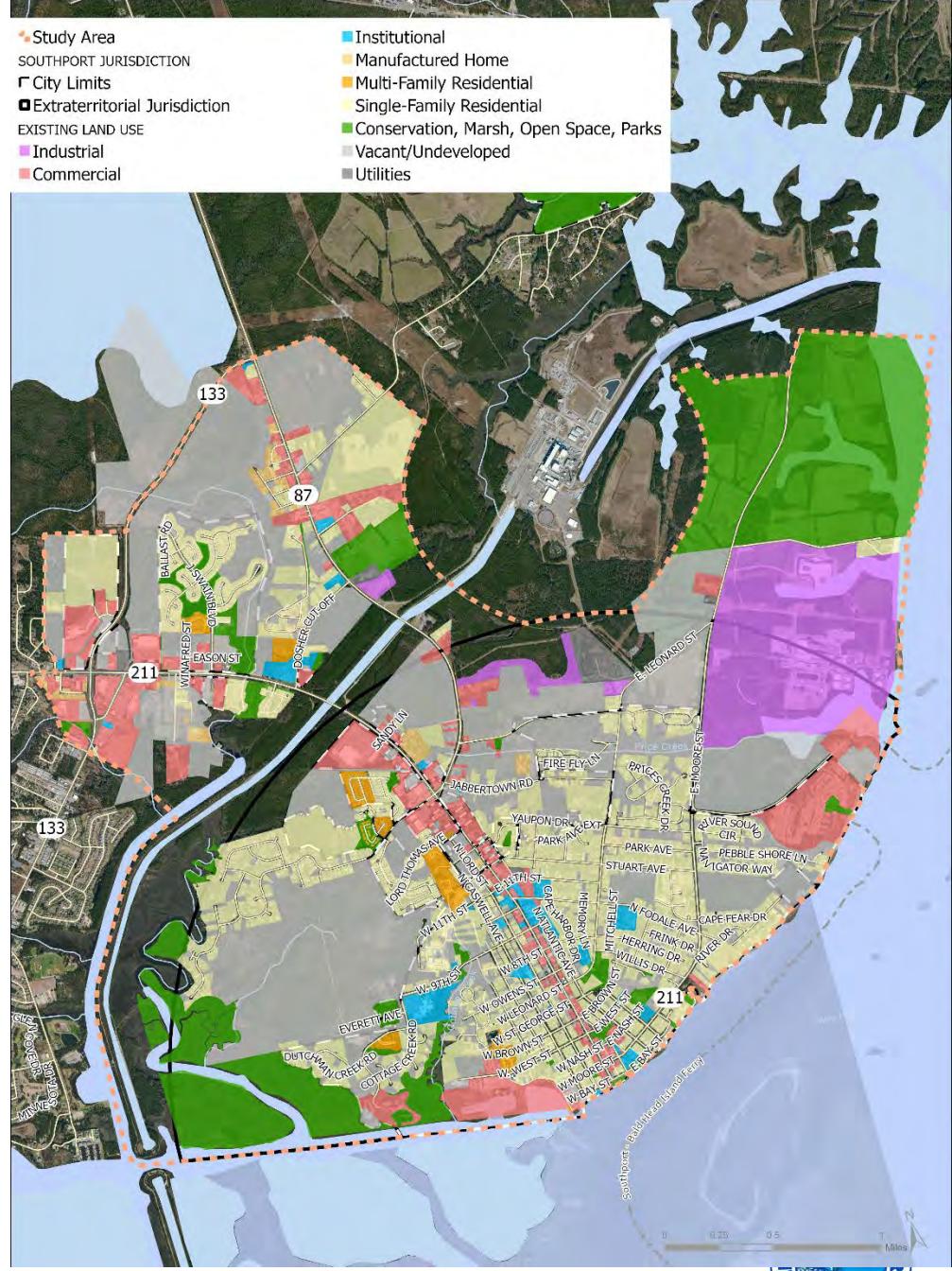
- Industrial
- Commercial
- Institutional
- Multi-Family Residential
- Manufactured Home
- Single Family Residential
- Conservation, Marsh, Open, Space, Parks
- Vacant/Undeveloped
- Utilities



