



Planning Board Agenda

June 16, 2022

The regular monthly meeting of the Planning Board will be held at 6:00 p.m. All members are asked to please attend. If you will not be able to attend, please call Tanya Shannon at 910-457-7929 or Thomas Lloyd at 910-457-7961.

- 1. Call to Order**
 - 2. Invocation**
 - 3. Pledge of Allegiance**
 - 4. Approval of Minutes:** May 19, 2022, Regular Meeting
 - 5. Approval of Agenda**
 - 6. Public Comment**
 - 7. Old Business**
- A. Zoning Text Amendment:** Section 3.14: Parking, submitted by Ron Thompson
- B. Major Site Plan:** Live Oak Landing Lot 7, submitted by Ron Greger, Charles Hunter, and Andrew Laing
- C. Project Indigo Expansion Update**
- i. Planned Unit Development Master Development Plan:** Indigo Expansion, submitted by East West Partners Management Co. Inc. and Bald Head Island Limited, LLC
 - ii. Zoning Map Amendment:** 346.57 acres, R-20 to PUD, submitted by East West Partners Management Co. Inc. and Bald Head Island Limited, LLC.
- D. Major Site Plan:** Tractor Supply, submitted by Paramounte Engineering on Behalf of MDI Management LLC. **(MSP 22-0401-01)**

8. New Business

- A. Zoning Map Amendment:** 300, 302, and 304 W 11th Street, MF to R-10, submitted by Coastline Homes **(RZ-22-0512-01)**
- B. Zoning Map Amendment:** 1208 N. Caswell, BD to R-10, submitted by Heidi Paiva **(RZ-22-0609-01)**
- C. Zoning Text Amendment:** Section 3.5 Table of Permitted and Special Uses: Commercial Recreation, Outdoor, submitted by Terin Ellis **(ZA-22-0531-01)**
- D. Major Subdivision Sketch Plan:** Jonas Creek Phase 3, submitted by Cottage Point LLC
- E. Major Site Plan:** 115 N Howe Street Mixed-Use Development, submitted by Barbee Enterprises of Southport Inc.

9. Other Business

10. Announcements

Adjournment



**Planning Board Meeting Minutes
Southport Community Building
223 E. Bay Street
May 19, 2022
6:00 p.m.**

Members Present: Chair Sue Hodgins, Vice-Chair Will Hewett, Gustavo Mibelli, Scott Jones, Maureen Meehan, Fred Fiss, and Dick Sloan all attended in person. Donnie Joyner participated by telephone.

Members Absent: Christopher Jones

Staff Present: Thomas Lloyd, Development Services Director
Dorothy Dutton, City Clerk

Board of Aldermen Liaisons: Karen Mosteller and John Allen

Others Present: Rich Alt, Mike Nichols with Paramounte Engineering, Roger Perry and McKay Siegel with East-West Partners, Chad Paul with Bald Head Island Limited, Johnathan Guy with Kimley-Horne, Rebecca Kelly, Lora Sharkey, Shirley Sullivan, and Eliot Duke with the State Port Pilot.

1. Chair Sue Hodgins called the meeting to order at 6:05 p.m.
2. Mr. Donnie Joyner gave the Invocation.
3. Chair Hodgins led the Pledge of Allegiance.
4. ***Will Hewett motioned to move Fred Fiss from an alternate to a full member for this meeting. Scott Jones seconded the motion. All ayes. Motion carried.***
5. ***Motion to approve the December 16, 2021, regular meeting minutes by Will Hewett and second by Gustavo Mibelli. Unanimous vote; motion carried.***
6. ***Motion to approve the agenda by Maureen Meehan and second by Will Hewett. Unanimous vote; motion carried.***
7. **Public Comment:** City Clerk Dorothy Dutton called the individuals that signed up for public comment.
Chris Clarke, a resident at 612 W. Brown Street, discussed stormwater and the designated 404 wetlands on the property proposed for Indigo Plantation Phase 2. He asked if the developers would be engaging any environmental engineers? At what point would CAMA be involved? He thanked the Planning Board for reviewing the important environmental factors.
Jim Lightbourne, a resident at 316 W. West Street, said that some people enjoy studying the Unified Development Ordinance. Indigo seems to be a very big task. We understand that they will make adjustments. He asked if City staff had taken all of the requested standards and compared them to the UDO standards. If so, the comparison should be made available to the public. In closing, he asked for clarification on the total number of units based on R-20 zoning?
Shirley Sullivan, a resident at 5002 Seaward Court, said she really appreciates all the Planning Board does. A project of this magnitude still needs specialized review to include environmental, cost analysis, and an analysis of the benefits of annexation. She said it might

be expensive, but it would be worth knowing.

Lora Sharkey, a resident at 432 Cades Trail, stated that she attended the meeting to discuss the proposal of Indigo Plantation Phase 2. She said that the project is not in harmony with the natural conditions of Southport. The project seems more in harmony with Chapel Hill or Raleigh. The developable acreage is approximately 75% of the property. The existing soil types don't seem conducive to that type of development. Not everything can be diverted to a stormwater pond. She asked if a wildlife biologist had been involved with the proposal?

The site plan doesn't identify the Carolina Bay area. We don't know if there is open enough/green space to protect the bay area's species. Southport should require that a wildlife biologist reviews anything over (20) acres. We should work with developers and landowners. She would like to see open space considerations and how to protect wildlife habitats. The City should try to contain the residents that will live there instead of driving back to downtown Southport to use those streets, restaurants, etc.

She would reduce the parking space required for the commercial spaces to encourage them to walk or ride to those locations. Also, if you don't have a lot of parking spaces, people wouldn't be encouraging inflow and people driving there. Bicycle paths are important. Mixed-level housing is important. Hospitality employees can't afford to build houses. People will not continue to drive from Leland or Shallotte to work in Southport. She suggested the planned dog park be removed from the plan because they end up burdening the City to maintain. Trees, shrubs, weeds, and wildlife make us different than Wilmington or Shallotte. We have to protect our area. She added that all five of the newest subdivisions have more than the required open space. To accomplish these types of development, we must work with the developers, the property owners, etc. She said that the City could best protect wildlife areas by working with the developers. Ms. Sharkey said she supports the rezoning to work towards the common objectives. We have to do those things to achieve our goals.

Planning Chair Hodgkin said that citizen participation is very important. **Gustavo Mibelli made a motion to leave the public comment period. Scott Jones seconded the motion. All ayes. Motion carried.**

8. Old Business:

A. Zoning Text Amendment: Section 3.14 Parking, submitted by Ron Thompson

Development Services Director Mr. Thomas Lloyd reviewed the proposed amendment. This proposed amendment is because the existing smaller commercial lots have a hard time meeting the parking requirement. The Review Committee could not meet a second time due to some sickness and other obligations. Chair Hodgkin asked Mr. Lloyd if Mr. Thompson was able to provide the information that was requested. Mr. Lloyd said that the information was provided, but the committee couldn't meet to review the new information. Mr. Mibelli added that the Planning Board needs to reassure Mr. Thompson that once they receive the requested documents, they are willing to work with him to help resolve his problem. There are other lots in the same situation, and he feels like the Review Committee needs to examine the threshold for when the parking requirement is waived. Mr. Will Hewett added that the Review Committee would have to look at the language for all nonconforming lots-commercial and residential – to ensure nothing is missed. Chair Hodgkin stated that the proposed language opens it up to any nonresidential lot. That allows no parking requirement. Some businesses might use only the ten-foot setback with a forty-foot high building. Looking at this issue with a broad stroke might have some unintended consequences. She suggested that Mr. Thompson's request might need to be divided from the general ordinance amendment. Mr. Lloyd said it is possible to divide the two subjects, but the language has not been drafted yet. **Mr. Mibelli motioned to table the amendment to 3.14 Parking until the next meeting. Ms. Meehan seconded the**

motion. All ayes. Motion carried.

B. Major Site Plan: Live Oak Landing Lot 7, submitted by Ron Greger, Charles Hunter, and Andrew Laing

Mr. Lloyd reminded the Planning Board the site plan was for a property on Rob Gandy Boulevard. The proposed building is a multi-tenant building of 5000 square feet. The property is zoned Highway Commercial and can be used for contractors/trade offices. The proposed site plan exceeds the parking requirements and will be planted with various trees to comply with the Tree Preservation Ordinance. There is an existing stormwater pond that can support this project. The Review Committee was waiting on revised drawings with the dumpster location, potential landscaping areas, and impervious calculations. Mr. Fred Fiss asked if the septic permit question had been resolved? He asked Mr. Lloyd to acquire a copy of the permit. Mr. Lloyd added that there are only (3) regulated trees on the property, so he didn't require a tree survey. The trees would be marked and protected. ***Mr. Will Hewett motioned to table the site plan approval until the next meeting so that the Review Committee would have time to meet again. Mr. Dick Sloan seconded the motion. All ayes. Motion carried.***

C. Project Indigo Expansion

- i. Planned Unit Development Master Development Plan: Mr. Thomas Lloyd stated that this application was submitted by East West Partners and Bald Head Island Limited. They are requesting to rezone 346-acres to PUD (Planned Unit Development). The property is within the City limits and in the City's ETJ area. If the plan gets approved, they will annex into the City limits. Mr. Lloyd reminded everyone that this is a legislative process, and the applicants are concurrently applying for the rezoning and a master plan approval.

Mr. Lloyd stated that the Review Committee assigned to review the project created (4) sub-committees for a more intense review of (4) major topics. Chair Hodgkin asked the lead from each sub-committee to provide an overview of their first meetings.

- a. Mr. Mibelli said that the Design and Character sub-committee met on May 11, 2022. They discussed several questions, including whether the project aligned with the City's vision and existing plans. If approved, is the spirit of the Unified Development Ordinance being followed? Mr. Mibelli added that the City still has some options, and the project has not been approved yet. He has provided a list of additional information that would help them answer their focal questions. He said that the sub-committee also discussed density.
- b. Mr. Fred Fiss reviewed the Infrastructure sub-committee meeting. He said they discussed power, sewer, water, ingress, egress, and telecommunications. The sub-committee also discussed infrastructure, such as emergency services. They have received as much information as is available for now, and they are waiting for the results of the two impact studies. Mr. Fiss said that there were two questions for the time being, is the City obligated to pay for the new substation, or will the Developer be responsible? And is the 78,000 gallons of capacity still obligated to Indigo?
- c. Maureen Meehan stated that the Environmental Concerns sub-committee met just the day before. She said they asked for a breakdown of open space. They also need to know how much

wetland is included in the open space. The sub-committee discussed the coal ash site. The report was just provided, so they need more time to review it. The Developer agreed to move some of the housing around to account for the coal ash site. The sub-committee will need to schedule another meeting, but it has not been done yet.

- d. Will Hewett stated that the Traffic Impacts sub-committee met on May 11, 2022. The proposed third access point via 11th Street is very important. They are looking for other improvements to help raise the level of service at the existing intersections. Mr. Hewett said they also looked at peak-hour traffic and traffic counts. The sub-committee also asked if the traffic engineer would consider the intersection of Robert Ruark and NC211. There should also be consideration of traffic during and after natural disasters.

Chair Hodgkin said that the City needs more measures to ensure public involvement and comments. The sub-committee review meetings are open to the public, but no public comment is allowed. The City has made a special online survey, and all comments or questions are available to the public. Ms. Hodgkin thanked City staff and the other Planning Board members for facilitating the process. Planning Board Chair Hodgkin asked Mr. Lloyd for an update on the status of the two ongoing impact studies. Mr. Lloyd said that the fiscal impact analysis with Ms. Gallo should be ready in 2-3 weeks. And he is meeting with Withers-Ravenel the following day to get an update.

Mr. Lloyd said that we need to ensure that the City has enough time to review the project. City staff has contacted the Developers and asked for a (30) day extension. The original date for a decision by the Planning Board would be June 16, 2022. But the Developers granted the (30) additional days for review. Ms. Hodgkin said that she was very pleased that they could secure the extension because of the amount of information still to come and the time needed for review. Mr. Chad Paul gave a verbal agreement for the extension and added that the extra time is better for them because it means more time with the committees.

Ms. Hodgkin asked if the developers had reached out to US Fish and Wildlife or any archeological groups about an assessment? Chair Hodgkin thanked everyone for submitting comments and questions. She said there would be a short pause for those who wanted to leave.

D. Zoning Map Amendment: BD to HC, Corner of 14th Street and Howe Street, submitted by Rhettsen Companies, Inc. on behalf of Lisa B. Fitchett Trust.

Mr. Lloyd explained the surrounding area consists of business district. The future Land Use Map indicated light commercial. If rezoned to Highway Commercial, there may be unintended consequences. Some of the permitted uses include self- and boat storage and major retail. The Planning Board Review Committee, including Fred Fiss and Will Hewett, are concerned about allowing such a wide range of uses at that intersection because it is the gateway into the City. There are no design standards in the HC zoning district. Mr. Lloyd said that a traffic impact study is being completed. He also said there are ways to place controls on the project to prevent certain signs or building heights. At that point, the project representative addressed the Planning Board and said she would like to withdraw her application for rezoning. She will resubmit the application as a Conditional Zoning Application because that suits the project better than a straight rezoning. The project representative also stated that she didn't want the Planning Board to think that (the applicant) had dropped the ball on the requested information; they simply hadn't had enough time to gather everything.

Chair Hodgkin said it would be inappropriate to continue, given the new information. ***Will Hewett made a motion to table the rezoning application by the Rhettsen Companies, Inc. Dick Sloan seconded the motion. All ayes. Motion carried.***

E. Zoning Map Amendment: BD/MF to R-10, (27) lots between W. 14th Street and W. 12th Street, submitted by Kate Ienna for Harper Heirs.

Thomas Lloyd explained that the lots are part of the existing Southport Heights Subdivision that was originally platted in 1910. The (27) parcels are approximately 50 feet by 123 feet in dimension. He added that the R-10 zoning district would allow the lots to be used in a better way than townhomes or condos. If these lots move forward with the plan, the Developer will have to provide access to the lots. The future Land Use Map indicates these parcels are planned for high-density residential. Fred Fiss and Will Hewett met with the applicant and City staff. They both agreed that the R-10 zoning would have less impact than MF. The property area does not lend itself to the business district either. There is an existing force main on Caswell Avenue. The Applicants would be responsible for tapping into the sewer and building a pump station to accommodate the development. It was the consensus of the Review Committee that the Planning Board should approve the rezoning request and the Statement of Land Use Consistency. Ms. Meehan asked about the existing map indicating all (27) parcels being one parcel. Mr. Lloyd said that it was combined for billing purposes but not legally combined. The roads would be brought up to NCDOT standards.

Fred Fiss made a motion to approve the Land Use Consistency Statement and recommended approval of the rezoning to the Board of Aldermen. He read the Land Use Consistency Statement aloud. **Will Hewett seconded the motion. All ayes. Motion carried.**

F. Zoning Map Amendment: MF to R-10, (6) lots on W. 14th Street, submitted by Whit Beebe.

Thomas Lloyd said this request was similar to the previous rezoning request. The applicant is requesting a downgrading in zoning to build single-family dwellings. The same Review Committee met with Mr. Beebe and City staff. There was a consensus to approve the Land Use Consistency Statement and recommend the rezoning. There were no additional comments. **Will Hewett made a motion to approve the Land Use Consistency Statement and recommended approval of the rezoning to the Board of Aldermen.** He read the Land Use Consistency Statement aloud. **Dick Sloan seconded the motion. All ayes. Motion carried.**

G. Zoning Map Amendment: BD to R-10, (4) lots on 10th Street and N. Lord Ave, submitted by Sea Dog Holdings LLC.

Mr. Lloyd explained that the Applicant was unable to attend the meeting. The dimensions of the four lots are 33 feet x 128 feet. Market conditions suggest that R-10 zoning is best. It was originally intended to be zoned R-10. The area is identified as medium density on the Future Land Use Map. The Review Committee met on May 5, 2022, with the Applicant and Staff. The committee noted that the adjacent property owners would be pleased. It was the consensus of the Review Committee to recommend approval of the rezoning. Fred Fiss asked if sidewalks would be required there. Mr. Lloyd said that they are not because the lots are existing. Sidewalks would be required if it were a new subdivision or a commercial project. But there is a sidewalk on the other side of the street. **Mr. Scott Jones made a motion to approve the Land Use Consistency Statement and recommended approval of the rezoning to the Board of Aldermen.** He read the Land Use Consistency Statement aloud. **Dick Sloan seconded the motion. All ayes. Motion carried.**

9. New Business

A. Major Site Plan Tractor Supply, submitted by Paramounte Engineering.

Mr. Thomas Lloyd stated that this project is at the existing Southport Crossings Shopping Center. There are two entrances planned, but the ordinance does allow less than sixty-feet right-of-way as long as it is built to NCDOT standards. The Fire Department has approved the site plan. The fence will be 8-feet tall and wrought iron. There is expected to be a building with a lawn and garden area. The outdoor display area is Included in the parking calculation. There are (92) parking spaces, (4) of which are handicapped. The impervious surface meets the UDO requirements, and the stormwater will be reviewed. No heritage trees are being removed, and a 10-foot street yard buffer is required. There are 888-square feet of foundation plantings, and all trees and shrubs will be planted according to the UDO. The lighting plan meets the UDO requirements. Chair Hodgkin assigned a Review Committee consisting of Will Hewett and Scott Jones.

10. Other Business: None

11. Announcements: None

Maureen Meehan motioned to move Fred Fiss back to his alternate member position. Dick Sloan seconded the motion. All ayes. Motion carried.

Gustavo Mibelli made a motion to adjourn the Planning Board meeting. Will Hewett seconded the motion. All ayes. Motion carried. Chair Sue Hodgkin adjourned the meeting at 7:50 p.m.

Sue Hodgkin, Planning Board Chair

Dorothy Dutton, City Clerk



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Zoning Text Amendment, Section 3.14 Parking, Submitted by Ron Thompson
Date: June 10, 2022

BACKGROUND

There are several existing vacant lots in the Business District zoned area that are historic, undersized nonconforming lots that were subdivided prior to the Zoning & Subdivision Ordinance being established in 1973. As an example, Mr. Thompson owns a vacant piece of property at 413 N Howe Street that is 33x 66 ft for a total of 2,128 sf. In the CBD, off-street parking is not required. This is not the case in the BD. In the BD, off-street parking is still required, however, the requirement can be reduced by 50% in areas where on-street parking is present. However, due to the small size of Mr. Thompson's lot, off-street parking for almost any permitted use is extremely difficult due to the limited width and dimensions of his lot. In a previous iteration of the ordinance, there was a mechanism called a parking exception for these types of situations. We removed that from the ordinance during the update because it is an improper variance. Rather than go through the variance process staff thought it would be more appropriate to amend the ordinance for these types of situations since this affects multiple properties. Staff estimates that there are 10 lots where parking issues would be alleviated as a result of this amendment. Mr. Thompson has proposed the following language:

3.14 PARKING

D. MINIMUM OFF-STREET PARKING RATIOS

1. The following table establishes the formulas to be used to calculate the number of parking spaces required for a particular use. For uses that do not correspond to the use types listed in Table 3.4, Minimum Off-Street Parking Spaces Required, the UDO Administrator shall determine the minimum parking space requirement. In such instances, the applicant shall provide adequate information for review, which includes, but is not limited to the type of use(s), number of employees, the occupancy of the building, square feet of sales, service and office area, parking spaces proposed, and hours of operation.

2. Within the CBD zoning district, no off-street parking shall be required for any nonresidential use, whether new construction or change of use/redevelopment. Within the CBD zoning district, all residential uses require full compliance with the off-street parking requirements contained herein.
3. In the BD zoning district, for nonresidential uses, where on-street or public parking facilities are located within 500 linear feet of a proposed use, measured as a straight-line distance from the entrance of the building, the minimum off-street parking requirement may be reduced by 50%.
4. In the BD zoning district, no off-street parking shall be required for nonresidential uses proposed on vacant lots less than 6,000 sf that were existing prior to 1973.
5. Within any zoning district, if the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the main entrance to such principal use.

If this amendment were to move forward, only pre-existing historic lots platted prior to 1973 would be eligible for this reduction in off-street parking. The language is designed that way so that existing lots would not be able to be subdivided and take advantage of this same provision moving forward. The intent is to provide relief to pre-existing lots that were subdivided prior to the first iteration of the zoning & subdivision ordinance. Below is a list of these lots in their entirety.