# Existing Land Use

Existing Land Use	Acres	%
Industrial	496.5	8.37%
Commercial	531.9	8.97%
Institutional	81.8	1.38%
Multi-Family Residential	63.6	1.07%
Manufactured Homes	39.3	0.66%
Single-Family Residential	1156.3	19.49%
Conservation, Marsh, Open Space, Parks	1456.9	24.56%
Vacant/Undeveloped	2065.3	34.81%
Utilities	41.3	0.70%
<b>TOTAL*</b>	<b>5932.9</b>	<b>100%</b>

\*Total acreage excludes rights-of-way



# Environmentally Fragile Areas

## Three Designated Natural Heritage Natural Areas

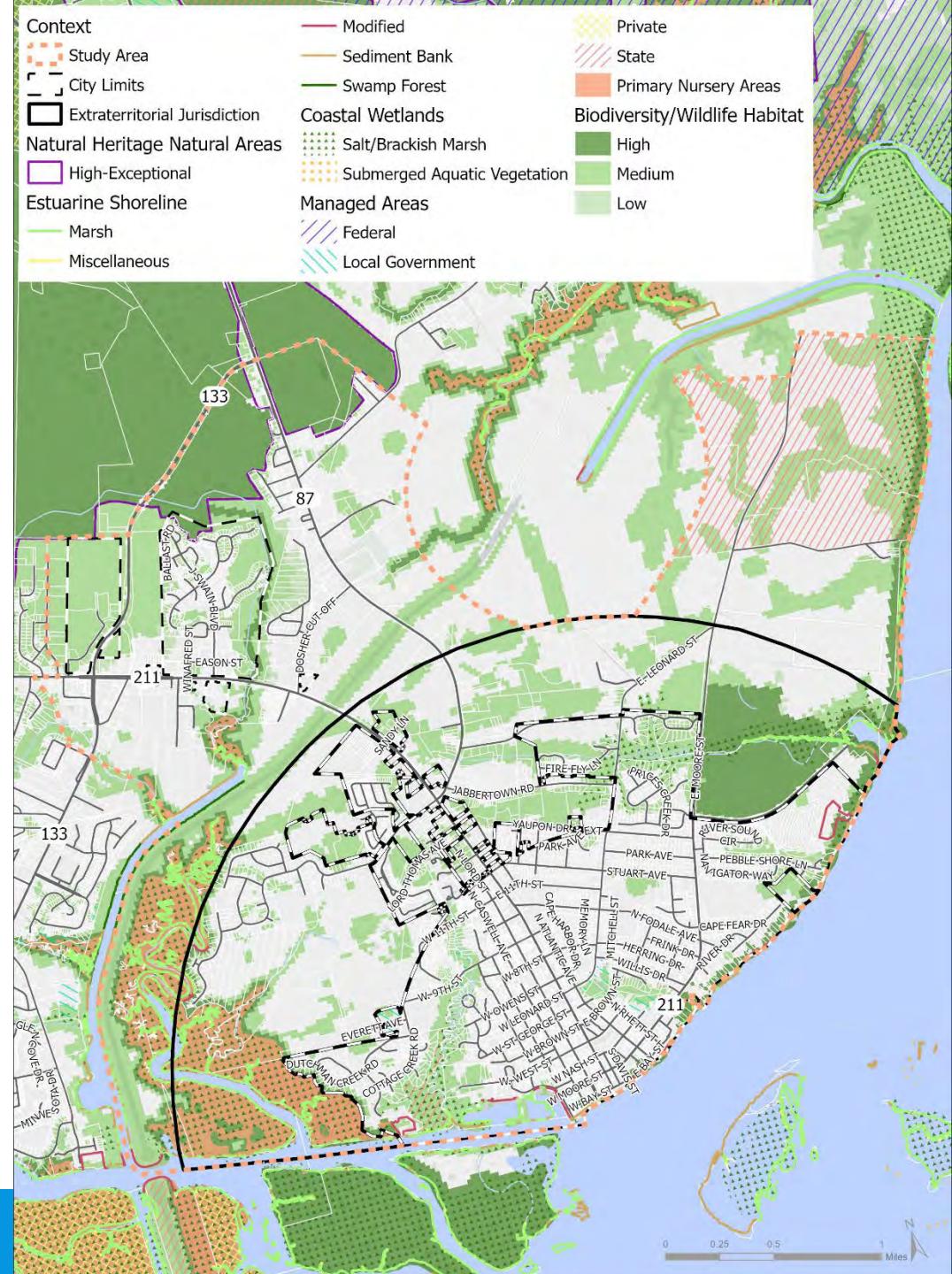
- Lower Cape Fear River Aquatic Habitat
- Southport Ferry Landing Forest
- Boiling Spring Lakes Wetland Complex

## Coastal Wetlands

- 568 acres salt-brackish marshes

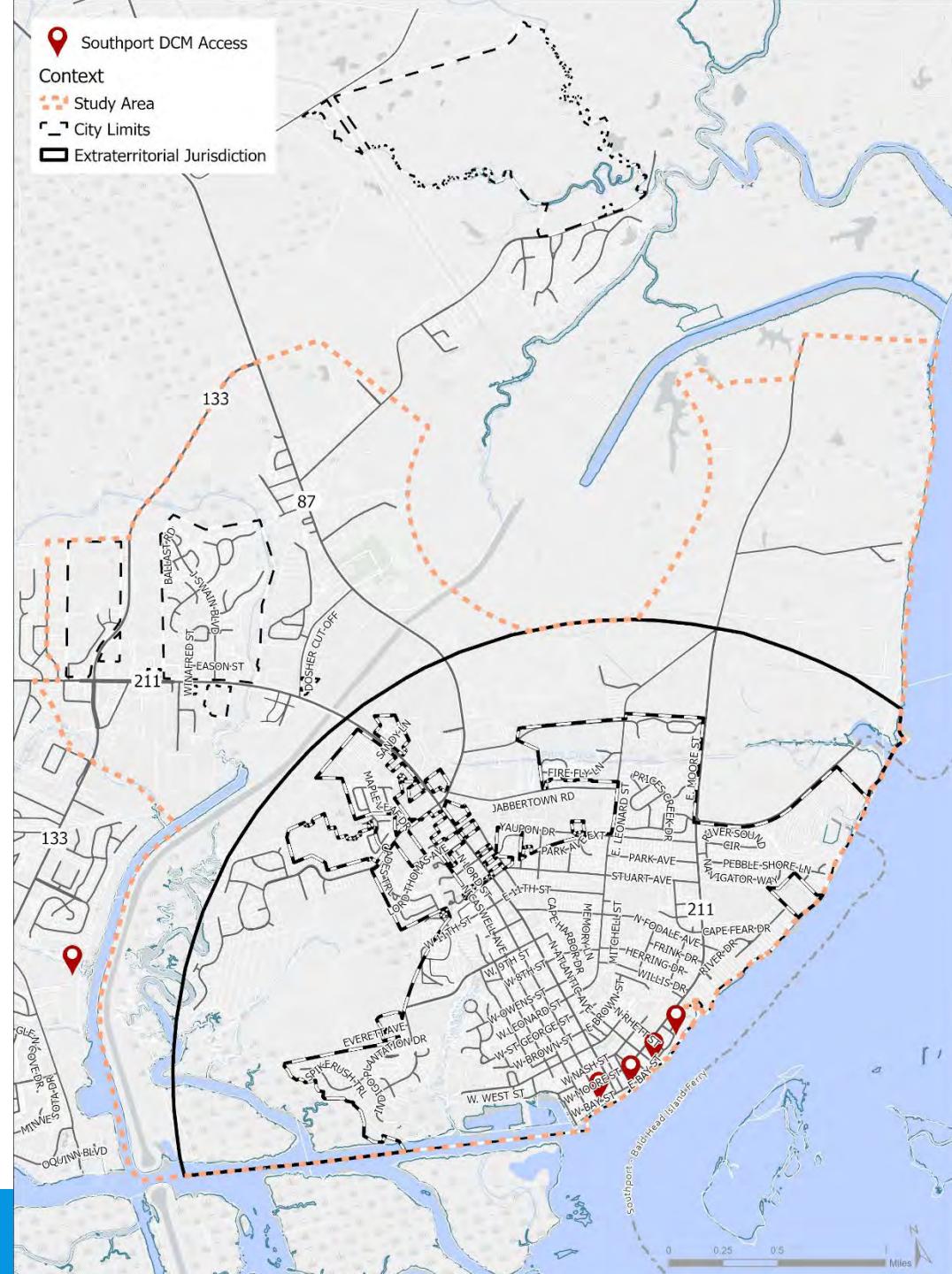
## Primary Nursery Area

- Area surrounding Dutchman Creek



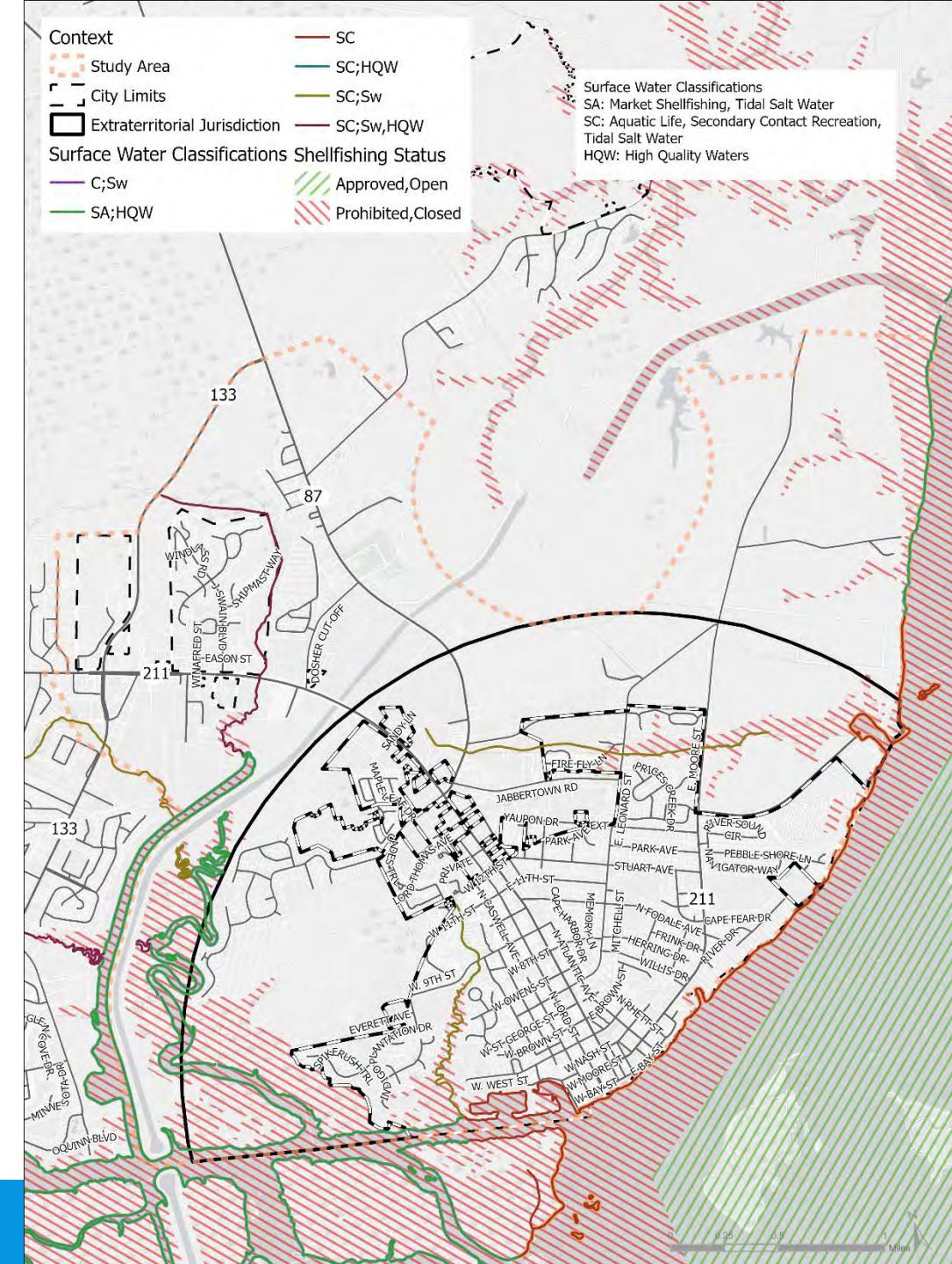
# Public Access

- 201 West Bay Street- Yacht Basin
  - No parking
- City Pier
  - On-Street parking
- Terminus of S. Atlantic Ave.
  - No parking
- Kingsley Pier
  - On-site parking (2 spots)
- Salt Marsh Boardwalk (not on DCM site)
  - No parking
- Future Kayak Launch- Cottage Creek/ Terminus of W. West St.