Address	Parcel ID	Square Footage	Width
513 N Howe	237EF030	2183	33 ft
W St. George	237EF047	5662.8	33 ft
W St. George	237EF048	5662.8	33 ft
W Brown St	237EF054	5662.8	33 ft
W Brown St	237EF055	5662.8	33 ft
N Howe St	237EF028	3049.2	43 ft
418 N Howe St	237EF023	5227.2	40 ft
N Howe St	237EA040	5227.2	33 ft
N Howe St	237EA04002	5227.2	33 ft
N Howe St	237EA04001	5227.2	33 ft

REVIEW COMMITTEE

The Planning Board appointed a review committee at the March 17th regular meeting to review the text amendment in more detail. The review committee met on April 4th at 10 am. Present were committee members Will Hewett, Gustavo Mibelli, Mo Meehan, and staff. Also present

were the applicants Ron and Lois Thompson. Staff explained the nature of the amendment. Mr. Thompson discussed how the UDO is a living and breathing document and how he did not believe that the intent was to make these properties unusable but that it needs to be amended to make provisions so these properties can be used. Staff agreed that the intent of the new language was not to hurt the City's vibrant Business District. Mr. Mibelli asked whether any other properties have had this issue because of the changes in the parking section of the new UDO. Staff explained that there used to be language that allowed for a "parking exception" which was in essence an improper variance. Since that was removed from the ordinance during the UDO update, this is the first small vacant property that has come forward to be developed. It was explained that this would not be the last situation. There are 8 other vacant lots that were subdivided prior to 1973 that are narrow, small lots. 33 ft wide lots do not offer much room to incorporate parking lot driveways and aisles. Mr. Thompson also mentioned that even if he could design something, he did not feel like NCDOT would issue him a driveway permit on Howe Street which is a State Road. Ms. Meehan agreed that a driveway for parking would not be good in this area. She mentioned that it is an extremely walkable area and that it would be best to keep new driveways from forming that might hurt the walkability in that area for the existing businesses. Mr. Thompson also mentioned that none of the other existing buildings there have off-street parking. The committee asked staff to check with NCDOT to get more information on their policy for driveways on Howe Street. Staff checked with Aaron LeBeau, the Assistant District Engineer for Brunswick County. Mr. LeBeau confirmed that NCDOT tries to avoid issuing new driveway permits on Howe Street due to the number of driveways already existing on Howe Street and their proximity to intersections. Mr. LeBeau said that driveways from side streets are preferable. Ms. Meehan also mentioned that the language should be carefully crafted to keep it only for the historic nonconforming lots. Mr. Mibelli mentioned how parking is extremely important, and that not having it further congests streets. He asked that Mr. Thompson show a proposal sketch of his building to further demonstrate how parking would be difficult. It was the consensus of the Review Committee that they would be in favor of the amendment if NCDOT confirmed that they would be against driveway permits on Howe Street and if Mr. Thompson brought a conceptual drawing that further illustrated the issues with providing parking on these narrow nonconforming lots in the BD. They also wanted to bring it back to the full Planning Board for their additional thoughts. The full Planning Board reviewed it at the 4/21 meeting. The Board requested additional information from Mr. Thompson, including a drawing that demonstrated why parking was difficult on these lots.

Members of the Planning Board were concerned about larger 5,000 and 6,000 sf lots being able to use this provision. Staff has tweaked the language to lots less than 4,000 sf. See attached language based on comments from the Planning Board:

4. In the BD zoning district, no off-street parking shall be required for nonresidential uses proposed on vacant lots less than 4,000 sf that were existing prior to 1973.

PROCESS

To amend the Unified Development Ordinance, a zoning text amendment must be approved by the Board of Aldermen. The Planning Board must review the text amendment and adopt a statement of consistency and recommendation. Following a recommendation from the Planning Board, the zoning text amendment is then sent to the Board of Aldermen for their consideration. A duly advertised public hearing is then held to gain public feedback on the text amendment prior to a decision.

ACTION ITEM: CONSISTENCY STATEMENT – TEXT AMENDMENT

The City of Southport Planning Board hereby recommends the adoption of the proposed text amendment of the Unified Development Ordinance to the Board of Aldermen and finds that the proposed zoning text amendment is consistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014, and as subsequently amended by the Southport Board of Aldermen. The Planning Board finds that it is in the public interest because it will advance the public health, safety, and/or welfare of the City of Southport by supporting commercial development along the Howe Street Corridor in Business District areas, specifically Policy P 2.12.



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZA 22-0221-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends the adoption of the proposed text amendment of the Unified Development Ordinance to the Board of Aldermen and finds that the proposed zoning text amendment is consistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014, and as subsequently amended by the Southport Board of Aldermen. The Planning Board finds that it is in the public interest because it will advance the public health, safety, and/or welfare of the City of Southport by supporting commercial development along the Howe Street Corridor in Business District areas, specifically Policy P 2.12.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgins, Chair



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Major Site Plan, Live Oak Landing Lot 7, submitted by Ron Greger, Charles Hunter, and Andrew Laing
Date: June 10, 2022

BACKGROUND

That attached Major Site Plan application is for lot 7 at the Live Oak Landing subdivision in the ETJ. The property is located at 5521 Rob Gandy Blvd. The proposed site plan shows a 5,000 sf building that will consist of leasable units for tenants to upfit. The developer sees this as a building that contractors/trades can lease out for office space. The zoning district is Highway Commercial so this particular use would fit in with the zoning of that district. For parking, this type of use requires 1 space per 1,000 sf of floor area. The plan exceeds that with 14 spaces. There is also one handicap space as is required. The property will be served by a septic tank. There is 18,413 sf in impervious area proposed for the property. In terms of stormwater, there is an existing stormwater pond for the master development adjacent to the property that has excess capacity. There is a valid stormwater permit for this pond and each lot in the Live Oak Landing development has access to it. As part of their landscaping plan, the applicant will be planting a variety of trees. They will be planting 2 Southern Magnolia's, 1 Eastern Redbud, 8 Eastern Red Cedar, 3 River Birch, 5 Palmetto Palms, 8 Yellow Lantana, 6 Virginia sweetspire, and 2 American Beautyberrys. 65 shrubs will also be planted. A street yard buffer is required adjacent to Rob Gandy Blvd. Their landscape plan shows 5 canopy trees, 10 understory trees, and 42 shrubs. The Planning Board appointed a review committee to review this at the February 17th Planning Board meeting. The Review Committee consisted of Mo Meehan, Dick Sloan, and Fred Fiss.

The Review Committee met on 2/25 at 9:30 am. Also present was the applicant Andrew Laing and staff. The first question was about the location of the dumpster enclosure. Mr. Fiss asked where it would be located on the property. Mr. Laing was unsure and indicated that Mr. Greger would be the person to ask. Staff asked for it to be shown on the plans. Mr. Fiss also asked about whether it was City Water or Sewer. Staff explained that it is County Water in that location and the wastewater would have to be septic. There is no sewer in that area. Mr. Fiss asked if a septic tank test had been completed yet. Mr. Laing was unsure but pointed out that the land perked in

the other outparcels that are already developed (the Southport Coffee Kiosk and Dr. Satterwhites office). Mr. Laing agreed to get the documentation for the septic tank test from Mr. Greger. Mr. Greger provided that documentation to staff. The committee then discussed landscaping. Mr. Fiss asked whether the applicant would be willing to swap out the two magnolias shown in the landscape plan to Live Oaks. Mr. Laing indicated that he would be sure to clear it with his partners, but that he did not see an issue with swapping those out. The two magnolia's were swapped out. Staff asked about the location and type of exterior lighting. Staff indicated that the City needed to see a lighting plan. Staff further explained that the lighting could not exceed a color temperature of 3,000 degrees Kelvin. Ms. Meehan had further questions about the engineered drawings in relation to the landscape plan. Ms. Meehan asked that the Engineered drawings be updated to reflect the changes that were made in the curbing and parking areas as shown in the landscape plan. The plans were confusing because one plan showed asphalt and the other plan showed 57 stone. Staff asked the applicant to double check which surface it would be so it could be reflected in the final engineering plan. There was also discussion regarding regulated trees on the site. Staff went on-site and there appeared to be around 3 trees that looked to qualify as regulated trees that need to be shown and accounted for on the landscape plan. It was the consensus of the review committee to recommend that the Major Site Plan be tabled until the above-referenced changes were made to the site plan.

The review committee reconvened on June 10, 2022. Present were Fred Fiss, Mo Meehan, city staff, and the applicants Ron Greger and Andrew Laing. The committee first discussed the parking area, more specifically where the asphalt ends and where the 57 stone begins. The updated site plan delineated the line where there will be impervious and where there will be pervious 57 stone. There was also a discussion regarding the septic tank. Mr. Greger explained that the site has previously gotten approval for septic but that they will need to take it back to the County prior to a building permit. The revised plan also shows the dumpster on it. There was then a discussion regarding the regulated trees on site. Staff explained that there appeared to be 3 trees that qualify as regulated trees outside (2 8" water oak, 1 14" laurel oak) the buildable area that would need to be mitigated. This would equal 30 "of necessary mitigation. The committee asked if street yard buffers were allowed to count as mitigation. Staff indicated that they are. In order to reach the mitigation requirement, staff asked for an additional 2 Live Oaks and 2 understory Redbuds. There was also a question about the creek in the rear of the property and whether there would be any impacts to the wetlands. Mr. Greger indicated that there would not be and that they would be installing silt fencing prior to site development. Having no other concerns, it was the consensus of the review committee to recommend approval of the project with a condition that the 2 live oaks and 2 red buds are added to the plan.



Major Site Plan

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. MSP 22-02-11 FEE: \$ 500 Date Received: 2/11

Applicant's Name: Ron Greger, Charles Hunter, Andrew Laing

Mailing Address: 6158 River Sound Cir City: Southport

State: NC Zip Code: 28461 Phone: 760-799-1969

Email: andrewscottlaing@gmail.com

Location of the property: 5521 Rob Gandy Blvd., Southport

Parcel No.: 221LA01407 Overall Acreage: .97 acres Number of lots: 1

Property Owner's Name: S & G Holdings LLC

Address of Owner: 13237 Melvin Arnold Rd. Phone: _____

City: Raleigh State: NC Zip Code: 27613

Email: _____

Surveyor: Randy Ward License #: 3494

Mailing Address: _____ City: _____

State: _____ Zip Code: _____

Phone: 910-443-1898 Email: _____

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.



Signature (Owner or Authorized Applicant)

2-11-22

Date

APPROVED BY:

UDO Administrator

Date



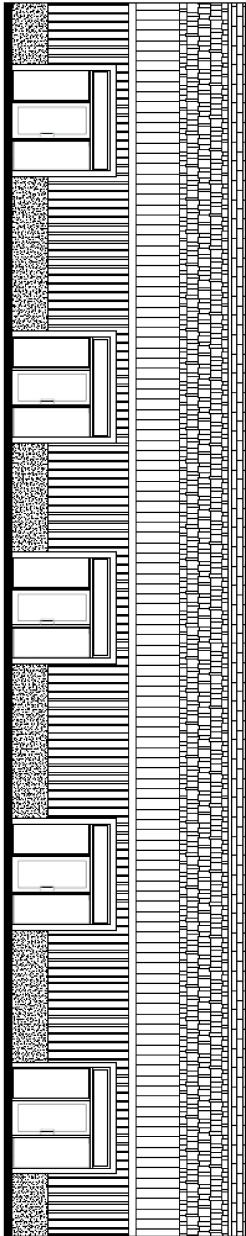
NORWOOD
dig where you live

Norwood Gardens

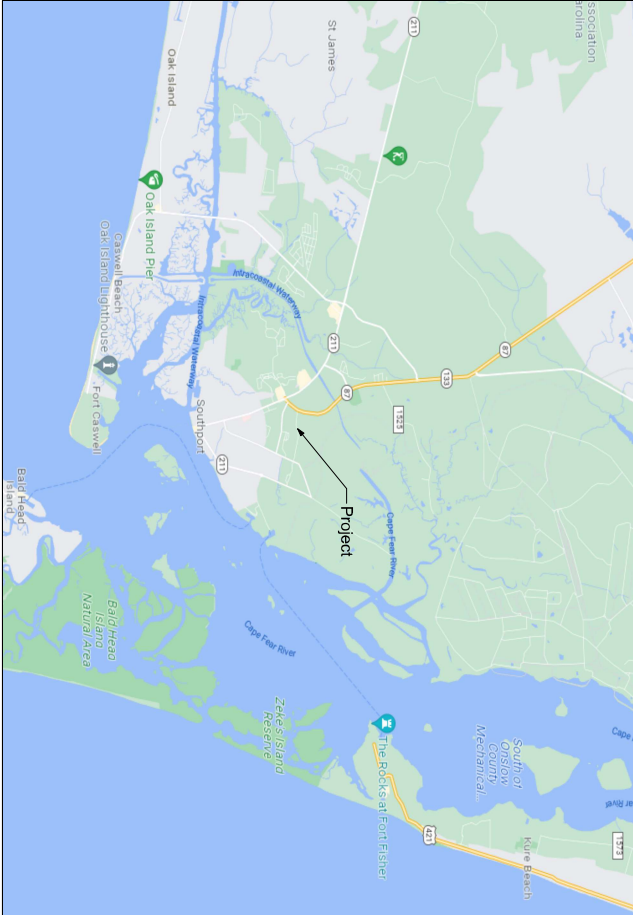
12825 Norwood Road, Raleigh, NC 27613

Landscape Design

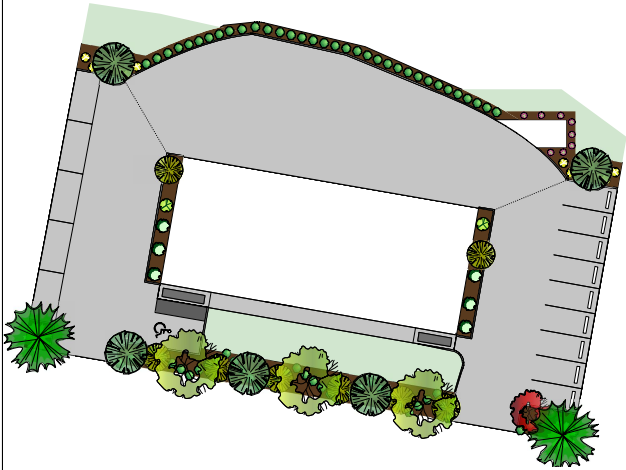
Live Oak Landing Lot 7



Project Location



Site Overview



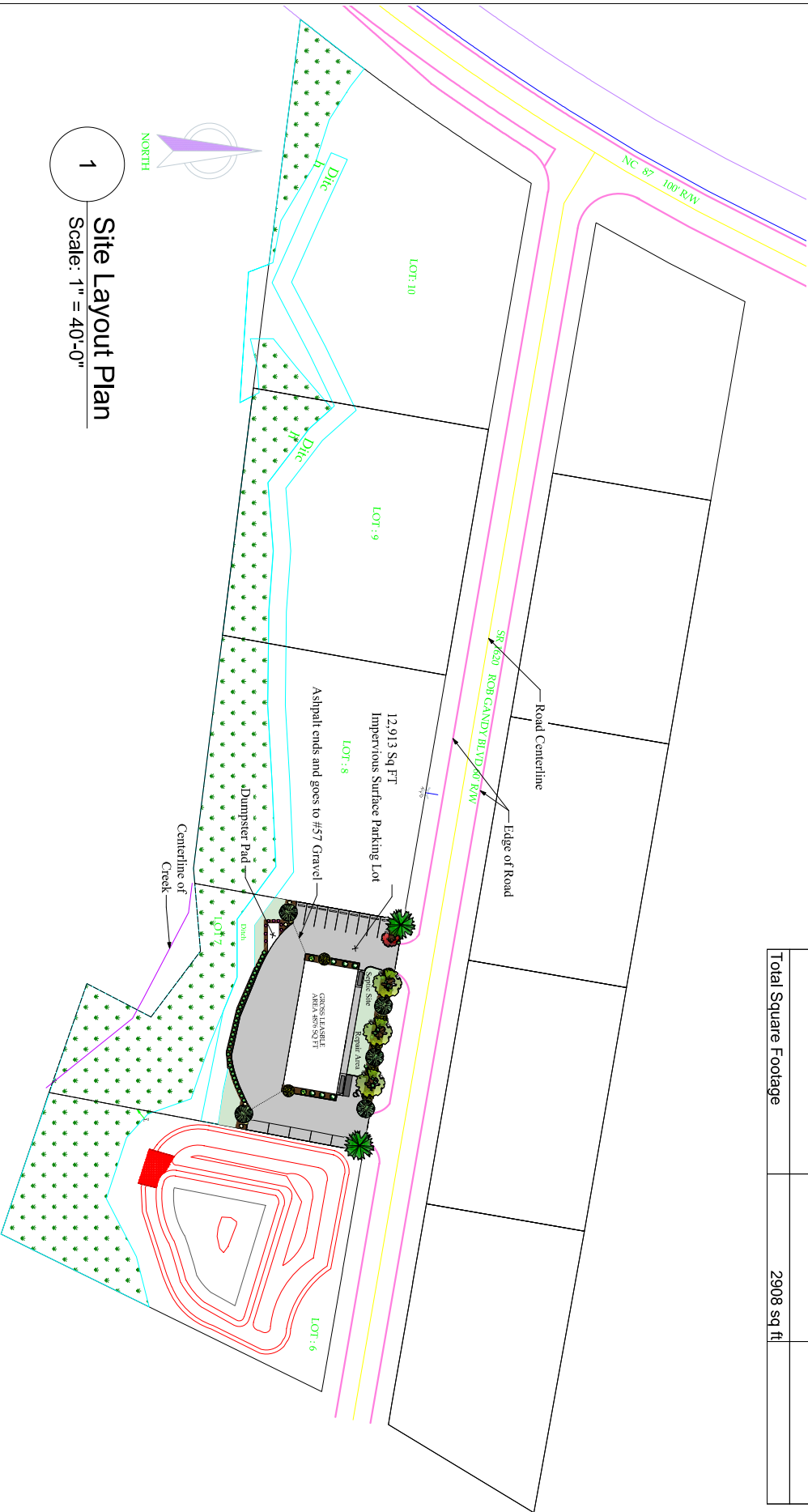
Sheet List

Sheet	Drawing Title
C-0	Cover Sheet
L-1	Site Layout Plan
L-2	Canopy Trees and Understory Trees
L-3	Shrub & Groundcover Planting Plan
L-4	Outdoor Lighting Plan

Project Name	Norwood Gardens 12825 Norwood Rd Raleigh, NC 27613
Client	Grant Hall
Project No.	0001
Drawn By	C-0
Check By	C-0
Scale	As Shown
Date	3/1/2022
Project	0001
Sheet	C-0

Buildable Area			Turf Area			Planting Bed Area		
Name	Square Footage	Percent of Total	Name	Square Footage	Percent	Name	Square Footage	Percent of Total
Parking Lot	12913 sq ft	71%	Turf Front	1358 sq ft	53%	Planting Bed Frontage Left	190 sq ft	7%
Side Walk	500 sq ft	3%	Turf Rear Left	708 sq ft	27%	Planting Bed Frontage Right	1120 sq ft	39%
Building	4876 sq ft	27%	Turf Rear Right	520 sq ft	20%	Planting Bed Frontage Left	82 sq ft	3%
						Planting Bed Foundation Left	235 sq ft	8%
						Planting Bed Foundation Right	235 sq ft	8%
						Planting Bed Rear Left	380 sq ft	13%
						Planting Bed Rear Right	332 sq ft	11%
						Planting Bed Rear Center	334 sq ft	11%
Total Square Footage	18289 sq ft		Total Square Footage	2586 sq ft		Total Square Footage	2908 sq ft	

Planting Bed Frontage Left	190 sq ft	7%
Planting Bed Frontage Right	1120 sq ft	39%
Planting Bed Frontage Left	82 sq ft	3%
Planting Bed Foundation Left	235 sq ft	8%
Planting Bed Foundation Right	235 sq ft	8%
Planting Bed Rear Left	380 sq ft	13%
Planting Bed Rear Right	332 sq ft	11%
Planting Bed Rear Center	334 sq ft	11%
Total Square Footage	2908 sq ft	



1
Site Layout Plan
Scale: 1" = 40'-0"



NORWOOD
dig where you live

Live Oak Landing Lot 7

5521 Rob Gandy Blvd
Southport, NC 28461

Project:
Norwood Gardens
2825 Norwood Rd
Raleigh, NC 27615

Client:
Grant Hall

REV	DATE	DESCRIPTION
0		

C	3/21/2022	V 1.2 Drawings
B	3/21/2022	V 1.1 Contract / Signing
NO	DATE	DESCRIPTION

Rev	3/21/2022	Drawings
Rev	3/21/2022	Drawings

Sheet:

Canopy Trees and Understory Trees

L-2



1
Canopy Trees and Understory Trees
Scale: 1" = 10'-0"

"Side Yard" Planting Requirements Calculations

Type	Amount per Linear Foot	Frontage Linear Feet	Required Amount	Amount Planted
Canopy Tree	175-20 LF	106 LF	3.32	3
Understory Tree	150-20 LF	106 LF	0.9	10
Shrubs	70 Per 100 LF	106 LF	74.2	43

Plant List							
Image	ID	QTY	Common Name	Latin Name			
	Er	1	Eastern redbud	Cercis canadensis			
	JV	8	Eastern Red Cedar	Juniperus virginiana			
	LS 01	70	Low Shrub 01	Low Shrub 01			
	MA	8	Adagio Maiden Grass	Miscanthus sinensis			
	P 01	5	Palmato Palm	Sabal Palmetto			
	Qv	2	Southern Live Oak	Quercus virginiana			
	S-Chy	2	American Beautyberry	Callicarpa Americana			
	T-Bn	3	River Birch	Betula nigra			
	VS-1	6	Virginia sweetspire	Itea virginica			
	YL	8	Yellow Lantana	Lantana 'Yellow'			



NORWOOD
dig where you live

Live Oak Landing Lot 7
5521 Rob Gandy Blvd
Southport, NC 28461

Grant Hall

Norwood Gardens 2825 Norwood Rd Raleigh, NC 27613	
Project No. 30718222	
Drawn By: Grant Hall	Checked By: Grant Hall
Date: 3/17/2022	Date: 3/17/2022
Project No. 0001	
Shrub & Groundcover Planting Plan	
L-3	

Plant List

Image	ID	QTY	Common Name	Latin Name
	Er	1	Eastern redbud	Cercis canadensis
	JV	8	Eastern Red Cedar	Juniperus virginiana
	LS 01	79	Low Shrub 01	Low Shrub 01
	MA	8	Adagio Maiden Grass	Miscanthus sinensis
	P 01	5	Palmetto Palm	Sabal Palmetto
	Qv	2	southern Live Oak	Quercus virginiana
	S-Cby	2	American Beautyberry	Callicarpa Americana
	T-Bn	3	River Birch	Betula nigra
	VS-1	6	Virginia sweetspire	Itea virginica
	YL	8	Yellow Lantana	Lantana 'Yellow'

"Side Yard" Planting Requirements Calculations

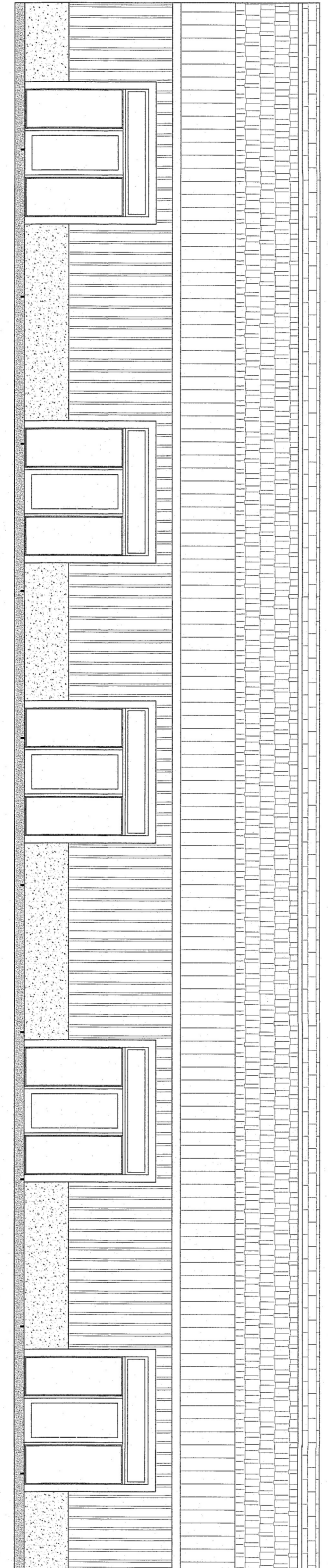
Type	Amount per Linear Foot	Frontage Linear Feet	Required Amount	Amount Planted
Canopy Tree	17x-20 FT	106 LF	3.52	3
Understory Tree	10x-20 FT	106 LF	9.9	10
Shrubs	70 Per 100 LF	106 LF	70.3	43

Shrub & Groundcover Planting Plan

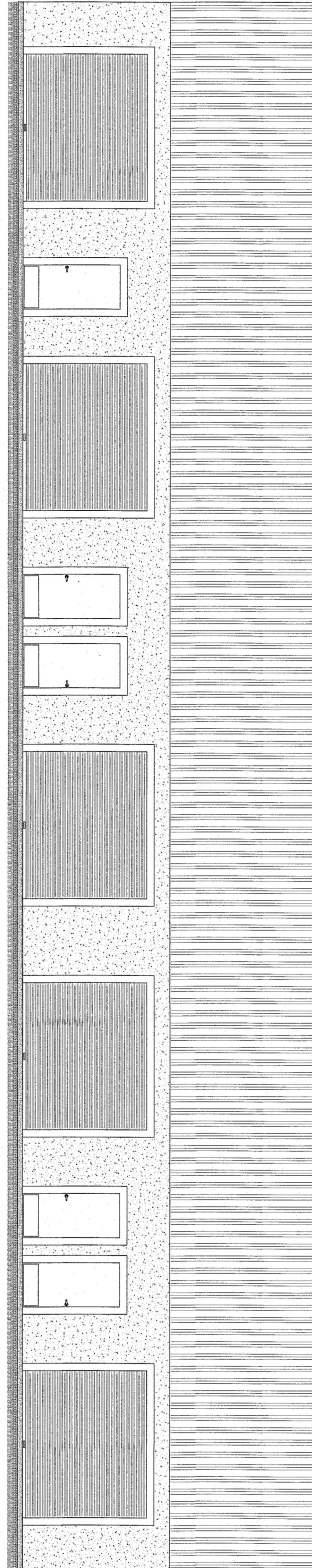
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1

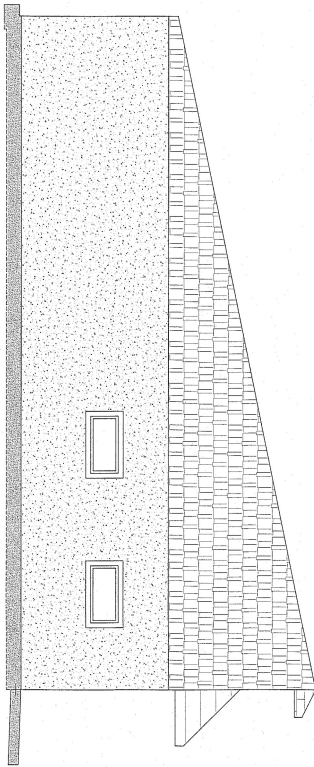




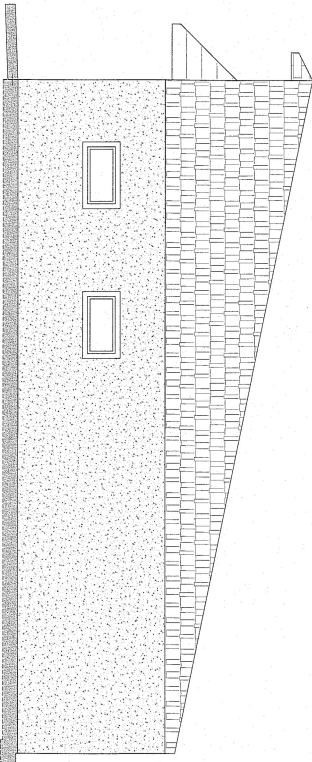
1 FRONT ELEVATION
D-1 SCALE: 1/4" = 1'-0" ELEVATION VIEW



2 REAR ELEVATION
D-1 SCALE: 1/4" = 1'-0" ELEVATION VIEW



3 LEFT ELEVATION
D-1 SCALE: 1/4" = 1'-0" ELEVATION VIEW



4 RIGHT ELEVATION
D-1 SCALE: 1/4" = 1'-0" ELEVATION VIEW



PLANNING BOARD

MEMORANDUM

To: Chair Hodgins, Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Indigo PUD Master Development Plan & Zoning Map Amendment Application,
Submitted by East-West Partners in partnership with Bald Head Island Limited, designed
by LandDesign
Date: 06/10/2022

BACKGROUND

In partnership with Bald Head Limited, East-West Partners has submitted a PUD Master Development Plan and Rezoning application that would rezone 346.57 acres of undeveloped property adjacent to Smithville Woods, Cades Cove, and Indigo Plantation from R-20 to PUD. A small portion of the property is within our corporate limits, with the majority of it being located within the Extra-Territorial Jurisdiction. Since it is split between the two, all of it is within our zoning jurisdiction. The developer has also submitted an annexation application in order to concurrently annex into the City if the Rezoning is approved. The Indigo Project was presented by the developer at a special joint workshop of the Board of Aldermen and Planning Board on March 24th. A review committee was appointed by the Planning Board Chair at the March 24th meeting. It consisted of Chair Hodgins, Mo Meehan, and Chris Jones. There was an additional Mayor's Town Hall Community Input meeting on the project on April 4th.

PROCESS

A Planned Unit Development (PUD) is planned and developed as an integral unit, in a single development operation or a programmed series of development operations and according to an approved master development plan. All PUDs require an amendment to the City's zoning map and master development plan approval, followed by the major subdivision approval process. The minimum amount of land required for a PUD district is 9 acres of net buildable area within the corporate limits or 25 acres of net buildable area within the ETJ. This development is 346.57 acres; therefore, it meets the criteria.

The application for a PUD must be accompanied by an application to amend the zoning map (rezoning) to the planned unit development zoning district. The rezoning application should be submitted concurrently with the PUD master development plan. The approval process for a PUD Master Development Plan is the same as a zoning map amendment. The Planning Board shall provide an advisory recommendation on the PUD master development plan and rezoning within 90 days after introducing such petition at a regularly scheduled meeting and submit its recommendation to the Board of Aldermen. In terms of timing, the PUD master development plan must be approved before the zoning map amendment. If the PUD master development plan is approved, it provides the framework for development within the PUD. The master development plan includes the bubble diagram that illustrates the densities in different areas of the PUD, supporting information, and text which specifies the use or uses intended for the property, dimensional standards, and any development standards to be approved concurrently with the application. This could include features like parking, landscaping design guidelines, buffers, and streetscapes. The master development plan must also be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer. A licensed landscape architect sealed this plan.

The City established a technical review committee for this project. I will go into more detail about that process later. As I stated earlier, the Planning Board has 90 days following the receipt of the PUD master development plan and zoning map amendment application to make a recommendation on both. To be clear, this means that a recommendation by the Planning Board will need to be made no later than at the June 16th Planning Board meeting. The Planning Board shall advise and comment on whether the proposed text or zoning map amendment is consistent with the comprehensive plan or any other officially adopted applicable plans. The Planning Board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters deemed appropriate by the Planning Board. However, a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the Board of Aldermen.

It is important to understand that the PUD master site plan and zoning map amendment application are legislative decisions. When speaking of legislative decisions in this context, it is important to note that we are not talking about the State Legislature. In this case, municipal legislative decisions are finalized by the Board of Aldermen as the local Governing Board after an advisory recommendation by the Planning Board. Because legislative decisions have such a significant impact on landowners, neighbors, and the public, state law mandates broad public notice and hearing requirements for these types of decisions. Much like legislative decisions in the General Assembly, broad public discussion and careful deliberation is vital for municipal legislative decisions. Substantial discretion is allowed in legislative decisions, and boards are not under any obligation to approve them.

PROPOSAL

As mentioned previously, the Indigo PUD master development plan comprises a tract that equals 346.57 acres. The overall size of the tract that Bald Head Island Limited owns is 375.08 acres. In terms of the density, East-West Partners is proposing 1,542 dwelling units and 80,000 sf of non-

residential use. This is an average of 4.1 dwelling units per acre on the total tract. The UDO allows 6 units per acre for PUDs. The PUD Master Development Plan's bubble diagram shows the different planned areas of the development and how they will differ in density, allowable uses, and allowable housing types. There are 5 different areas identified on the bubble diagram.

The first area is the Marina Village area. The proposed Marina Village area is 9.4 acres. In terms of residential, the developer proposes a mixture of Single-Family Townhomes, Duplexes, Multi-Family, and Condos in these areas totaling 188 units. This is equal to 20 dwelling units an acre for this portion of the tract. It is important to note that the product types may change, but the total number of units for each area will not change. The developers are also proposing retail, restaurant, and a commercial marina as non-residential uses for a total of 20,000 sf. The second area is the Residential Core area. The proposed Residential Core area is 58.1 acres. This area will be composed of a mixture of single-family detached, single-family attached townhomes, multi-family, duplexes, assisted living, and senior living for a total of 581 units. This equals 10 dwelling units an acre. 60,000 sf of non-residential retail and office uses are also proposed. The third area proposed is the Residential Center area. This area is 105 acres. Proposed residential uses are single-family detached, single-family attached, multi-family, and duplexes. The total amount of proposed units is 630 total units. This equals 6 dwelling units an acre. No non-residential areas are proposed in the Residential Center area. The fourth area is the Residential Edge area. This area consists of 47.6 acres. The proposed uses in this area are single-family detached homes. The proposed units are 143 total units. This equals 3 dwelling units an acre. The last area identified on the PUD master development bubble diagram is open space. In PUDs, 20% of the tract must be Open Space. Designated 404 wetlands are not allowed to be counted in this calculation. East-West Partners is proposing 75.4 acres of Open Space. 75 acres are required. The proposed PUD master development plan shows 39.3 acres for a nature park. The developers propose a dog park, swimming areas, walking trails, and ball fields. They are also proposing 20.9 acres for a Central Park and pocket park. The proposed uses for this area are a playground, docks, shaded areas, greens, and ball courts. The plan also shows 7.6 acres of linear greens. As shown on the plan, the linear greens will be composed of a green trail network. A Development Fiscal Impact Analysis on the General Fund and City Services is being completed by DPFPG to examine further what the impacts will be if the development were to move forward

INFRASTRUCTURE

The neighborhood's primary entrance is proposed to be off Robert Ruark Dr. There will also be an additional village entrance off Indigo Plantation D on 9th street. For water and sewer, the City has communicated to the developer that it would be in their best interest to receive service from Brunswick County. The City does not have the excess capacity to serve this project, but the City is open to looping the project into the City's waterlines with an emergency valve for emergencies. For streets, three different types of ROWs are proposed. The first is the avenue Street. The avenue street is a 61 ft ROW with sidewalks and on-street parking on both sides of the street. The second street type is A-1. A-1 streets will be composed of 54 ft ROWs and will be located adjacent to park spaces where alley-loaded lots are designed to provide visitor parking. Street type A-2 is a 49 ft ROW with ribbon curb and ditch/swale sections along the road. The last street type is Type B. Type B is a 47' ROW and is what the developer envisions as the typical street section in the community where front-loaded lots exist. There will also be 20 ft alleys for

the rear entry areas. All street types will have pedestrian sidewalks on both sides. In the same format as early 20th-century villages and neighborhoods oriented towards pedestrian walkability, these street types are akin to traditional neighborhood street designs. The UDO allows ROWs less than 60 ft with the approval of the Fire Chief/Fire Marshal and if they are designed to NCDOT's Subdivision Design Manual. When they come back for preliminary plat approval, the street design must meet NCDOT's guidelines and be approved by the Fire Chief and Fire Marshal. The applicant has expressed the desire for the streets within the development to be publicly maintained. Public maintenance is preferable to the potential for private street networks. Private street networks often become dilapidated due to improperly funded Property Owner Association agreements, which may result in a request for the City to assume ownership and responsibility of substandard roadways down the road. The City is also working on an infrastructure impact analysis with WithersRavenel to estimate the impacts on the City's existing infrastructure. The City is implementing both of those projects now. The City will share the results of these analyses as they are completed.

TRAFFIC IMPACT ANALYSIS STUDY

The TIA was completed by Jonathan Guy of Kimley-Horne. NCDOT approved the Project Indigo Traffic Impact Analysis (TIA) on March 3rd, 2022. Robert Ruark Dr, 9th Street, and a large portion of the intersections examined are State roads, so NCDOT has been involved in this process from the start along with City staff. City Staff met with District Engineer Ben Hughes to go over the required improvements. Of note is the first improvement. Ben Hughes mentioned that due to ROW constraints on Robert Ruark, some of the proposed improvements are not possible. Mr. Hughes suggested that the City require additional access connections at 11th street or Lord Thomas Avenue to mitigate the impacts at the 211/87 intersection. NCDOT requires the following improvements:

- **NC 211 (N. Howe Street) at NC 87 (River Road)/SR 1852 (Robert Ruark Drive)** (Signalized 4-legged Intersection)
 - Construct an additional eastbound left-turn lane on Robert Ruark Drive to provide dual left-turn lanes with 350 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper*
 - Construct a separate eastbound right turn lane on Robert Ruark Drive with 350 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper*
 - Modify signal timing and phasing

*It is understood that right of way constraints will likely render the proposed roadway mitigations un-constructible. Alternate and/or additional access connections are recommended to reduce impacts at this intersection

- **NC 211 (N. Howe Street) at SR 1209 (9th Street)** (Signalized 4-legged Intersection)
 - Construct an exclusive southbound right turn lane on NC 211 with 300 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper
 - Extend the existing eastbound left-turn lane on 9th Street up to the intersection of Lord Street
 - Optimize the signal timings

- **NC 211 (N. Howe Street) at 12th Street/Stuart Avenue** (Unsignalized 4-legged Intersection)
 - Install a traffic signal and the necessary communication equipment for the bordering signals on NC 211, including NC 87/Robert Ruark Drive, Fodale Avenue, and 9th Street
- **SR 1852 (Robert Ruark Drive) at Site Access 1** (Proposed unsignalized T-intersection)
 - Construct the site access with one ingress and two egress lane.
 - Provide stop control for the northbound approach.
 - Provide a 175-foot internal protected stem for the northbound approach.
 - Provide an exclusive westbound left turn lane on SR 1852 (Robert Ruark Drive) with 150 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper

REVIEW COMMITTEE REPORT

The review committee met on Thursday, April 7th. As I mentioned earlier, it consisted of Chair Hodgins, Mo Meehan, and Chris Jones. The committee members termed this committee the 'Indigo Review Hub Committee'. Due to the size of the project, there was a consensus that there should be different subcommittees to further examine specific areas of interest and concern. The subcommittees to be established are **Design/Character**, **Traffic**, **Infrastructure**, and **Environmental Concerns**. The Chair assigned volunteers to these subcommittees at the 4/21 Planning Board meeting. Staff developed a questionnaire to be posted on the City website to receive additional citizen input. There are questions that are specific to each subcommittee. We have received 31 responses so far. Staff will compile the questions and provide them to the subcommittees and developers. As subcommittee meetings are held and become more overlapping, the full Planning Board will stay informed, and we'll see this process gel into the creation of the Planning Board's recommendations for the Aldermen. The developer has agreed to extend the review period. The Traffic committee met at 3 pm on 5/23. The committee reviewed where they are at in the process and indicated that the development needs additional access points. They recommended an additional access point on 11th street along with additional bicycle and pedestrian connectivity points. The Environmental Impacts review committee met on 5/18. The committee discussed the proposed open space and the wetlands on the site. More specifically the committee discussed the loss of undeveloped green space and whether more contiguous open space would be possible along with questions to clarify how the marina open space is broken down. Questions were also asked about whether an Environmental Species Assessment has been completed on the site. The developer indicated that they would bring more information clarifying some of these questions at the next review committee meeting. The Review Hub Committee met 6/8 to discuss where the Planning Board stands in the review. The Review Hub committee was updated on where the developer is in the process with each subcommittee. The status of each deliverable was discussed with the developer. The developer still has some additional deliverables to distribute to the Design & Character and Environmental Impacts committee. The Infrastructure Committee is still eagerly awaiting the analysis of the infrastructure impacts and fiscal impacts. The Environmental Impact Review Committee will be meeting again on 6/13 at 4:30 pm. The Traffic Committee is finished with its review.