# Water Quality and Shellfishing Status

- Lower Cape Fear subbasin
  - Southport Restricted Area (715 l.f.)
    - SC
  - Price Creek (2,717 l.f.)- SC; Sw
  - Cottage Creek (2,382 l.f.) – SC;Sw
  - Dutchman Creek (76 l.f.) –SA; HQW
  - IntraCoastal Waterway (223 l.f.)-SA;  
HQW
  - Dutchman Creek Outlet Channel (78 l.f.)-SA;HQW



# Non-Coastal Wetlands

- 874 acres
  - Bottomland Hardwood
  - Depressional Swamp Forest
  - Estuarine Shrub/Shrub
  - Managed Pineland
  - Pine Flat
  - Pocosin
  - Riverine Swamp Forest





# Public Engagement

# Public Engagement



## STAKEHOLDER INTERVIEWS / FOCUS GROUPS



## COMMUNITY SURVEY



# Stakeholders (Groups 1 and 2)

## **Group 1: Transportation, Public Works, Infrastructure, Utilities, Etc.**

- Dosher: Hospital expansion and **parking**
- Parking and transportation for peak season and medical trips (Major topic in all groups)

## **Group 2: Downtown and Business**

- Need for freight zones and golf cart parking
- Widespread marketing needs
- More affordable/workforce housing options (Major topic in all groups)



# Stakeholders (Groups 3 and 4)

## **Group 3: Development and Real Estate**

- High development fees, expensive land
- Recreational opportunities for kids and seniors needed
- UDO needs clarification and modernization

## **Group 4: Historic Preservation and Neighborhoods**

- Preservation or adaptive reuse of existing structures (Brunswick County Courthouse Building)
- STR concerns



# Stakeholders (Groups 5 and 6)

## **Group 5: Parks and Natural Resources**

- Restoration and protection of Franklin Square Park
- Management of native plants and landscapes
- Bicycle and pedestrian friendliness (Major topic in all groups)

## **Group 6: Yacht Basin**

- Water and waste lines need replacement along Bay Street
- Vehicle flow, pedestrian access and dredging
- The Yacht Basin area floods regularly



## How do you relate to Southport?

## Survey Results 5/13



80%  
Live  
here  
fulltime



**44%**  
**Own  
property  
here**



19%  
Work  
here



**10%**  
**Business  
owner**



9%  
Live  
here  
part-  
time



**5%**  
**Frequent  
or long-  
time  
visitor**



2%  
Go to  
school  
here

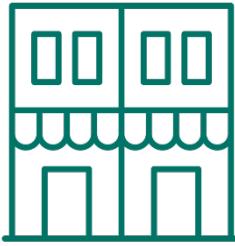


3%  
I don't  
live here  
yet but  
would in  
the  
future

What are your top three reasons for living in Southport?

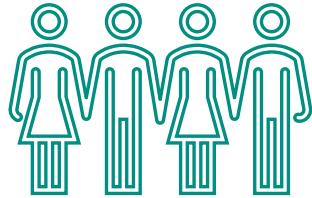
Survey  
Results  
5/13

**78%**



Downtown &  
Character

**69%**



Small Town  
Living

**41%**



Natural resources &  
access to water

## Top 5 concerns for the future of Southport?

Survey  
Results  
5/13

1. Slowing or managing spread of development (60%)
2. Slowing or managing population or residential growth (51%)
3. Expanding, upgrading, or maintaining infrastructure (e.g., water, sewer, stormwater, sidewalks, roads, internet) (47%)
4. Maintaining a vibrant downtown (37%)
5. Preserving the rich natural environment (36%)



1. Protection of the marshes, wetlands, shoreline, and environmentally sensitive natural areas (85%)
2. Water quality in creeks, river and estuaries (84%)
3. Preservation and protection of the historic sites and buildings (79%)
4. Quality of utility services (77%)
5. Stormwater management (74%)
6. Support for local businesses (76%)



What kind of development would you like to see more of in Southport?