Submission Date	First Name	Last Name	Street Address	City	State / Province	Email	Traffic Impacts
2022-06-04 15:29:35	Jan	Gutekunst	5265 Windlass Road	Southport	NC	jane.gutekunst@gmail.com	Impact-- doubling the amount of traffic. Even an increase by a fourth is going to impact each and everyone of us. Evacuation is a big concern.
2022-05-25 16:34:41	Matthew	Slaughter	6243 Cottage Creek Rd	Southport	NC	HomeAndLandNC@gmail.com	Our city traffic is already problematic. Our roadways are in need of repair and repaving. The impact of a high density development would be a disaster for our town. Please do not grant the rezoning request to higher density!
2022-05-22 23:36:50	Shirley	Sullivan	5002 Seaward Ct	Southport	North Caro	cookieslvm@yahoo.com	Many concerns: The Traffic Impact analysis indicates Total New Net External trips of 11,522 daily. The Traffic Impact Analysis Traffic study tables do not include the no build, improvement scenario. Who's responsible to pay for the street improvements? What's the cost. Per Traffic Impact Analysis, the standard 2% annual growth rate was used. Isn't the City of Southport's annual growth at 4%, nearing 5%? Why aren't we using growth rate and peak times that's relevant to the City of Southport?
2022-05-22 14:26:58	Jim	Gandy	5961 Spikerush Trail	Southport	NC	gandy_2@msn.com	The two entrances currently proposed for Indigo phase 2 will create significantly more traffic on Robert Ruark Drive and Indigo Drive which connects to 9th Street and already has significant traffic problems due to school traffic twice a day. 11th Street should be considered the main entrance to Indigo phase 2 as it has far, far less residential dwellings that access it to get to Howe Street than 9th Street and Indigo Drive and Robert Ruark Drive. Also, 11th Street practically bisects the main body of acreage of Indigo phase 2 and would be a central corridor for the residential dwellings to access Howe Street. In addition, it would appear that the proposed medical facilities on the master plan would have direct access onto 11th Street rather than having to go a round about way down 9th Street to Indigo Drive onto the new road in order to get to the medical facilities. No patient would want to make an appointment between 8 and 9 o'clock in the morning or 3 and 4 o'clock in the afternoon due to school traffic on 9th Street.
2022-05-17 18:44:22	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslvm@yahoo.com	As previously submitted but not addressed
2022-05-12 11:05:00	Shirley	Sullivan	5002 Seaward Ct	Southport	NC		
2022-05-11 16:07:37	Lindsay	Williamson	319 Stuart Ave	Southport	North Caro	lindsaywilliamson88@yahoo.com	My concern is that the traffic which is already out of control around here, will become an every day bumper to bumper line of cars in and out of town, all day!! We are not equipped to handle such a monstrous neighborhood.
2022-05-11 14:00:01	William	Smith	513 West Owens Street	Southport	North Caro	thesmiths7412@gmail.com	Safety around the elementary school, entering and exiting SP during all hours, golfcart or LSV traffic along high traffic roadways etc.

2022-04-28 18:24:27	Ellen	Burnett	118 W14th St., Unit B	Southport	NC	ellen205511@gmail.com	Traffic is always an issue in Southport, as is parking and without a master plan the city will be at a disadvantage with any increase in population. I suggest a realistic master plan that addresses the assured increase in population with more circles instead of red lights, as well as alternative routes in and out of downtown Southport. Yes we can all learn to change a bit instead of just widening roads.
2022-04-27 13:13:47	Nancy	Crouch	1026 CAPTAIN ADKINS DR SE	SOUTHPORT	NC	crouch.nancy@gmail.com	Traffic is already overwhelming our town. We have no plan for segmenting our traffic (18 wheelers versus passenger vehicles) in town. The mix of pedestrians and traffic is dangerous. The volume detracts from the nature of our town and makes getting to an from a burden. My concern is that we are adding and adding more homes and do not have a plan for how to manage the traffic or the parking.
2022-04-27 11:24:45	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslvr@yahoo.com	Theres already too much traffic now, and summer is not even here. Have the traffic studs covered the correct times and places of all of Southport, by season? How do you identify traffic flow when we are a quaint tourist attraction in season and off season for all of Brunswick County. The new Williamson Tract in Oak Island will also impact Southport traffic flow. Has this been reviewed?
2022-04-27 10:01:56	Bruce	Bland	404 Lord Thomas Avenue	Southport	NC	bbland50@yahoo.com	Traffic is already excessive at times and the current infrastructure cannot handle it. Southport has a very poor record of maintaining its infrastructure; any development will cause problems. There are obvious safety concerns with clogged traffic arteries.
2022-04-27 07:10:14	Joanne	Weaver	1010 Fairley st	Southport	Nc	joanneweaver2015@gmail.com	- Getting in and out of Smithville Woods on Robert Ruark will be impossible and this is our only access road. Same problem for Indigo Plantation residents on 9th St. - Downtown can't handle the additional traffic. The cars will bleed into small neighborhood roads, already loaded with potholes. It will become a traffic jam nightmare - Where will all these extra cars park downtown? - Can the increased volume of traffic be evacuated safely in an emergency situation?
2022-04-26 20:06:12	John	Slaughter	6243 Cottage Creek Road	Southport	NC	HomeAndLandNC@gmail.com	This is an obvious one. Our roadways are already jammed with cars throughout the day. Have a look at 9th St. during school drop off and pick up. The proposed rezoning to high density would create a nightmare scenario.
2022-04-26 19:23:41	maria	swenson	107 n atlantic ave	Southport	NC	1dwnisind@gmail.com	At the present moment the traffic on our main street is congested, even on off traffic times. Our secondary streets as well as our main streets are suffering from lack of repair. There are not enough designated bike and pedestrian walk ways now with the increase of traffic. This will project will add stress.
2022-04-26 13:52:21	Karen	Rife	5980 Dutchman Creek Road	Southport	NC	sprtharp@yahoo.com	Southport cannot handle the current traffic load. Are there immediate plans to provide public transportation from this development and current development along 211?
2022-04-26 12:51:53	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	It's a near disaster now getting around and parking can be terrible which is why I try to ride my bike into town

2022-04-26 12:51:51	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	It's a near disaster now getting around and parking can be terrible which is why I try to ride my bike into town
2022-04-25 12:23:18	James	McKnight	5345 Glennfield Circle SE	Southport	NC	mc@ainsports.com	My Major concern is our traffic now is almost unbearable. I understand that a traffic study was done but I have my doubts having endured the current traffic even though our busiest season is ahead of us. Couple that with the 211 widening project ongoing for several years that will dramatically increase congestion and delays up and down the 211 corridor. Growth in Southport is inevitable but there should be more consideration to keeping the quality of life here. Maybe someone other than the developer should commission a traffic study. If I was had a vested interest I would want the most favorable study that would support my case and I think that is exactly what has occurred with the study by BHI and East/West.
2022-04-25 12:17:38	Robin	Mead	371 Champion Court	Southport	NC	rem_rem_art@yahoo.com	I believe we, the citizens of Southport and the surrounding area in Brunswick County, and Brunswick County, should wait for further discovery and be represented by an attorney before we agree to anything.
2022-04-25 10:12:43	Shane	Whalen	449 Jabbertown Road	Southport	NC	caydenshane@yahoo.com	there is no way that the NCDOT Has been on sight to personally see the impact that this will cause. From 11am until 5pm Howe Street is bumper to bumper and this will add a nightmare to downtown. There is no room for such developments within the city
2022-04-25 09:02:30	Jim	Lightbourne	316 W West St	Southport	NC	jlightbourne@gmail.com	Is an analysis of cut-through traffic being conducted?
2022-04-25 08:47:12	Katherine	Walters	214 N Lord St	Southport	NC	k.magill@att.net	Traffic is already backed up 211 going one way and down Howe Street another way and it's not even summer yet. The developers need to fix it before they build anything. They don't seem to care how their "project" affect the rest of the town. I'm curious if the aldermen care?
2022-04-24 18:23:58	Ray	Mitchell	6495 Walden Pond Lane	Southport	NC	rmitchell@ecr.com	This past week, the traffic in town has been terrible due to visitors for spring break and Easter. Now we have to worry about what could be 3000+ more cars from this development. There are two roads in and out of Southport (211, 87). These new cars don't come with a new road out of town. They are just going to add to the traffic. I would recommend the developers build within the current zoning rules to minimize traffic that everyone else will be subjected to. The new tax base will never pay for all the expansion required. We will all have to.
2022-04-24 17:19:29	Janine	Browning	306 E 8th Street	Southport	NC	JJ.Browning2015@gmail.com	Response covered in previous answer
2022-04-24 12:58:37	Randy	Wentworth	804 MEMORY LN	Southport	NC	99wentwr99@gmail.com	Traffic impact will be a major concern to most residents since we are already dealing with long lines of cars. Some areas to be looked at include innovative intersection designs and other possible routes in and out of the new development.

2022-04-24 10:56:17	Erinn	Hughes	405 Herring Dr	Southport	NC	erinnhughes45@gmail.com	Can we please get the roads paved (after Florence repairs) before adding heavy equipment traffic. We do not need to add any traffic to town, roads are too narrow. We especially do not need to add traffic of any kind on 9th street, the only access road to the elementary school.
2022-04-24 10:20:57	Jim	Poppe	6174 Cottage Creek Rd	Southport	NC	jamespoppe@gmail.com	This is my #1 concern, we've attained daily gridlock on Howe as this is written. What in the world can be done to reduce it? Project Indigo will on add greatly to the problem (I see no real solution) not mention the nightmare on 9th on school days.
2022-04-24 09:13:21	Christopher	Kelley	REDACTED	Southport	NC	bull_kelley@yahoo.com	THE IS MY #1 CONCERN. I LIVE IN INDIGO AND TRAFFIC WILL CAUSE MASSIVE TROUBLES AT SES, NATURE WILL BE DESTROYED AND THE SMALL TOWN ALURE WILL BE KILLED OFF.
2022-04-24 06:41:29	Steig	Hallquist	6218 Pebble Shore Ln	Southport	NC	shallquist@yahoo.com	Concerned about traffic impact. To alleviate traffic on Moore street the developer should be required to contribute funding to a new road connecting Doshier Cutoff SE to the entrance of the community on Robert Ruark Dr SE. Also, the southern entrance to the community contributes to bad traffic flow on Indigo Plantation dr. That entrance should be moved to the end of West 9th st, which would provide much better flow. It looks to me that the southern entrance was just plopped there with no regard to traffic flow.
2022-04-23 22:59:24	Donna	Fullwood	807 Cape Harbor Drive	Southport	NC	dfullwood2001@yahoo.com	Our roads the way they are now, cannot accommodate that much traffic. I missed when the Traffic Study was done, but we as a town have not been operating at 100% up until now, since COVID began. A study should be done during summer as well. I don't see how their study is very accurate or realistic. I don't see how the road structure can accommodate vehicles from the 8-900 dwellings the developer said they can build now.

Submission Date	First Name	Last Name	Street Address	City	State / Province	Email	Environmental Concerns
2022-06-04 15:29:35	Jan	Gutekunst	5265 Windlass Road	Southport	NC	jane@gutekunst@gmail.com	Mitigating impact will be professed, but when it comes down to real life- there will be major impacts.
2022-05-25 16:34:41	Matthew	Slaughter	6243 Cottage Creek Rd	Southport	NC	HomeAndLandNC@gmail.com	We do not need more sewage spills into our waterways. Our infrastructure cannot handle the current population as it is.
2022-05-22 23:36:50	Shirley	Sullivan	5002 Seaward Ct	Southport	North Carolina	cookieslvm@yahoo.com	It sounded like the only Environmental Study that has been performed has been regarding the coal ash. What about the rest of the environmental factors? There are further environmental studies that need to be performed the CAMA documentation.
2022-05-22 14:26:58	Jim	Gandy	5961 Spikerush Trail	Southport	NC	gandy_2@msn.com	This development could have a significant impact on storm water runoff and flooding as well as wildlife displacement.
2022-05-17 18:44:22	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslvm@yahoo.com	As previously submitted but not addressed
2022-05-12 11:05:00	Shirley	Sullivan	5002 Seaward Ct	Southport	NC		I'm concerned what will happen when most of the vegetation will be removed, will this area become a flood plain? Has this been looked at? Will residents input from the survey be included in the upcoming meeting?
2022-05-11 16:07:37	Lindsay	Williamson	319 Stuart Ave	Southport	North Carolina	lindsaywilliamson88@yahoo.com	The project will be destroying more of our land, trees and the wonderful wildlife that we love so much around here. The poor animals are already having to move into neighborhoods more as it is. The land should be turned into a nature preserve/park to help protect our beautiful area instead of wiping it out and destroying it.
2022-05-11 14:00:01	William	Smith	513 West Owens Street	Southport	North Carolina	thesmiths7412@gmail.com	What studies have been done to rule out endangered species and the increased traffic and associated pollution on the area from doubling the amount of vehicles or more?

2022-04-28 18:24:27	Ellen	Burnett	118 W14th St., Unit B	Southport	NC	ellen205511@gmail.com	Again, similar to other issues, do we have the funds to support increased garbage, increased pollution, increased usage of our waterways, beaches, etc, from a population increase that our town is not prepared to support. I think we are putting the cart before the horse. Let's build the next before we add the eggs and new birds!
2022-04-27 13:13:47	Nancy	Crouch	1026 CAPTAIN ADKINS DR SE	SOUTHPORT	NC	crouch.nancy@gmail.com	I am very concerned about the changes the growth in our area are making on the natural resources in our town. What is the plan to conserve these resources in Southport? Over the 16+ years I have owned a home here I have seen changes that are troubling. When I lived on the river I witnessed the destruction of the shoreline caused by Bald Head Ferry wake. Concerns went unheard. The frequency of turtle sightings, eagle sightings, and even the number of dolphin spotted along the river decreased significantly in recent years. The amount of trash in and around the river is noticeable and increasing. This development threatens a great variety of wildlife in our area including the egrets, herons, ibis, woodpeckers, coyote, and turkeys.
2022-04-27 11:24:45	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslvr@yahoo.com	Big concerns, has there been an environmental study yet?
2022-04-27 10:01:56	Bruce	Bland	404 Lord Thomas Avenue	Southport	NC	bbland50@yahoo.com	Too many people, too much traffic. Please don't make it any worse than it will be with 900 homes. Please do not approve an additional 600 homes. For any reason.
2022-04-27 07:10:14	Joanne	Weaver	1010 Fairley st	Southport	Nc	joanneweaver2015@gmail.com	- Natural buffers help protect environment during storms -Where will the existing wildlife go? - Water runoff currently a problem when it rains
2022-04-26 20:06:12	John	Slaughter	6243 Cottage Creek Road	Southport	NC	HorneAndLandNC@gmail.com	- Why not make it an environmental area like they gave on Bilt and just leave it alone? We already have sewer dumping into Cottage Creek on a regular basis. High density housing and commercial development has no place is a pristine maritime forest.
2022-04-26 19:23:41	maria	swenson	107 n atlantic ave	Southport	NC	1dwnisld@gmail.com	The destruction of wildlife, wetlands, and runoff from normal maintenance of homes and gardens/
2022-04-26 13:52:21	Karen	Rife	5980 Dutchman Creek Road	Southport	NC	sprtharp@yahoo.com	Our ecosystem is very fragile and already experiencing sewer runoff into the waterways. Has a true environmental impact study been done. Are there any Federally protected wildlife or plant species on the property. An additional 2500 - 3000 cars emission , property maintenance chemicals used by property owners leaching and down waterway runoff after storm or heavy rain.
2022-04-26 12:51:53	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	I can't imagine just how badly this will affect the environment

2022-04-26 12:51:51	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	I can't imagine just how badly this will affect the environment
2022-04-25 12:23:18	James	McKnight	5345 Glennfield Circle SE	Southport	NC	mc@aimsports.com	
2022-04-25 12:17:38	Robin	Mead	371 Champion Court	Southport	NC	rem_rem_art@yahoo.com	I request further EIS discovery, and any other study necessary, along with, prior legal representation for the residents of Southport including the the residents in Brunswick County or, newly annexed Southport communities. Should Indigo decide to annex into Southport prior to any construction, the residents of Brunswick County will still be affected and reserve the right to be included in legal opinion and stance.
2022-04-25 10:12:43	Shane	Whalen	449 Jabbertown Road	Southport	NC	caydenshane@yahoo.com	There is always huge environmental impacts when very large developments are built. Loss of green space is always a huge impact and it is never replaced by adding simple home landscape.
2022-04-25 09:02:30	Jim	Lightbourne	316 W West St	Southport	NC	jlightbourne@gmail.com	I understand development can not occur in designated wetlands, even restrictions on including wetlands to meet open space requirements (is that true?) Is there a clear definition of wetlands and what areas of the property fall into that category? I also understand there are other land designations that restrict development or use to meet open space requirements. Is that true, and what are they?
2022-04-25 08:47:12	Katherine	Walters	214 N Lord St	Southport	NC	k.magill@att.net	They're going to crush everything that comes in their path, tear down trees, get rid of any natural habitats. Cause they want to make money. Again, why does Southport have to pay the consequences so these greedy %&\$# can make money???
2022-04-24 18:23:58	Ray	Mitchell	6495 Walden Pond Lane	Southport	NC	rmitchell@ec.rr.com	
2022-04-24 17:19:29	Janine	Browning	306 E 8th Street	Southport	NC	JJ.Browning2015@gmail.com	They're obvious, right??? We are destroying our marshland and driving wildlife from their habitats.
2022-04-24 12:58:37	Randy	Wentworth	804 MEMORY LN	Southport	NC	99wentwr99@gmail.com	As much of the waterfront and wetlands needs to be protected as possible. The open areas and parks may help with that. Wooded areas are important too for the animals like deer that are gradually getting pushed out of their habitat.

2022-04-24 10:56:17	Erinn	Hughes	405 Herring Dr	Southport	NC	erinnhughes456@gmail.com	This will add to air, water & soil pollution, eradicating wildlife and greenspace.
2022-04-24 10:20:57	Jim	Poppe	6174 Cottage Creek Rd	Southport	NC	jamespoppe@gmail.com	
2022-04-24 09:13:21	Christopher	Kelley	REDACTED	Southport	NC	bull_kelley@yahoo.com	IT WILL KILL OF 1000'S OF NATIVE SPECIES. DRIVE AWAY THE OSPREYS, HAWKS, EAGLES AND OWLS THAT CALL THIS MARSHLAND HOME. THE LOCAL RARE BLACK SQUIRRELS WITH WHITE FACES (FOX SQUIRRELS) WILL BE KILLED OFF. THE POLLUTION INPUT INTO THE ICW WILL BE MULTIPLE 10X IF NOT MORE.
2022-04-24 06:41:29	Steig	Hallquist	6218 Pebble Shore Ln	Southport	NC	shallquist@yahoo.com	
2022-04-23 22:59:24	Donna	Fullwood	807 Cape Harbor Drive	Southport	NC	dfullwood2001@yahoo.com	My concern is if there was an Environmental Impact Study done or if the developers just chose for themselves what were wetland areas due to the way the land looked. Or if the wetlands identified, are mainly the lands in the powerline right of way which they cannot really develop anyway. How much of their surface runoff will be directed to the wetlands or marsh? Are there Red Cockaded Woodpeckers since there are pines? The way to solve coal ash problem is not to cover it up as they proposed, but remove it.

Submission Date	First Name	Last Name	Street Address	City	State / Province	Email	Design and Character
2022-06-04 15:29:35	Jan	Gutekunst	5265 Windlass Road	Southport	NC	janetgutekunst@gmail.com	Anything this large can not possibly 'fit' into the quaint seaside town we are. The buildings that are going up across town now are not aesthetic. Character- that is what Southport has, and doubling the size of the population is going to cut the charm, heart, and soul.
							Please keep the CURRENT residential R-20 Zoning and do not permit rezoning to high density residential (condos, townhomes, etc.) and commercial. Our small town's infrastructure cannot sustain doubling its population with a high density community of 1,600 residences. Additionally, commercial zoning has no business being in the middle of residential neighborhoods. The traffic impact would be disastrous and unsafe. The developer's plan may work great in a metro area but not in a small town of 4 square miles. Please say no to developer's rezoning request.
2022-05-25 16:34:41	Matthew	Slaughter	6243 Cottage Creek Rd	Southport	NC	HomeAndLandNC@gmail.com	I am concerned that the high density look is not the right fit for the City of Southport.
2022-05-22 23:36:50	Shirley	Sullivan	5002 Seaward Ct	Southport	North Carolina	cookieslv@yahoo.com	3 or 4 story condominiums at the marina do not reflect and are in conflict with the type of residential units currently in Indigo phase 1. Indigo phase 1 consists of single-family homes and townhomes. 3 or 4 story condominiums do not conform to the character of residential units in Indigo phase 1. In order to reflect the character of Indigo phase 1 proposed residential units at the marina should be limited to townhomes or duplexes or a combination of both and should be limited to less than a hundred units. Also, a restaurant and small commercial shops should not be permitted at the marina as they are in conflict with the residential neighborhood character of Indigo phase 1 and would bring unnecessary vehicle traffic down 9th Street and Indigo Drive. There are currently no restaurants or small commercial shops in residential neighborhoods in Southport. All restaurants and commercial shops are located in the commercial corridor along Howe Street and Bay Street and the Yacht Basin. If the developer wants a restaurant and small commercial shops as a focal point, they should be located in the main body of Indigo phase 2. Since the marina is contiguous with and an integral part of Indigo phase 1, any development should be limited to and conform with the character of Indigo phase 1. Since the marina is detached from and not an integral part of the acreage comprising Indigo phase 2 the developer may want to consider the marina as a separate project which conforms more with Indigo phase 1.
2022-05-22 14:26:58	Jim	Gandy	5961 Spikerush Trail	Southport	NC	gandy_2@msn.com	As previously submitted but not addressed
2022-05-17 18:44:22	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslv@yahoo.com	I attended the Design & Character meeting on 5/12. I did notice that pictures of existing houses of Neo Classical Architectural Style were referenced. Were these, in fact, pictures of Southport homes. It appears that there are no renderings of what the developers are planning other than lot size/density. There were comments indicating 8 foot depth porches, close to walkways, no front facing garages. While it sounds nice, you cannot see the whole problem of the density without real drawings.
2022-05-12 11:05:00	Shirley	Sullivan	5002 Seaward Ct	Southport	NC		I also did not hear any input from the survey, were there any responses to the survey, and how were the residents comments included in this subcommittee meeting, if at all??
							My concern is that this project will continue and be built despite the fact that the entire community is against it. How can this be allowed??
2022-05-11 16:07:37	Lindsay	Williamson	319 Stuart Ave	Southport	North Carolina	lindsaywilliamson88@yahoo.com	

2022-05-11 14:00:01	William	Smith	513 West Owens Street	Southport	North Carolina	thsmiths7412@gmail.com	Dear Planning Board, We only found out about Project Indigo as we were closing on a lot to build a new home recently. We plan on of course moving forward with our new home construction and our move next June to SP full time as remote workers and empty nesters. We do have concerns after many visits to the area and talking to the very friendly SP residents. We fell in love with SP with three thousand residents but six thousands seems off the charts based on its location and roads. My wife and I both have worked in the insurance industry for decades and see the risk and liability that should be assessed by an independent risk management company representing Southport and their liability carriers. Someone will file lawsuits related to this project at some point and these meetings and studies will be submitted as evidence down the road. 1. Traffic is already so bad entering and leaving town in the offseason, how much worse will it get during construction? When the project underway and finally complete, how many minutes on average during peak times will travel time be extended to get past the light at Rt 87 entering and exiting SP? Any environmental impact studies done on the increased traffic, noise pollution etc? 2. Why has been there no traffic study during the elementary school start and end times on 9th? If this current traffic study is wrong and there are car, bike or pedestrian accidents at the school entrance due to increased traffic, who can be held responsible? Government immunity does have the occasional loophole. 3. Any discussion on building a wide multi use paths for LSV, golf carts and bicycles along high traffic areas such as 211 and 9th street for example? What can we do to take some cars of the roadways? Is it possible to travel from SP to Walmart with a bike, golfcart or LSV safely for example? Thank you and again we are very excited to be new residents of SP soon and recognize the careful and thoughtful considerations being undertaken during this review process. My primary concern is the increase in population density, without the corresponding increase in infrastructure. Has Southport set a limit to the number of short term rental units as a percentage of homeowners and longterm rentals in Southport and do we know the impact this development will have on that limit? If not, that might be a number of which we should be aware, particularly as it might impact infrastructure support.
2022-04-28 18:24:27	Ellen	Burnett	118 W14th St., Unit B	Southport	NC	ellen205511@gmail.com	The annexation of significant acreage is a concern. I understand the business desire for a significantly size project, but I have read and heard comments that are contradictory about how the plan for development proceeds without annexation versus with annexation. According to the documents displayed in the last town hall meeting Smithville Woods is included in the request for annexation. At what point does that get discussed and what voice will residents have in the decision making? The pace of growth is a concern. What is the timeline for developing the high density portions of the proposed project, the low density, etc. and how does that mesh or not mesh with any plans for enhanced infrastructure to support such growth? Does the master plan for this development have such timelines and have they been shared (perhaps I missed them?) The density of the proposed housing is a concern. Mr. Perry asked in our recent meeting, "Do you want apartments or not." I say NOT. I have seen no evidence of a master plan for Southport's growth. We need a plan that supports inevitable growth. I am very concerned about the changes the growth in our area are making on the natural resources in our town. What is the plan to conserve these resources in Southport? Over the 16+ years I have owned a home here I have seen changes that are troubling. When I lived on the river I witnessed the destruction of the shoreline caused by Bald Head Ferry wake. Concerns went unheard. The frequency of turtle sightings, eagle sightings, and even the number of dolphin spotted along the river decreased significantly in recent years. The amount of trash in and around the river is noticeable and increasing. This development threatens a great variety of wildlife in our area including the egrets, herons, ibis, woodpeckers, coyote, and turkeys.
2022-04-27 13:13:47	Nancy	Crouch	1026 CAPTAIN ADKINS DR SE	SOUTHPORT	NC	crouch.nancy@gmail.com	Not confident that this has been researched to the maximum. Its obvious that the majority of the residents don't want it. What is the design and character? What has been presented doesnt really fit into the current design and character of Southport.
2022-04-27 11:24:45	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslv@yahoo.com	

2022-04-27 10:01:56	Bruce	Bland	404 Lord Thomas Avenue	Southport	NC	bbland50@yahoo.com	Why in the world would we even consider a request to exceed current zoning allowance of 900 sites? Why would we even consider an additional 600 sites/houses? In this congested area (already), there is absolutely no logical reason to increase the allowed development at all, much less this incredible percentage increase. So BHL can make more money? Ridiculous. Tell them no.
2022-04-27 07:10:14	Joanne	Weaver	1010 Fairley st	Southport	NC	joanneweaver2015@gmail.com	I live at the end of Fairley St in Smithville Woods which backs up to the indigo land. PLEASE do not let the developers destroy the peaceful woods that many homes here back up to by having them leave a buffer of woods between our houses and Indigo Project homes, so that neither side can see each other's houses.. Ensure that their homes need to be on the other side of where the power line path is now. Also, bike path and golf cart path connecting these 2 developments would help ease the traffic downtown. I am DEFINITELY NOT in favor of this development, but if it does go through, this would be a consolation. Far too much density!
2022-04-26 20:06:12	John	Slaughter	6243 Cottage Creek Road	Southport	NC	HomeAndLandNC@gmail.com	The density seems very high. I have not seen a clear representation of what the homes/ condos will actually look like. No materials were stated
2022-04-26 19:23:41	maria	swenson	107 n atlantic ave	Southport	NC	1dwnisind@gmail.com	Too many open questions. " Tell us what you want and we will build it"
2022-04-26 13:52:21	karen	Rife	5980 Dutchman Creek Road	Southport	NC	sprtharp@yahoo.com	Even just two years ago, SP had a relaxed atmosphere but now with the 211 expansion(very necessary) and new building everywhere, it has lost that. I'm cringing at the thought of this proposed project. All about money!
2022-04-26 12:51:53	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	Even just two years ago, SP had a relaxed atmosphere but now with the 211 expansion(very necessary) and new building everywhere, it has lost that. I'm cringing at the thought of this proposed project. All about money!
2022-04-26 12:51:51	Mary	Posey	501 Cades Trail	Southport	NC	healthysteps1948@gmail.com	
2022-04-25 12:23:18	James	McKnight	5345 Glennfield Circle SE	Southport	NC	mc@armsports.com	Before I start, I want the planning board to understand, though I maybe remiss with my knowledge of the law or how things are done, I do not have a problem finding those who do understand. People, you are talking about building a mixed use community, really, within an already established mixed use community that grew up on a peninsula over centuries. You are also proposing to build in a highly deputed environmental impact area. The concern is , is that nobody in the community wants this and the people to be don't care. Southport will loose it's charm and character that it is trying maintain for years to come. If this goes through it is obvious that there is only one thing on the market nds of the city, MONEY
2022-04-25 12:17:38	Robin	Mead	371 Champion Court	Southport	NC	rem_rem_art@yahoo.com	
2022-04-25 10:12:43	Shane	Whalen	449 Jabbertown Road	Southport	NC	caydenshane@yahoo.com	

2022-04-25 09:02:30	Jim	Lightbourne	316 W West St	Southport	NC	jhlightbourne@gmail.com	I understand the developer is proposing 1500 'housing units' but the current restrictions (zoning, PUD, etc) will allow only 900. Now we are hearing that the current restrictions will permit on order of 500 units or less. With the current restrictions, what is the allowable number of units?
2022-04-25 08:47:12	Katherine	Walters	214 N Lord St	Southport	NC	k.magill@att.net	There should be no design at all until the roads that will result in the congestion of this project are addressed and fixed BEFORE this is built
							It took two years to rewrite the UDO for Southport. To shape the vision of Southport's future. Then a big developer comes and you throw it out the window.... Why would the zoning get changed for this development? Why can't they build to conform to the current zoning rules? For their profit... What about the health of Southport? We aren't getting wider and new roads or bigger schools, expanded electrical grids, sewer usage, police, fire etc. paid for by this development. It doesn't matter how big the development is because it will cost the rest of the taxpayers in town more money but the bigger it is, the more it will cost everyone else. Please don't sell out everyone else in town for a bigger tax base that will cost more in the end anyway. The current zoning rules are there for a reason - for Southport.
2022-04-24 18:23:58	Ray	Mitchell	6495 Walden Pond Lane	Southport	NC	rmitchell@ec.rr.com	The planned community needs at least THREE ways to exit the area. This means TWO new ones in addition to 9th Street. This will not only help alleviate dangerous traffic near the elementary school but distribute the traffic flow and increase business in other parts of Southport and surrounding areas. Another idea is to add a trolley shuttle in and out of town during peak hours like lunchtime, dinnertime and weekends during tourist season. Stops could be placed at 9th Street & Howe (Locals and Southport Tap and Cellar), at Leonard Street & Howe (Sedona South, Uncorked By the Sea, Side Street Eats, Cheese Shoppe, etc), at Brown Street & Howe (Wine Rack, Dry Street Pub & Pizza, Market Place, Mr Ps, etc) - all the way to the Yacht Basin and back up Moore Street. The idea is to keep the cars OUT of Southport as much as we can.
2022-04-24 17:19:29	Janine	Browning	306 E 8th Street	Southport	NC	JJ.Browning2015@gmail.com	It sure sounds a lot like another St James. I suppose it isn't possible for this place to operate independently, with its own police, roads, fire, water, and sewer..?
							All the open spaces and parks are a nice touch and perhaps good use of unbuildable land. The more shops in that development the better, as it may help alleviate traffic going in and out of that new area.
2022-04-24 12:58:37	Randy	Wentworth	804 MEMORY LN	Southport	NC	99wentwr99@gmail.com	Please don't go forward with this. The infrastructure is not there. Our roads are still not paved after hurricane Florence repairs, heavy equipment will further destroy them. Our narrow roads will not accommodate additional traffic. We do not need to add to the population before these issues are resolved.
2022-04-24 10:56:17	Erinn	Hughes	405 Herring Dr	Southport	NC	erinnhughes456@gmail.com	Thank you for providing this opinion forum.
							Project proposes too many residences.
2022-04-24 10:20:57	Jim	Poppe	6174 Cottage Creek Rd	Southport	NC	jamespoppe@gmail.com	
							THE CITY LEADERSHIP ISN'T ENFORCING R-20. NO ONE IS TELLING AN EXACT NUMBER OF STRUCTURES
2022-04-24 09:13:21	Christopher	Kelley	REDACTED	Southport	NC	bull_kelley@yahoo.com	

2022-04-24 06:41:29	Steig	Hallquist	6218 Pebble Shore Ln	Southport	NC	shalquist@yahoo.com	I like saving as many trees as possible. A park for the public to use is nice and preserving wetlands is important. I wonder if the owners will be receptive of Southport residents using their space, or if when the time should come, if the developers really meant to say that.
2022-04-23 22:59:24	Donna	Fullwood	807 Cape Harbor Drive	Southport	NC	dfullwood2001@yahoo.com	

Infrastructure Impacts						
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2022-04-27 13:13:47	Nancy	Crouch	1026 CAPTAIN ADKINS DR SE	SOUTHPORT	NC	crouch.nancy@gmail.com	Infrastructure concerns are aligned with all of the other concerns noted in this survey. It seems we have no plan. How can we build a plan in partnership with any chosen developer to make the responsibility of building the infrastructure to support the growth a SHARED cost and responsibility. It does not seem feasible to me to expect the City to tackle this - we need a long term plan and the budget to implement it. That cost cannot be put only of the existing residents.
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2022-06-04 15:29:35	Jan	Gutekunst	5265 Windlass Road	Southport	NC	janetgutekunst@gmail.com	There is conflicting sides and issues being presented regarding what the current city needs are, let alone what the Right way (not the least expensive way) to proceed for doubling the town size.
2022-05-25 16:34:41	Matthew	Slaughter	6243 Cottage Creek Rd	Southport	NC	HomeAndLandNC@gmail.com	Every time we have heavy rain, our sewer stations spill sewage into our waterways. We are at capacity folks. Please do not grant the rezoning request for higher density. Our roadways need repair and repaving. We cannot afford to burden our fragile infrastructure with a massive project. Please say no to rezoning to higher density.
2022-05-22 23:36:50	Shirley	Sullivan	5002 Seaward Ct	Southport	North Carolina	cookieslvm@yahoo.com	When is the next subcommittee meeting? Is the fiscal study that's coming out part of the infrastructure committee? If not, who's going to tackle that one?
2022-05-22 14:26:58	Jim	Gandy	5961 Spikerush Trail	Southport	NC	gandy_2@msn.com	The city of Southport will need to do significant upgrades to water, sewer and electricity in order to support this development.
2022-05-17 18:44:22	Shirley	Sullivan	5002 Seaward Ct	Southport	NC	cookieslvm@yahoo.com	As previously submitted but not addressed
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2022-05-11 16:07:37	Lindsay	Williamson	319 Stuart Ave	Southport	North Carolina	lindsaywilliamson88@yahoo.com	Well, the small town atmosphere will be ruined!! The roads, we already cant keep up with them now, look how long it took to pave Howe St!! I am not willing to pay an increase in taxes on water/sewer/power for all this to be improved to accommodate all these houses. None of our systems can supply this!! It should be realized what a negative impact this will have on everything and everyone in the area!!
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PLANNING BOARD

MEMORANDUM

To: Chair Hodgins, Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Major Site Plan, Tractor Supply, Submitted by Paramounte Engineering on Behalf of MDI Management, LLC
Date: June 9, 2022

BACKGROUND

The attached Major Site Plan application is for the upcoming outparcel ten at the Southport Crossings Shopping Center within the City's satellite corporate limits. The property is located on Southport Crossings Way and will have two entrances, one off a 50' Public ROW and another off of a 40' Public ROW. The proposed site shows a 21,930-SF proposed building, 20,000-SF fenced outdoor display area, a 6,620-SF sidewalk outdoor display, and a 3,744-SF Garden Center. Also of note, the site plan shows an 8 ft high ornamental aluminum fence around the permanent outdoor display area. It is important to note that there may be no chain-link fencing where facing the Public Right of Way.

This use would qualify as a Building Material Dealer; Hardware, Lawn, or Garden Store. This type of use requires one (1) space per 500 square feet of floor area for parking. The outdoor display area would be included in the parking requirement. By this calculation, 91 parking spaces would be required for 45,441 sf. The parking plan shows 92 spaces. 4 accessible parking spaces are needed, and 4 are shown on the plan. The site shows 120,927 sf of impervious area. 78.9% of the site will be impervious.

In terms of the tree removal plan, there are a total of 22 trees that will be removed. These consist of 2 Live Oak and 20 Pine trees. No specimen trees will be removed. 309 inches in total are to be removed. They will be planting 309 inches of DBH back.

10-foot-wide street yards are required for new commercial development when it is adjacent to Public R.O.W. There will be street yards on three sides of this site. The north street yard will consist of 12 Live Oaks, 29 understory trees, and 113 shrubs. The west street yard will consist of 4 Live Oaks, 9 understory trees, and 36 shrubs. The south street yard will consist of 6 Live Oaks, 14 understory trees, and 56 shrubs. For Foundation plantings, 421.5 sf is required, but 888 sf is provided. Also attached is a lighting plan. None of the proposed lights exceed 3,000 degrees kelvin, per the ordinance requirements. If it is the will of the Planning Board, this may be assigned to a review committee.

REVIEW COMMITTEE REPORT

The Review Committee met on May 31st at 4:30 pm. Present were Will Hewett and Chris Jones. Also present were staff and the applicant's project manager Mike Nichols from Paramounte Engineering. The review committee discussed the plan in detail. The committee asked if there was any way that the Trailer and Equipment area could be moved to the other side of the parking lot. They thought that that might be a better location from an aesthetic standpoint, being further away from the main 60' Public R/W entrance. The developer was amenable and made those changes in the updated plan. The committee also asked if additional landscaping could be added to the rear perimeter of the site where it faces wetlands. The thinking being that an additional buffer would be helpful in that sensitive area. The developer was amenable to those changes and also removed some lighting in that area that spilled over into the wetlands. Having no other concerns, it was the consensus of the review committee to approve the plans.



Major Site Plan

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____ **FEE: \$** _____ **Date Received:** _____

Applicant's Name: Mike Nichols, Paramounte Engineering, Inc.

Mailing Address: 122 Cinema Dr. **City:** Wilmington

State: NC **Zip Code:** 28403 **Phone:** 910-791-6707

Email: mnichols@paramounte-eng.com

Location of the property: Lot 10 - Southport Crossings Shopping Center

Parcel No.: (Not Yet Available, T.B.D.) **Overall Acreage:** 3.51 **Number of lots:** 1

Property Owner's Name: MDI Management, LLC **Contact:** Rick Rowe, Wakefield Associates, Inc.

Address of Owner: 120 4th Street SW **Phone:** 919-789-9707

City: Hickory **State:** NC **Zip Code:** 28602

Email: (Rick Rowe) rrowe@wakefieldassociates.net

Surveyor: Josh Taylor, PLS / Paramounte Engineering, Inc. **License #:** L-5217

Mailing Address: 122 Cinema Dr. **City:** Wilmington

State: NC **Zip Code:** 28403

Phone: 910-791-6707 **Email:** jtaylor@paramounte-eng.com

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.



Signature (Owner or Authorized Applicant)

Date

APPROVED BY:

UDO Administrator

Date

TRACTOR SUPPLY CO.