Survey  
Results  
5/13

- 1. Small-scale commercial (shops and restaurants like in downtown) (62%)**
- 2. Entertainment (28%)**
- 3. Medical facilities (27%)**

Sample of “Other” responses:

- “Until infrastructure can catch up with what is already here & longstanding problems (dredging the yacht basin, securing the shoreline, improving the appearance & safety of the yacht basin area, parking issues,& many other issues that need to be taken care of) further development should not happen.”
- “Development that enhances tourism, can ultimately enhance the locals experience as well. Develop more small commercial for shops, restaurants, etc and allow residential homes for short term rentals for lodging. New visitors every week are more likely to go out to eat at our local restaurants nightly or buy stuff at the shops weekly than residents. Without these visitors, the shops and restaurants don't stay open.”



# Residential Development Design

## Survey Results 5/13

Larger Lots



### Conventional Subdivisions



- Typical subdivision design
- Medium sized lots ~ 1/2 acre
- Limited open space

More Open Space



### Compatibility / Conservation Design



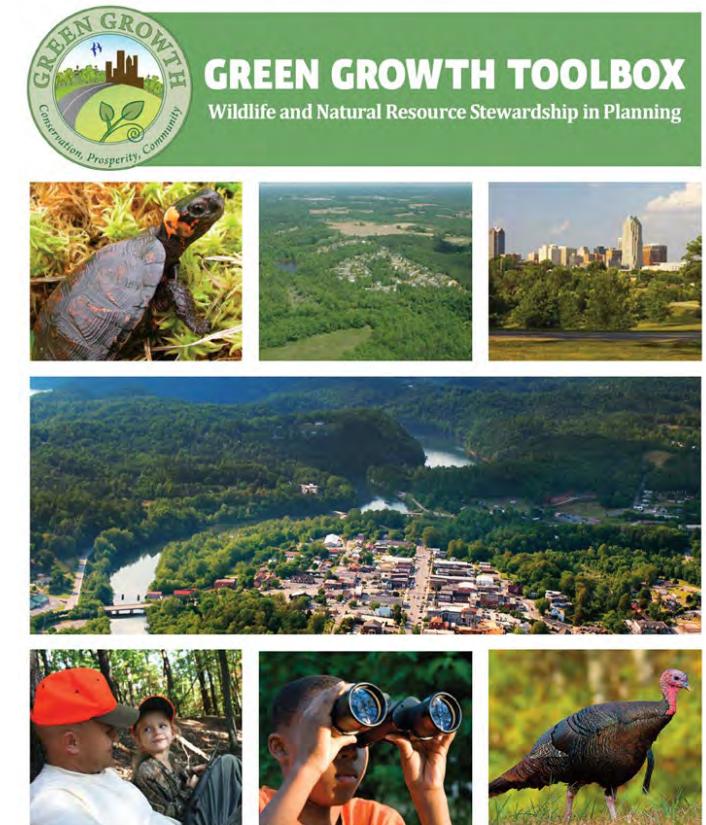
- Same number of lots as conventional subdivision but development clustered
- Smaller lots in exchange for more open space (30-40%+) and amenities

18%  
Support

58%  
Support

\*Note added to survey to convey future subdivisions may be hybrids between the two development styles.

- For more information on green growth and low impact development review the following resources:
  - **NC Wildlife Green Growth Toolbox:** [www.ncwildlife.org/Conserving/Programs/Green-Growth-Toolbox/Download-Handbook](http://www.ncwildlife.org/Conserving/Programs/Green-Growth-Toolbox/Download-Handbook)
  - **North Carolina Coastal Federation Low Impact Development:** [www.nccoast.org/resource/low-impact-development/](http://www.nccoast.org/resource/low-impact-development/)
- See also Rural By Design by Randall Arendt



*A Guide for Planners, Communities and Developers*



Where would you prioritize new sidewalks or making sidewalk improvements?

Survey  
Results  
5/13

	No Priority	Low Priority	Moderate Priority	High Priority
Bay Street	8%	18%	43%	31%
Howe Street	3%	16%	32%	49%
Leonard Street	12%	29%	41%	18%
Other	44%	17%	20%	18%