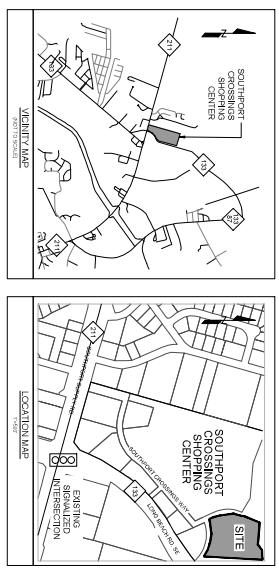
LOT 10 - SOUTHPORT CROSSINGS SHOPPING CENTER

SOUTHPORT, NORTH CAROLINA

PRELIMINARY DESIGN DOCUMENTS

JUNE 2022

FOR:
 SOUTHPORT DEVELOPMENT GROUP, LLC
 155 WEST NEW YORK AVE. #200
 SOUTHERN PINES, NC 28387



SHEET NUMBER	SHEET TITLE
C-10	COVER SHEET
S-10	SITE PLAN
L-10	LANDSCAPE PLAN
U-10	UTILITY PLAN
SH-1 OF 1	SHEDS PLAN

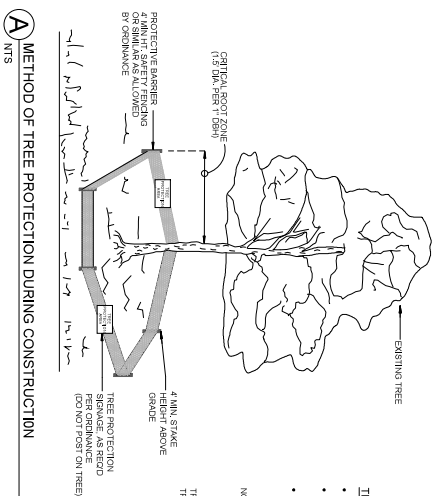


NOTE REQUIRED
 ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
 CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.
 CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDERS TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSHA 1926.405-411 WHICH MUST BE FOLLOWED.

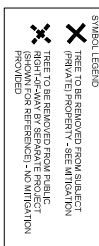
DEVELOPER:
 SOUTHPORT DEVELOPMENT GROUP, LLC
 155 WEST NEW YORK AVENUE, SUITE 200
 SOUTHERN PINES, NC 28387
 ATTN: BRAD L. BOWMAN, JR.
 (910) 334-7373
 (910) 724-6729

CIVIL ENGINEER, LANDSCAPE ARCHITECT & LAND SURVEYOR:
 PARAMOUNT ENGINEERING, INC.
 123 CROWN DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 PHONE: (910) 797-6707
 ATTN: JEROME SMITH, P.E., CIVIL ENGINEER
 ATTN: JEROME SMITH, P.E., LANDSCAPE ARCHITECT
 ATTN: JERRY FLORES, P.E., LAND SURVEYOR
 (910) 797-6707
 (910) 797-6707
 (910) 797-6707

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



METHOD OF TREE PROTECTION DURING CONSTRUCTION



NOTE: UTILIZATION OF UNDERSTORY TREES SHALL NOT EXCEED 50% OF THE REQUIRED MITIGATION PLANTINGS.	
TOTAL NUMBER OF TREES PLANTED:	117
NUMBER OF SHADE TREES	58 (49.6%)
NUMBER OF UNDERSTORY TREES	59 (50.4%)

TREE SIZE (DBH)	QUANTITY	TREE SPECIES	SUBTOTAL DBH TO BE PLANTED
3	68	LIVE OAK	174
2	18	REDBUD	36
3	17	DWARF MAGNOLIA	51
2	24	PALETTE PALM	48

10	7	LIVE OAK	70
12	2	LIVE OAK	24
12	1	PINE	12
15 TOTAL TREES TO BE REMOVED			149 TOTAL DBH TO BE REMOVED

TREE SIZE (DBH)	QUANTITY	TREE SPECIES	SUBTOTAL DBH TO BE REMOVED
8	2	LIVE OAK	16
9	3	LIVE OAK	27
10	7	LIVE OAK	70
12	2	LIVE OAK	24
12	1	PINE	12

OFF-SITE TREE REMOVALS - PUBLIC PROPERTY / NO MITIGATION REQUIRED

[illegible]

PLAN PREPARED BY
MICHAEL NICHOLS, FEA

PARAMOUNT ENGINEERING, INC.

TREES LOCATED BY SURVEY

TREE PLAN

TRACTOR SUPPLY CO.
TBD SOUTHPORT CROSSING WAY
SOUTHPORT, NC 28461

PARAMOUNT
ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

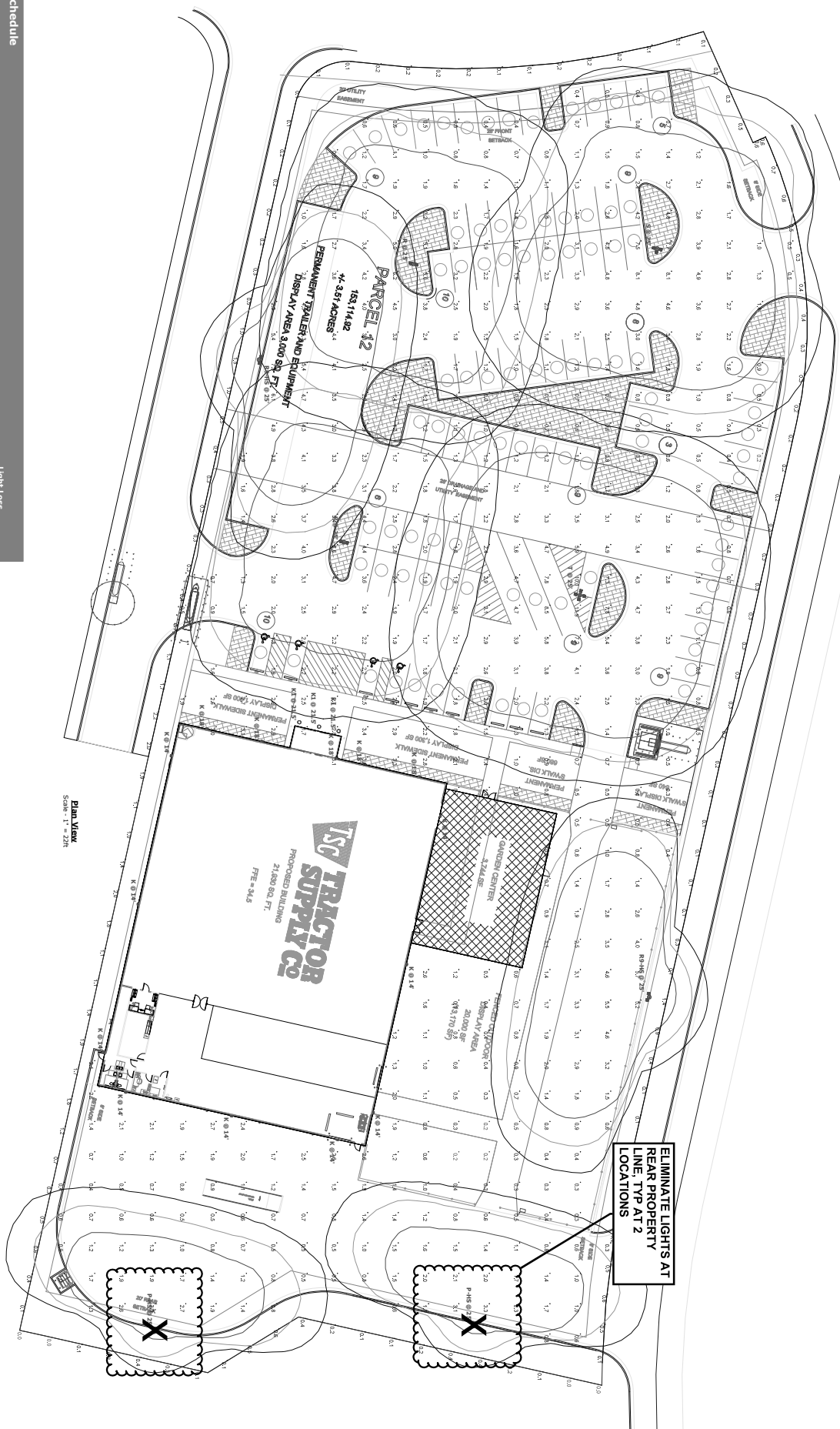
CLIENT INFORMATION

SOUTHPORT DEVELOPEMENT GROUP, LLC
155 W. NEW YORK AVE., SUITE 200
SOUTHERN PINES, NC 28387

REVISIONS

REVISIONS	
REV. NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design

1





PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Zoning Map Amendment, MF to R-10, 300, 302, 304 W. 11th, submitted by Coastline Homes, Parcel ID ZZ1MA00803, ZZ1MA00802, ZZ1MA00801
Date: June 10, 2022

Background

The attached zoning map amendment application is for a .478 acre (20,821 sf) tract in the corporate limits on W. 11th street owned by Coastline Homes. It is currently zoned MF and the applicant would like to rezone the property to R-10. The property consists of 3 existing lots in the historic Smith & Weeks Dubdivision. The lots in this subdivision are 42 ft by 165 ft. R-10 would allow this lot to be developed for single-family residential uses using the nonconforming R-10 lot provisions found in the ordinance.

The Planning Board and Board of Aldermen may consider the following when deciding on a zoning map amendment: all uses allowed in that zoning district, impact on neighbors, economic impact, tax base increase, spot zoning, road capacity, adequate infrastructure, community opinion, property values, Consistency with the CAMA Land Use Plan, the future land use map, jobs, public services, buffering requirements, the environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income, affordable housing, owner vs. rental housing, or who the owner is when deciding.

Figure 1: Existing Zoning Map



The surrounding area consists of MF to the North and R-10 to the West, East, and South.

Figure 2: CAMA Future Land Use Map



The Future Land Use Map shows the property as Medium Density Residential. Medium Density Residential is defined as single family residences, appropriately located duplexes, and parks. The North shows High Density Residential, the East and West show Medium Density Residential with Medium Density residential South of 11th Street.

PROCESS

To rezone the property to R-10, a zoning map amendment must be approved. A consistency statement will also be required for the zoning map amendment, which may include a motion for a recommendation of approval or denial. Following a recommendation from the Planning Board, the zoning map amendment will be sent to the Board of Aldermen for their consideration. A duly advertised public hearing will be held and the rezoning will require mailing a notice of the hearing to each property owner to be rezoned and abutting property owner. The Planning Board may appoint a review committee to review this zoning map amendment if they deem it necessary.

ACTION ITEM: CONSISTENCY STATEMENT- MAP AMENDMENT (REZONING)

The City of Southport Planning Board hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Planning Board believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommends that the Board of Aldermen adopt the zoning map amendment.



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: RZ-22-0512-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Planning Board believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommends that the Board of Aldermen adopt the zoning map amendment.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgins, Chair

Southport CAMA Land Use Plan Rezoning Talking Points

- All uses allowed in a zoning district. Rezoning cannot be based on consideration of only one use or a partial list of uses allowed within a zoning district. That would be contract zoning. Contract zoning is against the law.
- The potential for spot zoning. Rezoning requests will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning where the sole purpose is to serve private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan.
- The likelihood of a zoning decision resulting in a strip development. Strip developments should be discouraged. These types of developments are typically commercial, extending along both sides of a major street. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
- Zoning regulations should be made in accordance with the Southport Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its particular suitability for uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Southport's planning jurisdiction.
- Does Southport need more land in the zoning class requested?
- Is there property in the City that might be more appropriate for this zoning?
- Is the request in accordance with the CAMA Land Use Plan?
- Will the request have a serious impact on traffic circulation, parking space, sewer, water, or other utilities?
- Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
- Will the request cause serious noise, odors, light, activity, or unusual disturbance?
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
- Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Zoning Map Amendment, BD to R-10, 1208 N. Caswell Ave, submitted by Heidi Paiva, Parcel ID 221MAO00104 (RZ 22-0609-01)
Date: June 10, 2022

Background

The attached zoning map amendment application is for a .141 acre (6,138.5 sf) tract in the ETJ owned by Heidi Paiva at 1208 N Caswell St. It is currently zoned BD and the applicant would like to rezone the property to R-10. The property consists of 1 existing lot in the historic Southport Heights subdivision, originally platted in 1910. The lots in this subdivision are 50 ft by 123 ft. R-10 would allow this lot to be developed for single-family residential uses using the nonconforming R-10 lot provisions found in the ordinance. This rezoning would be consistent with the two previous rezonings that the Planning Board recommended at the May 19th meeting. Those tracts were rezoned from MF/BD to R-10 and the 6/09 Board of Aldermen meeting. This zoning map amendment would bring this property in line with the ones directly to the north and south of it. Depending on the Board's comfort level, a statement of consistency could be adopted or this could be examined by a review committee.

The Planning Board and Board of Aldermen may consider the following when deciding on a zoning map amendment: all uses allowed in that zoning district, impact on neighbors, economic impact, tax base increase, spot zoning, road capacity, adequate infrastructure, community opinion, property values, Consistency with the CAMA Land Use Plan, the future land use map, jobs, public services, buffering requirements, the environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income, affordable housing, owner vs. rental housing, or who the owner is when deciding.

Figure 1: Existing Zoning Map



The surrounding area consists of R-10 to the North, East, and South. There is MF across N Caswell to the West.

Figure 2: CAMA Future Land Use Map



The Future Land Use Map shows the property as High Density Residential. High Density Residential is defined as a variety of single and multi-family residential uses. The allowable density is 11 units per acre. The North shows Light Commercial, the East shows High Density Residential with Medium Density residential below 12th St.

PROCESS

To rezone the property to R-10, a zoning map amendment must be approved. A consistency statement will also be required for the zoning map amendment, which may include a motion for a recommendation of approval or denial. Following a recommendation from the Planning Board, the zoning map amendment will be sent to the Board of Aldermen for their consideration. A duly advertised public hearing will be held and the rezoning will require mailing a notice of the hearing to each property owner to be rezoned and abutting property owner. The Planning Board may appoint a review committee to review this zoning map amendment if they deem it necessary. Since we have done two similar rezonings in this area, staff recommends that the Planning Board adopt a statement of consistency.

ACTION ITEM: CONSISTENCY STATEMENT- MAP AMENDMENT (REZONING)

The City of Southport Planning Board hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Planning Board believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommends that the Board of Aldermen adopt the zoning map amendment.



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: RZ-22-0609-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Planning Board believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommends that the Board of Aldermen adopt the zoning map amendment.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chair

Southport CAMA Land Use Plan Rezoning Talking Points

- All uses allowed in a zoning district. Rezoning cannot be based on consideration of only one use or a partial list of uses allowed within a zoning district. That would be contract zoning. Contract zoning is against the law.
- The potential for spot zoning. Rezoning requests will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning where the sole purpose is to serve private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan.
- The likelihood of a zoning decision resulting in a strip development. Strip developments should be discouraged. These types of developments are typically commercial, extending along both sides of a major street. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
- Zoning regulations should be made in accordance with the Southport Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its particular suitability for uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Southport's planning jurisdiction.
- Does Southport need more land in the zoning class requested?
- Is there property in the City that might be more appropriate for this zoning?
- Is the request in accordance with the CAMA Land Use Plan?
- Will the request have a serious impact on traffic circulation, parking space, sewer, water, or other utilities?
- Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
- Will the request cause serious noise, odors, light, activity, or unusual disturbance?
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
- Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board

From: Thomas Lloyd, City Planner

Re: Zoning Text Amendment, Section 3.5 Table of Permitted and Special Uses, submitted by Terin Ellis

Date: June 10, 2022

BACKGROUND

Attached is a request to amend the table of permitted uses. The applicant is requesting that the table be modified to allow Commercial Recreation, Outdoor in the Business District.

Commercial Recreation, Outdoor is defined as a commercial facility that is typically outdoors and that provides entertainment, recreational, and amusement opportunities. Examples include water parks, mazes, and miniature golf. It is important to note that this would allow Commercial Recreation, Outdoor uses in all of the Business District. Below is the proposed amendment.

Below is the amendment that the applicant has proposed:

Table 3.1: Table of Uses	Districts P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													Use Stand ard
	ICS	R- 10	R- 20	M F	MH	PUD	O-I	CBD	BD	HC	LI	HI	O S	Section #
CLUBS OR LODGE		SS	SS			SS		SS	PS	PS				3.8.F
COMMERCIAL PARKING LOTS	812930						SS	SS	SS	PS	SS			3.8.G
COMMERCIAL RECREATION, INDOOR						S		S	P	P				
COMMERCIAL RECREATION, OUTDOOR									P	P				

PROCESS

In order to amend the Unified Development Ordinance, a zoning text amendment must be approved by the Board of Aldermen. The Planning Board must review the text amendment and adopt a statement of consistency and recommendation. Following a recommendation from the Planning Board, the zoning text amendment is then sent to the Board of Aldermen for their consideration. A duly advertised public hearing is then held to gain public feedback on the text amendment prior to a decision. The Planning Board may appoint a review committee to review this amendment.

Text Amendment

City of Southport, North Carolina

PAID

CK. NO. Cash
DATE 5/31/22 JD



1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. ZA 22-0531-01 FEE: \$ 100.00 Date Received: 5/31/22

Applicant's Name: Terin Ellis
Mailing Address: 593 Lockwood Folly Rd SE City: Bolivia
State: NC Zip Code: 28422 Phone: 910 583 0601
Email: EllisTerin@gmail.com

Section 3.5 Table of Permitted and Special Uses

Current Section Impacted by Proposed Text Amendment: [REDACTED]

Please describe the conditions that makes the proposed text amendment necessary for the promotion of public health, safety, and general welfare; or that identifies an obvious error in the UDO. Also explain why the proposal is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary).

zoning this area for outdoor recreation would
promote general welfare for residents of all ages.

In filing this Text Amendment Petition, I hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Terin Ellis
Signature (Applicant)

5/31/2022
Date

APPROVED BY:

UDO Administrator

Date

City of Southport
Unified Development Ordinance (UDO)

Table 3.1: Table of Uses		Districts P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard												Use Stand ard
Uses	ICS	R-10	R-20	M F	MH	PUD	O-I	CBD	BD	HC	LI	HI	O S	Section #
CLUBS OR LODGE		SS	SS			SS		SS	PS	PS				3.8.F
COMMERCIAL PARKING LOTS	812930						SS	SS	SS	PS	SS			3.8.G
COMMERCIAL RECREATION, INDOOR						S		S	P	P				
COMMERCIAL RECREATION, OUTDOOR									<u>P</u>	P				
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE	811310									P	P	P		
CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	234										P	P		
CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.						P	P	P	P	P				
DANCE STUDIOS	611610					P	P	P	P	P				
DAYCARE, ADULT AND CHILD	624120						SS	SS	PS	PS				3.8.H
DIVERS, COMMERCIAL								P	P	P	P	P		
DRY CLEANERS	812320					SS		PS	PS	PS				3.8.I
DRY STORAGE										PS	PS	PS		3.8.J
EDUCATIONAL FACILITY		S	S	S	S	S	P	P	P	P				
ELECTRONIC GAMING OPERATIONS										SS				3.8.K
EXTERMINATING SERVICES	561710							PS	P S	P	P	P		3.8.L
FARMERS'S MARKET	445230	SS				SS		SS	PS	PS			S S	3.8.M
FARM MACHINERY SALE AND SERVICE									S	P	P			



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board

From: Thomas Lloyd, City Planner

Re: Major Subdivision Sketch Plan, Jonas Creek Phase 3, submitted by Cottage Point LLC

Date: June 10, 2022

BACKGROUND

Prior to filing for an application for approval of a major subdivision preliminary plat, the subdivider has the opportunity to submit a sketch design plan. The purpose of this review is the meet with the potential subdivider and give them the opportunity to discuss their thoughts pertaining to the subdivision and to receive feedback from the Planning Board prior to the full application being submitted. It is an introduction of the project to the Planning Board According to the UDO, the discussion and any recommendations made by the Planning Board at this stage are advisory in nature.

The attached sketch Plan is for Phase 3 of Jonas Creek on 12.06 acres adjacent to W. West St and W St. George St. Quartermaster Drive would be extended all the way to W. West St. The total area of the Jonas Creek PUD is 20.658. This proposed phase is 33 single-family lots and will be the final phase. There are also two additional pocket parks. The Jonas Creek tract was rezoned to PUD in March of 2009. The PUD Land Use Plan was approved in May of 2009. Phase 1 was approved on July 14, 2011, Phase 2A was approved on May 12, 2016, and Phase 2b was approved on September 14, 2017. It is important to note that since the project has been in continuous development, the applicant still has vested right to develop the lots according to their original land use plan.