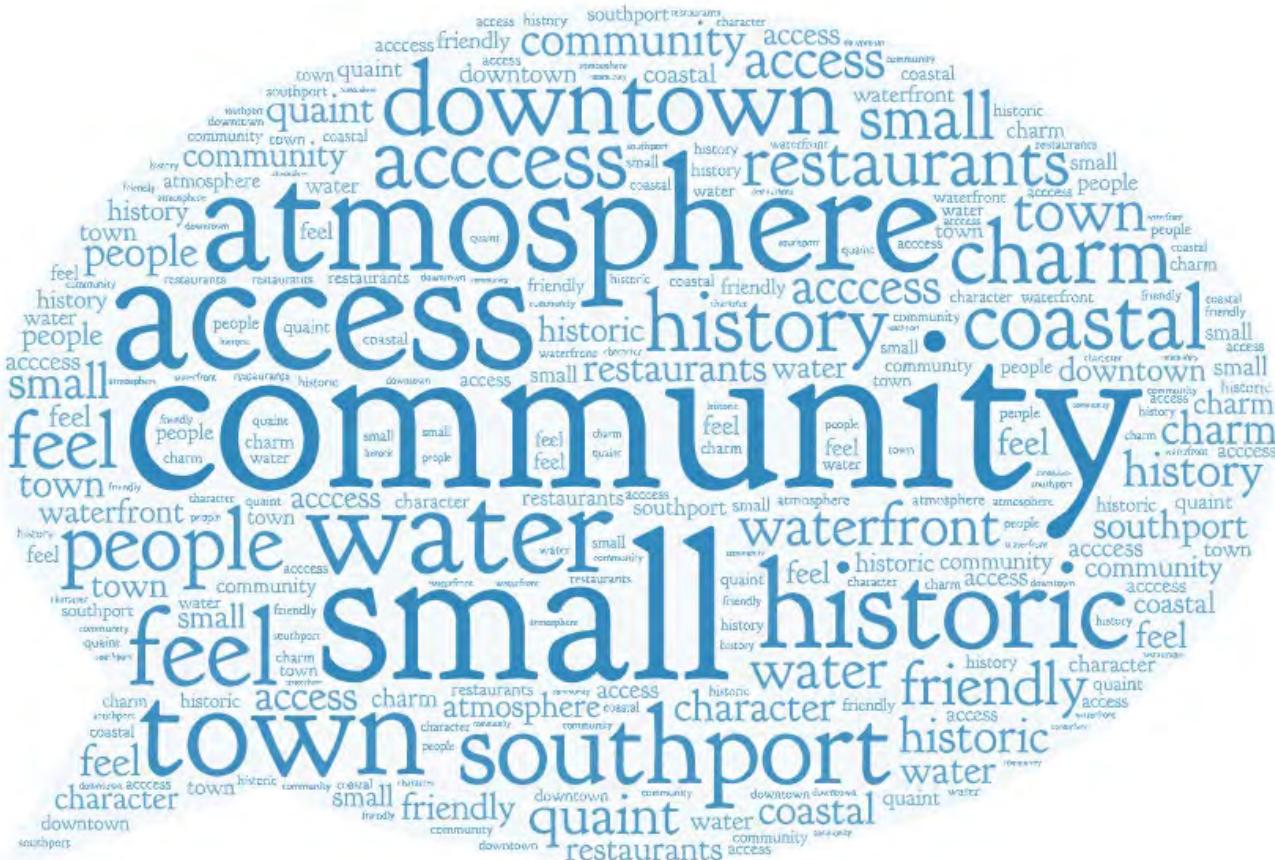
“Other” Responses:

- “A sidewalk is needed on N Fodale Ave. Both pedestrian traffic and vehicular traffic have increased significantly in the last few years. We have more pedestrians walking in the street, and they note that some vehicles move over but many do not, causing some "face-offs" in the street.”
- “Extend sidewalks all the way to Walmart at a minimum. Some people don't have a vehicle. Too dangerous to get groceries. I see many people walking and riding their bikes everyday along that route.”



# What do you value most about Southport?

# Survey Results



Main themes include:

- Historic coastal community
- Quaint small-town charm
- Waterfront restaurants and shops
- Safe, slow pace, friendly



## What do you value most about Southport?

- “The maritime history (would love a memorial to that on the waterfront!) & quaintness (which is eroding due to too much construction & increasing population.”
- “Small, beautifully tree lined town; no tall buildings, historic vibe; safe.”
- “Small town living & the ability to walk everywhere.”
- “The small town feel, the friendliness of neighbors, the tourist industry that also leaves (no more hotels, short-term rentals), the water access, appreciation of local artists and businesses.”



# Public Meeting 1: Development Preference

- Downtown:
  - **Historic Preservation**
  - **Tree Preservation and Planting**
  - **Seating Areas**
  - **Parking**
  - **Waterfront Boardwalk/Esplanade** received the least support (4 dots in “Don’t Support”)



# Public Meeting 1: Development Preference

- Residential Development Preference:
  - **Traditional Neighborhood Design**
  - **Live/work Mixed use**
  - **Accessory Dwelling Units**
  - **Pocket Neighborhoods**
  - **Small Scale Attached**
  - **Apartments/Condos and Townhomes received the least support**



**Traditional Neighborhood Design**

- ◆ Block/grid layout
- ◆ Mix of housing styles
- ◆ Front porches
- ◆ Typically alley loaded
- ◆ Walkable streets
- ◆ Public spaces
- ◆ Typically smaller lots



**Live-Work Mixed Use**

- ◆ Block/grid layout
- ◆ 1st floor retail or office, 2nd or 3rd floor residential



# Public Meeting 1: Development Preference



*Image source: Southport Realty*

# Public Meeting 1: Discussion Concerns

- Discussion 1 Concerns: parking meters, lack of commercial development, clear cutting trees, tree canopy coverage, evacuation (only two roads), infrastructure sustainability, and managing growth and change
- Discussion 2 Concerns: Funding for services/infrastructure, losing history, habitat, and open space, pedestrian safety and walkability, affordable housing, and public transportation



# Other Public Engagement Opportunities

- Walking Tour- May 22 9:00 AM-11:30 AM – Meet at Franklin Square
- Listening Session - May 22 1:00 PM-3:00 PM – Community Bldg
- Second Public Meeting in September (TBD)



## Discussion & Next Steps

# Southport Vision and Core Values

Southport desires to strive for excellence in our government, project a positive attitude, involve our community and protect our citizens by ensuring a safe, secure and tranquil quality of life with controlled and orderly growth. Southport desires to have an affordable quality of life while maintaining its quiet residential atmosphere and protecting the city's historic assets. Population growth should continue at a moderate rate. Southport desires to sustain existing business and create new jobs and other businesses.

Specifically, Southport will endeavor to accomplish the following:

- Preserve the city's historic character.
- Protect the city's shoreline vista.
- Continue to support a vibrant Central Business District.
- Preserve the city's residential areas.
- Protect the city's Areas of Environmental Concern consistent with 15A NCAC 7H



# Vision Components (Adopted Plan)

- Community involvement
- Safety
- Tranquil quality of life
- Orderly, moderate growth
- Affordability
- Protect history
- Residential atmosphere
- Sustain Businesses
- New jobs



# Vision Components (Adopted Plan)

- Community involvement
- Safety
- Tranquil quality of life
- Orderly, moderate growth
- Affordability
- Protect history
- Residential atmosphere
- Sustain Businesses
- Support Central Bus. District
- New jobs
- Areas of Environmental Concern

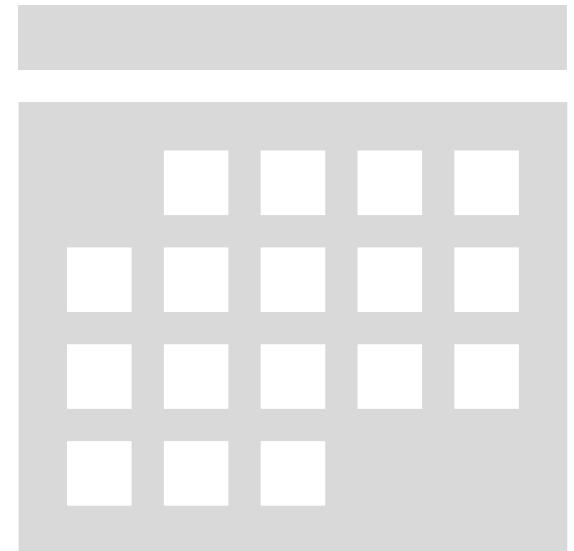
Green = Keep / heard so far

Orange = Need to clarify / refine



# Next Steps

- Mapping & Analysis – Phase I
- Stakeholder Interviews – March 14 and 15
- Community Survey – Ends June 15
- Steering Committee #4 - June
- Draft Recommendations – Summer
- Public Meetings – September





Thank You!