Major Subdivision Sketch Plan Application

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____ **FEE: \$** _____ **Date Received:** _____

Proposed/Approved Name of Development: Jonas Creek Phase 3

Applicant's Name: Cottage Point LLC

Mailing Address: 420 West 4th Street Suite 202-C **City:** Winston-Salem

State: NC **Zip Code:** 27101 **Phone:** (336) 918-1131

Email: carverrudolph@gmail.com

Location of the property: South of Cottage Point Subdivision & West of St. George Street

Parcel No.: _____ **Overall Acreage:** 12.06 **Number of lots (include remnant):** 33

Property Owner's Name: Cottage Point LLC

Address of Owner: 420 West 4th Street Suite 202-C **Phone:** (336) 918-1131

City: Winston-Salem **State:** NC **Zip Code:** 27101

Email: carverrudolph@gmail.com

Surveyor: Owen Gidlow PLS **Registration #:** NC PLS L-4356

Mailing Address: 219 Station Road Suite 101 **City:** Wilmington

State: NC **Zip Code:** 28405

Phone: 910 393-8528 **Email:** ogidlow@withersravenel.com

A Major Subdivision Sketch Plan review procedure can be found in Section 2.8.D of the Southport UDO.



6-8-2022

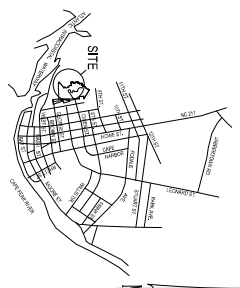
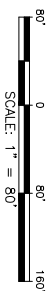
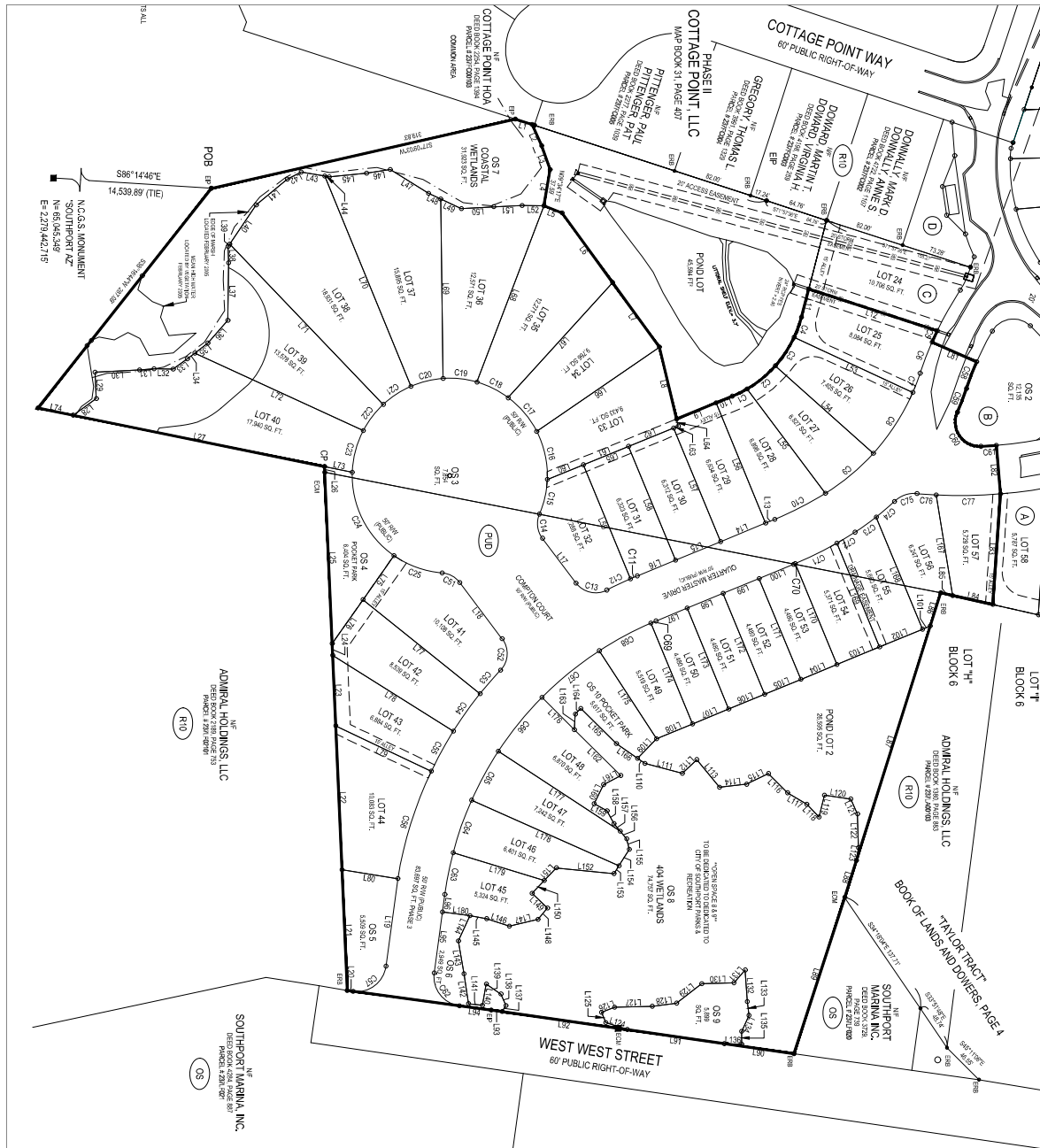
Signature (Owner or Authorized Applicant)

Date

APPROVED BY:

UDO Administrator

Date



VICINITY MAP

NO SCALE

PROPERTY OWNER INFORMATION

- | | |
|--|--|
| <p>NE SHOUJUN, ALEXANDER J.
DEED BOOK 3738, PAGE 597
PJM# 2371A05087</p> | <p>NE DOTTAGE 23K, LLC
DEED BOOK 3626, PAGE 1122
PJM# 2371A05056</p> |
| <p>NE KEETEE, JOHN
DEED BOOK 3416, PAGE 189
PJM# 2371A02982</p> | <p>NE COTTAGE POINT HOA, INC.
DEED BOOK 3402, PAGE 563
PJM# 2370T001</p> |

MOTHER:

- [illegible]

REFERENCE

- * DEEDS AND MAPS SHOWN AS REFERENCED FROM BRANSON COUNTY REGISTER OF DEEDS.
- * 20188 LACES REZONED TO PLD BY CITY OF SOUTHPORT BOARD OF ALDERMAN, MARCH 2019.
- * 20188 LACES AND USE PLAN APPROVED BY CITY OF SOUTHPORT PLANNING BOARD, JUNE 2019.
- * JONES CREEK PHASE 1 PERI, NINETY PLAT APPROVED BY CITY OF SOUTHPORT BOARD OF ALDERMAN 17 JULY 2011.
- * JONES CREEK PHASE 1, MAP CORRENT 17 PAGE 66
- * JONES CREEK PHASE 2A, MAP CORRENT 170 PAGE 61
- * JONES CREEK PHASE 2B, MAP CORRENT 170 PAGE 61

JONAS CREEK PHASE 3
COTTAGE POINT, LLC.

PID# 237LA029, 237LF02102, & 237LF02103

SMITHVILLE TOWNSHIP CITY OF SOUTHPORT BRUNSWICK COUNTY NORTH CAROLINA



WithersRavenel
Engineers | Planners | Surveyors

219 Station Road #101 | Wilmington, NC 28405 | t: 910.256.9277
license #: F-1479 | www.withersravenel.com

Line #	Length	Direction
L1	18.37	S71°10'E
L2	23.80	S54°05'E
L3	26.84	S19°34'E
L4	37.59	S89°41'W
L5	20.17	S88°10'E
L6	88.07	S55°34'E
L7	81.86	S55°34'E
L8	75.88	S13°27'E
L9	43.81	N6°49'30"E
L10	17.96	N6°11'30"E
L11	30.12	N4°20'07"E
L12	138.69	S17°38'E
L13	10.19	S87°35'30"W
L14	50.00	S87°35'30"W
L15	50.00	S87°35'30"W
L16	42.37	S87°35'30"W
L17	57.38	N35°39'30"W
L18	72.31	S35°39'30"W
L19	90.79	S07°48'00"W
L20	6.00	N27°12'07"E

Line #	Length	Direction
L21	124.13	N02°28'30"W
L22	141.83	N02°28'30"W
L23	72.41	N02°28'30"W
L24	12.00	N02°28'30"W
L25	175.88	N02°28'30"W
L26	5.57	N02°28'30"W
L27	263.17	N02°28'30"W
L28	70.22	N54°19'30"E
L29	27.12	N02°41'49"W
L30	46.88	N07°11'30"E
L31	14.81	N05°10'55"E
L32	16.00	S88°14'40"E
L33	17.87	N04°14'33"E
L34	9.42	N02°35'45"E
L35	17.81	N02°35'45"E
L36	30.87	N41°02'42"E
L37	50.00	N01°22'30"E
L38	16.53	N01°22'30"E
L39	2.77	N34°07'10"E
L40	48.57	N34°07'10"E

Line #	Length	Direction
L41	41.47	N50°17'00"E
L42	15.50	N07°10'00"E
L43	24.50	S00°00'00"E
L44	4.32	S00°00'00"E
L45	38.40	N08°21'50"E
L46	24.62	N01°16'21"E
L47	46.15	S58°19'02"E
L48	15.46	S05°01'50"E
L49	23.42	S05°01'50"E
L50	33.35	N09°14'47"E
L51	134.13	S05°03'40"E
L52	22.41	S46°11'10"E
L53	133.92	N05°10'30"W
L54	133.92	N05°10'30"W
L55	133.92	N05°10'30"W
L56	133.92	N05°10'30"W
L57	126.13	S22°24'31"E
L58	126.13	S22°24'31"E
L59	126.13	S22°24'31"E
L60	40.12	N07°48'00"E

Line #	Length	Direction
L61	50.00	N67°49'00"E
L62	50.00	N67°49'00"E
L63	5.00	N67°49'00"E
L64	7.59	N13°12'17"W
L65	140.12	S07°49'00"W
L66	152.87	N05°05'30"E
L67	252.25	S17°22'25"W
L68	30.78	S17°22'25"W
L69	164.30	S00°00'00"E
L70	223.16	N27°17'10"W
L71	227.86	N43°02'47"W
L72	180.25	N03°15'30"W
L73	20.00	N07°05'10"W
L74	38.88	N07°05'10"W
L75	55.13	S24°00'00"W
L76	53.08	N24°00'00"W
L77	153.98	S01°12'30"E
L78	164.12	S07°42'50"W
L79	138.49	N04°42'50"W
L80	50.00	S09°55'50"E

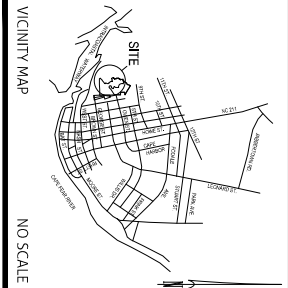
Line #	Length	Direction
L81	50.00	S09°19'27"E
L82	50.00	S04°45'07"E
L83	113.18	S03°57'28"W
L84	42.24	N17°18'40"W
L85	12.42	N07°18'40"W
L86	35.67	S17°29'25"W
L87	252.25	S17°22'25"W
L88	30.78	S17°22'25"W
L89	164.30	S17°30'00"W
L90	72.10	N05°24'40"W
L91	100.69	N01°46'40"W
L92	126.10	N01°40'00"W
L93	114.37	N01°49'10"W
L94	32.82	N02°18'20"E
L95	63.00	N07°41'00"E
L96	18.07	N07°41'00"E
L97	34.53	N07°35'25"E
L98	40.00	N07°35'25"E
L99	40.00	N07°35'25"E
L100	30.00	N07°35'25"E

Line #	Length	Direction
L101	8.77	N07°35'25"E
L102	47.50	N07°35'25"E
L103	47.50	N07°35'25"E
L104	40.00	S07°35'25"W
L105	40.00	N07°35'25"E
L106	40.00	S07°35'25"W
L107	40.00	N07°35'25"E
L108	40.00	N07°35'25"E
L109	27.65	S44°19'04"W
L110	8.20	N05°24'40"W
L111	38.65	S17°03'24"E
L112	20.46	N40°31'10"E
L113	38.77	S07°30'28"E
L114	27.65	N05°35'42"E
L115	24.65	N05°35'42"E
L116	27.79	S44°54'25"E
L117	23.65	S09°22'22"E
L118	16.17	S44°05'04"E
L119	23.22	S17°37'30"W
L120	27.25	S01°37'09"E

Line #	Length	Direction
L121	16.82	N04°40'20"W
L122	34.24	N01°28'40"W
L123	13.25	N05°26'30"E
L124	13.12	N07°14'07"W
L125	11.48	N02°00'30"W
L126	14.47	N08°47'05"E
L127	38.71	N08°20'49"E
L128	26.12	N02°40'57"E
L129	32.83	N02°25'17"E
L130	13.18	N05°24'40"W
L131	13.18	S08°08'40"W
L132	32.47	N03°40'00"W
L133	14.13	N01°20'30"W
L134	13.50	S24°38'30"W
L135	13.02	N00°31'24"E
L136	17.55	N08°04'21"W
L137	7.45	S32°44'40"W
L138	12.80	N02°48'50"W
L139	15.18	N05°48'30"W
L140	22.50	S10°09'30"W

Line #	Length	Direction
L141	14.24	S02°32'20"E
L142	60.57	S04°17'00"E
L143	34.13	N09°46'43"W
L144	28.49	N04°73'50"E
L145	17.40	N19°57'18"W
L146	24.59	N17°45'10"W
L147	30.35	N19°38'30"E
L148	15.21	N05°37'10"E
L149	21.68	S46°22'30"E
L150	18.05	N43°20'00"E
L151	16.05	N43°20'00"E
L152	16.05	N43°20'00"E
L153	9.48	S32°10'22"W
L154	19.48	S32°10'22"W
L155	11.07	N13°40'00"W
L156	10.33	S39°46'30"E
L157	5.51	N09°46'30"W
L158	15.14	N08°14'42"W
L159	15.05	S01°35'10"E
L160	21.81	S09°02'00"W

Line #	Length	Direction
L161	20.02	S02°11'11"W
L162	60.57	S04°17'00"E
L163	16.00	S03°29'10"W
L164	7.57	N04°56'44"E
L165	51.41	N45°17'00"W
L166	26.40	N55°24'40"W
L167	104.47	S09°13'20"E
L168	124.47	N22°24'31"E
L169	115.11	S27°24'31"E
L170	112.00	N02°24'31"W
L171	112.00	S22°24'31"E
L172	112.00	S27°24'31"W
L173	112.00	N02°24'31"W
L174	111.98	S22°24'31"E
L175	107.78	S35°00'00"E
L176	46.88	N45°17'00"W
L177	140.48	N05°46'30"W
L178	165.38	N08°01'00"W
L179	97.77	N12°36'30"W
L180	28.40	S02°18'20"E





PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Thomas Lloyd, City Planner
Re: Major Site Plan, 115 N Howe Street Mixed-Use Development, submitted by Barbee Enterprises of Southport
Date: June 10, 2022

BACKGROUND

The attached Major Site Plan application is for the redevelopment of an existing property in the city limits. This project triggered a Major Site Plan because it contains more than 10,000 sf of impervious area. The property is located at 115 N. Howe Street and is at the Corner of N. Howe and W. Nash St. The site area is 15,608 sf or (.38 acres). The zoning district is the Central Business District. Central Business District is defined as a restricted district in which commercial uses are densely developed in accordance with the City's historical commerce center. The proposed uses of the site are Retail, Restaurant, and Residential.

The existing structure on site is proposed to be demolished and replaced with a new structure. The proposed structure is a multi-story building that is 102 feet x 90 feet. The existing impervious area on the site is 11,431 sf. The proposed layout of the site would add an additional 3,886 sf for a total of 14,317 sf. The % of impervious area for the site is 91.73 %. The site plan is proposing 4 residential dwelling units. The UDO requires 2 spaces per residential unit regardless of whether it is in the Central Business District or not. Within the CBD Zoning district, no off-street parking shall be required for any nonresidential use, whether new construction or change of use/redevelopment. The only exception to this is for residential uses as mentioned above. There are 8 total spaces. Parking facilities less than 10 spaces are not required to meet the parking facility landscaping guidelines. Street yard buffers are not required in the BD or CBD zoning districts. Buffer yards are also not required in CBD where adjacent to R-10 property. However, in this case staff would recommend that a fence be installed.

Attached are the exterior elevations. New construction in the CBD and BD are subject to the following design guidelines:

3.11 BUILDING DESIGN STANDARDS

A. PURPOSE

The purpose of this section is to ensure architectural compatibility and the establishment and preservation of architectural character throughout the city.

B. APPLICABILITY

The requirements of this section shall apply to the CBD and BD zoning districts in the following circumstances:

1. All new construction other than single-family or two-family dwellings.
2. Communication towers, religious institutions, government buildings, public structures, and uses within the LI and HI districts shall be exempt from these requirements.

C. DESIGN STANDARDS

1. The primary entrance of the structure shall be architecturally and functionally designed on the front facade facing the primary street.
2. Except for corner lots, the front facade of the principal structure shall be parallel to the front lot line and street.
3. Façade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, dayglow, or neon colors shall be prohibited.
4. Ground-mounted mechanical equipment, solid waste storage, and recycling storage shall be located to the rear or side yard and screened from view of the street.
5. Outparcels shall be designed and integrated with the main project or principal structure.
6. No portion of a building facing a front or side lot line, unless a zero lot line common wall, shall be constructed of unadorned (unfaced) concrete masonry units or corrugated and/or sheet metal.
7. No single facade extending unbroken more than 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through one of the following:
 - a) The use of projections or recesses. When used, each projection or recess shall have a projection (or depth) dimension of no less than 18 inches and a width of no less than 36 inches; or
 - b) The use of columns or other architectural detail to provide visual interest. Where used, columns should be harmonious with the general design of the structure.
8. At least 25% of the first floor of the street facade(s) shall be transparent (including all sides facing a street right-of-way). Street level windows shall be visually permeable. Mirrored glass is not permitted in any location. False or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. A window shall be measured as follows:
 - a) Minimum area: 16 square feet
 - b) Minimum width: 3 feet
 - c) Minimum height: 4 feet

9. A pitched roof shall have eaves a minimum of 12 inches from the building face including gutters. This shall not apply to zero lot line structures.

D. COMPLIANCE

Compliance with the requirements of this section shall be demonstrated through submittal of architectural drawings in conjunction with the appropriate approval type. Drawings shall include, but not be limited to, a floor plan, roof plan, and all exterior building elevations.

The Planning Board may appoint a review committee to go over this project further.



Major Site Plan

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____ FEE: \$ _____ Date Received: _____

Applicant's Name: RON GREGER - R.G. TEC SECURITIES INC

Mailing Address: 613 LOCKWOOD FALLY DR. City: BOLIVIA

State: NC Zip Code: 28422 Phone: 919-422-9732

Email: TRIATCOAST@YAHOO.COM

Location of the property: CORNER OF W NASH ST & HOWE STREET

Parcel No.: 237LG041 Overall Acreage: 0.36 Number of lots: 1

Property Owner's Name: BARBEE ENTERPRISES OF SOUTHPORT INC

Address of Owner: 119 N HOWE ST. Phone: _____

City: SOUTHPORT State: NC Zip Code: 28461

Email: CBBERCHAM@YAHOO.COM

Design Professional: JODY BLAND
NORRIS & TUNSTALL CONSULTING ENGINEERS License #: 41620

Mailing Address: 1429 ASH LITTLE RIVER RD City: ASH

State: NC Zip Code: 28420

Phone: 910-287-5900 Email: JBLAND@NTENGINEERS.COM

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

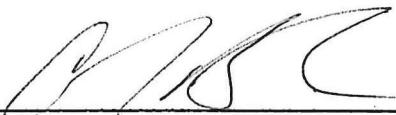
- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.



Signature (Owner or Authorized Applicant)

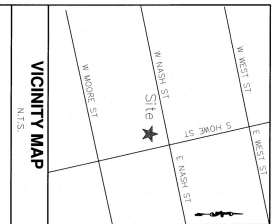
11/30/21

Date

APPROVED BY:

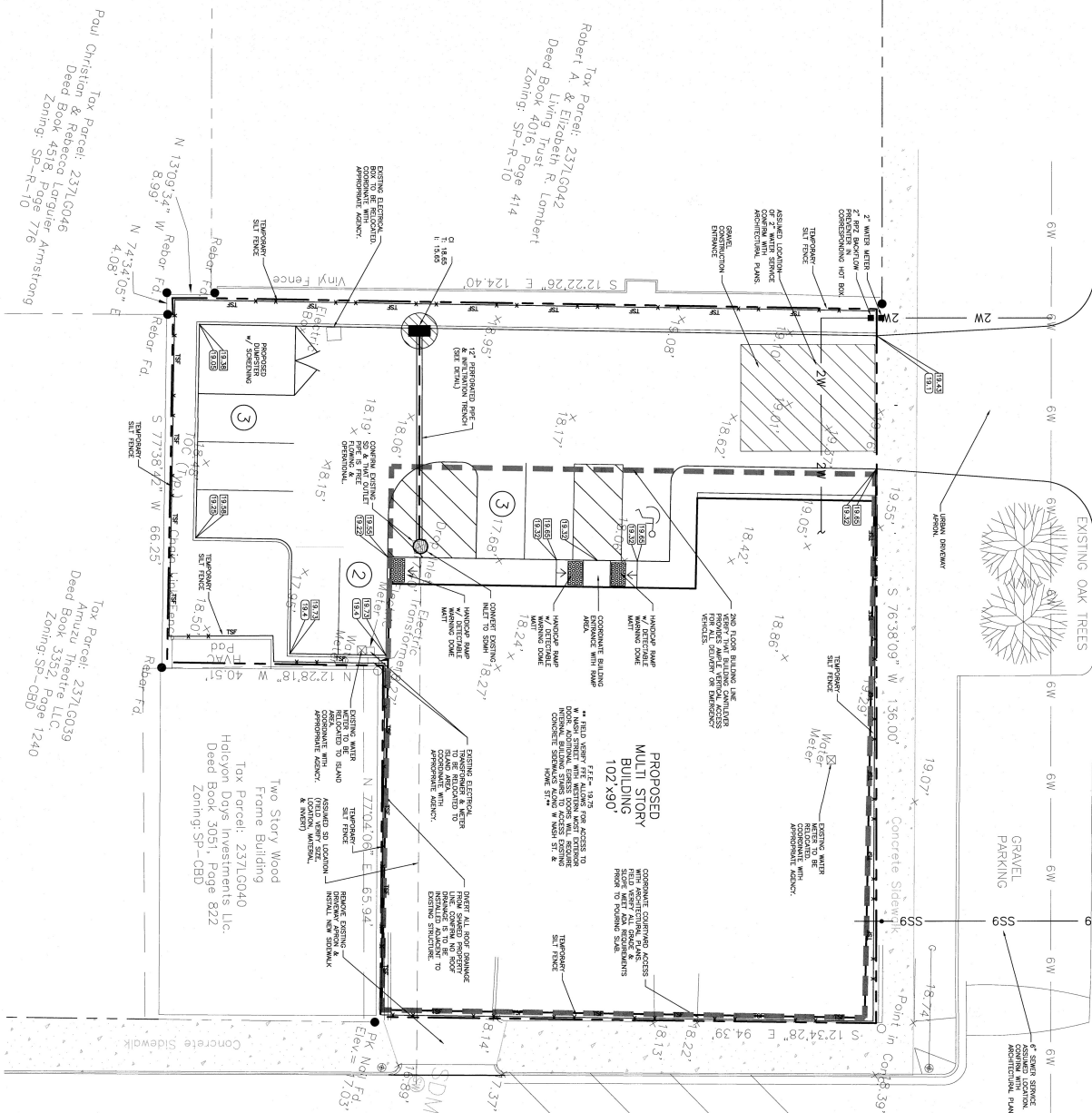
UDO Administrator

Date



Nash St.

99' R/W



SCALE: 1" = 10'

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2021 NORRIS & TUNSTALL			

NORRIS & TUNSTALL

CONSULTING ENGINEERS P.C.

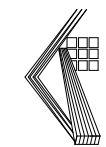
1900 EASTWOOD RD SUITE #11 1429 ASH-LITTLE RIVER RD, NW
WILMINGTON, NC 28403 ASH, NC 28420
PHONE (910) 345-9500 PHONE (910) 381-5800

CONTRACTOR/DEVELOPER:

R.G. Tec Securities, Inc.
615 Lockwood Folly Dr.
Bohlin, NC
1-919-422-9732
triastcoast@yahoo.com

GRADING AND UTILITY PLAN

BEACHAM MIXED USE DEVELOPMENT
115 N HOWE STREET, SOUTHPORT
BRUNSWICK COUNTY, NORTH CAROLINA



Daniel C. Smith, PE
 Consulting Engineer
 5068 Isabella Cannon Dr
 Raleigh, NC 27612
www.dansmithpe.com
 Ph: 919.844.6050

NEW BUILDING
W/ RESTAURANT & APARTMENTS
 115 N. HOWE ST., SOUTHPORT, NORTH CAROLINA, 28461

Revisions:

☐ For Construction
☒ Not for Construction

Project #

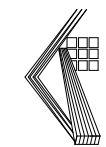
22-18

Date:

4-22-2022

Sheet:

1 of 3



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 Consulting Engineer
 5068 Isabella Cannon Dr
 Raleigh, NC 27612
www.dansmithpe.com
 Ph: 919.844.6050

**NEW BUILDING
 W/ RESTAURANT & APARTMENTS**
 115 N. HOWE ST., SOUTHPORT, NORTH CAROLINA, 28461

Revisions:

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Project #

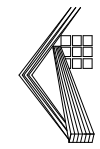
22-18

Date:

4-22-2022

Sheet:

2 of 3



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 Ph: 919.844.6050

NEW BUILDING
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 115 N. HOWE ST., SOUTHPORT, NORTH CAROLINA, 28461

Revisions:

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Project #

22-18

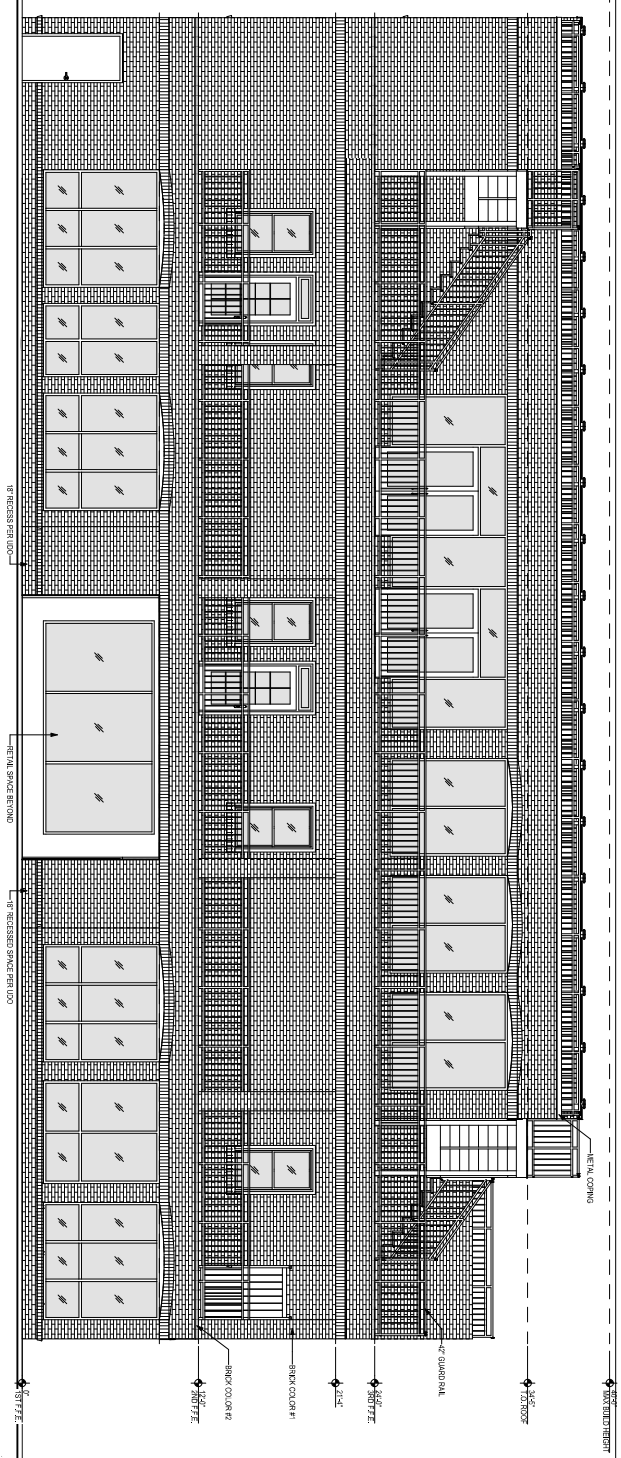
Date:

4-22-2022

Sheet:

3 of 3

1
221
FRONT ELEVATION
SCALE 1/8" = 1'-0"



2
221
RIGHT ELEVATION
SCALE 1/8" = 1'-0"



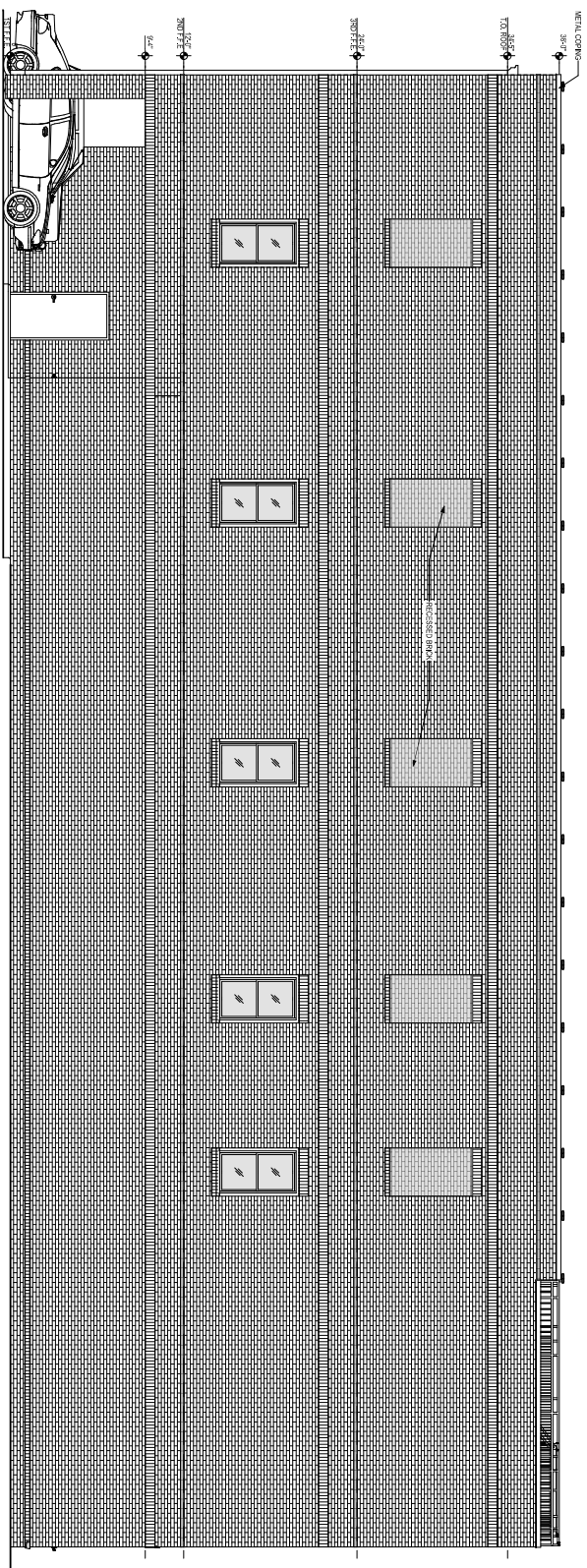
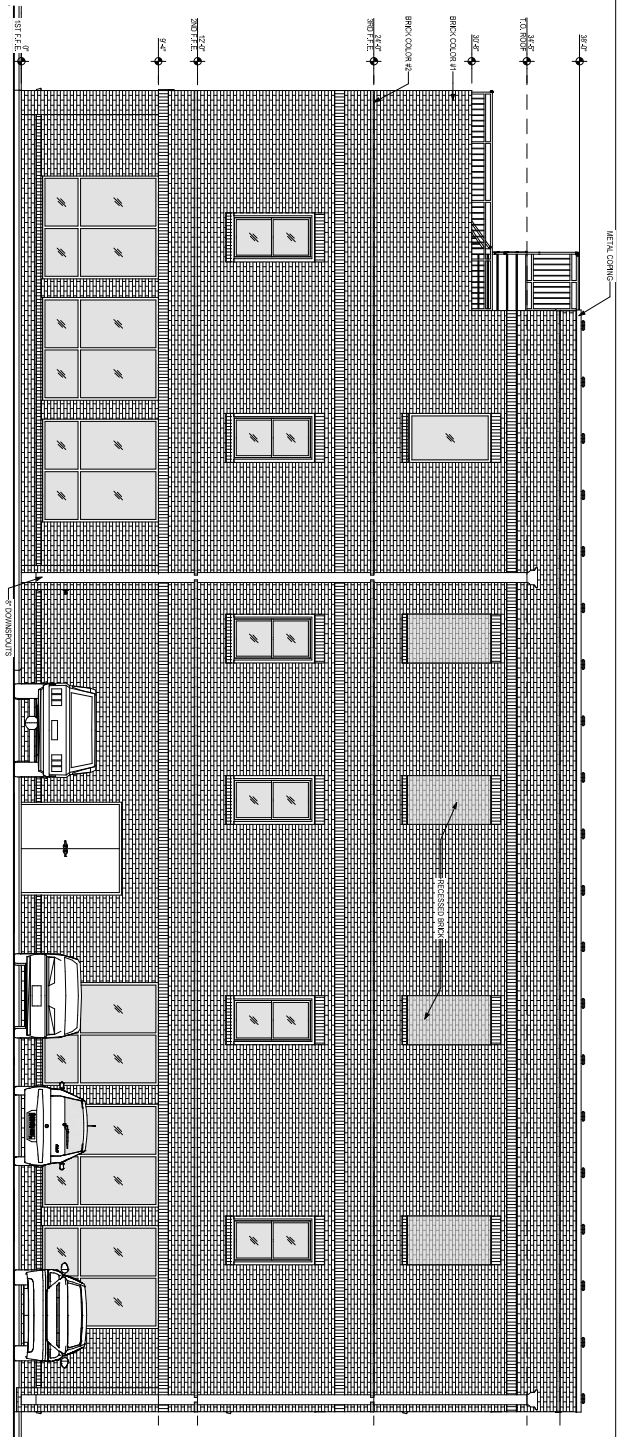
Daniel C. Smith, P.E.
 State of North Carolina
 License No. 22012
 P.E. 919.844.0283

NEW BUILDING W/ RESTAURANT & APARTMENTS
 115 N. HOWE ST., SOUTHPORT,
 NORTH CAROLINA, 28461

☒ Not For Construction
☐ Not For Construction
 Checked By: DS
 Drawn By: SGA
 Project # 22-18
 Date 04-22-2022

ELEVATIONS

Sheet: 3
 of 4



NEW BUILDING W/ RESTAURANT & APARTMENTS
 115 N. HOWE ST., SOUTHPORT,
 NORTH CAROLINA, 28461

Not For Construction
 Checked By: DS
 Drawn By: SGA
 Project # 22-18
 Date 04-22-2022

ELEVATIONS

Sheet: 4
 of 4

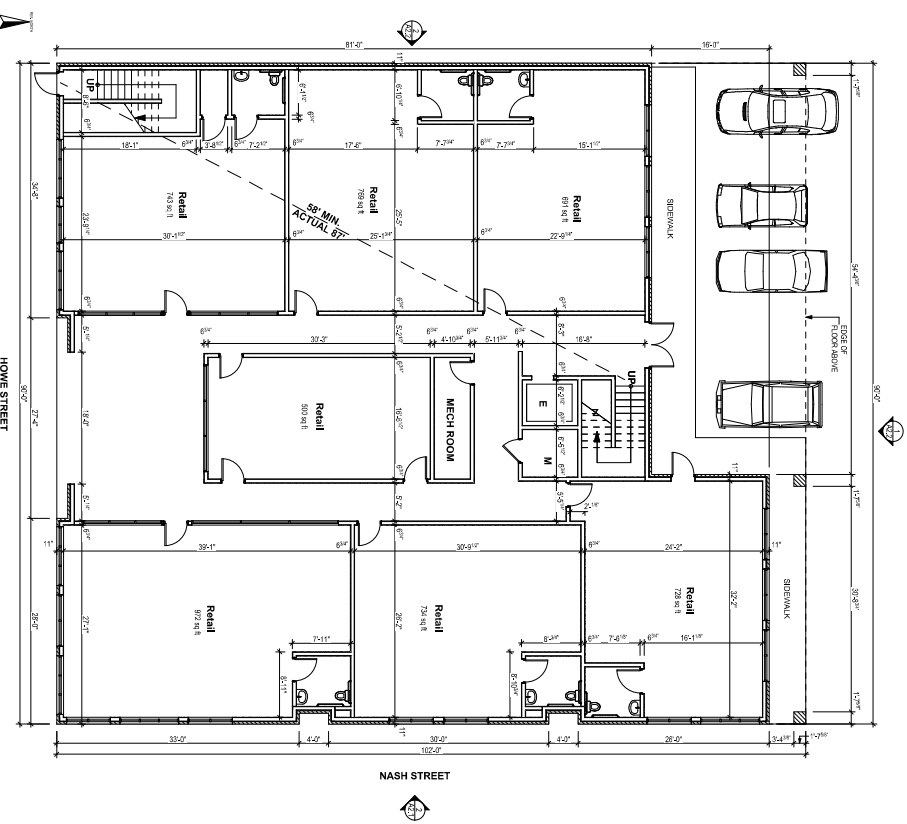


NEW BUILDING W/ RESTAURANT & APARTMENTS
115 N. HOWE ST., SOUTHPORT,
NORTH CAROLINA, 28461

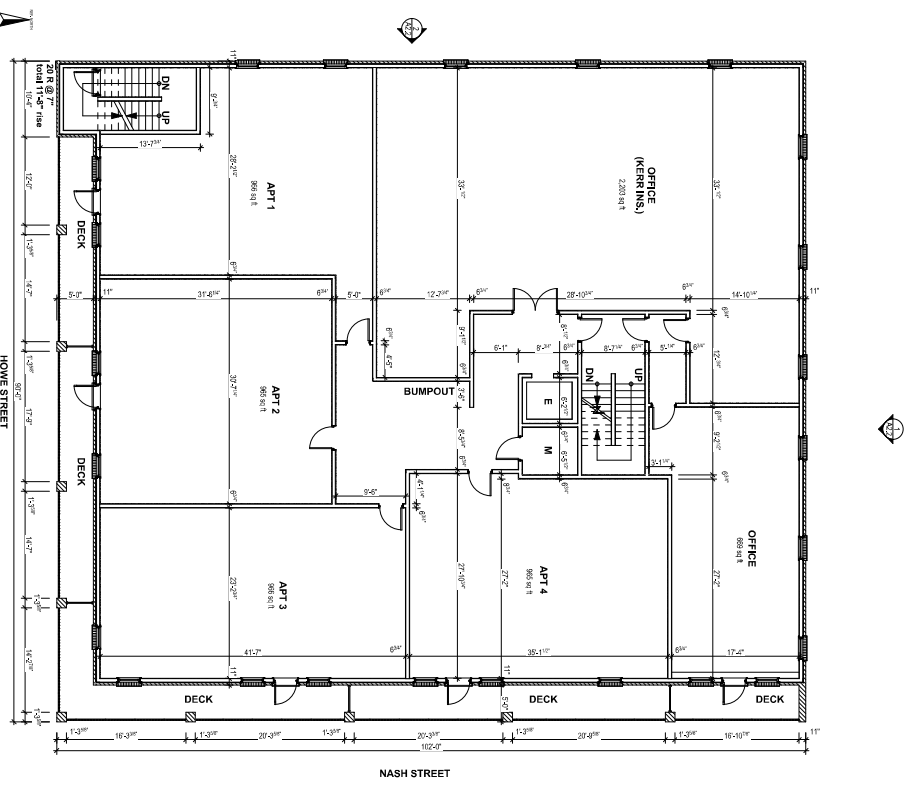
Project # 22-18
Date 04-22-2022
Drawn By: SSA
Checked By: DS
Not For Construction
Not For Construction

Sheet Title:
1ST & 2ND
FLOOR PLAN

Sheet:
1
of
4



1
A12 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



2
A12 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

