



**CITY OF SOUTHPORT
PLANNING BOARD
SPECIAL MEETING AGENDA**

February 4, 2025
10:00 AM

Agenda

Please turn off all cell phones

The regular monthly meeting of the Planning Board will be held at 6:00 p.m. on the third Thursday of each month. All members are asked to attend.

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Public Comment**
- E. Old Business**
 - 1. Yacht Basin Overlay [Maureen Meehan]
- F. Adjourn**



MEMORANDUM

To: Sue Hodgins, Chair and Members of the Planning Board

From: Maureen Meehan, Planning Services Director

Re: Yacht Basin Overlay – Text and Map Amendment

Date: February 4, 2025

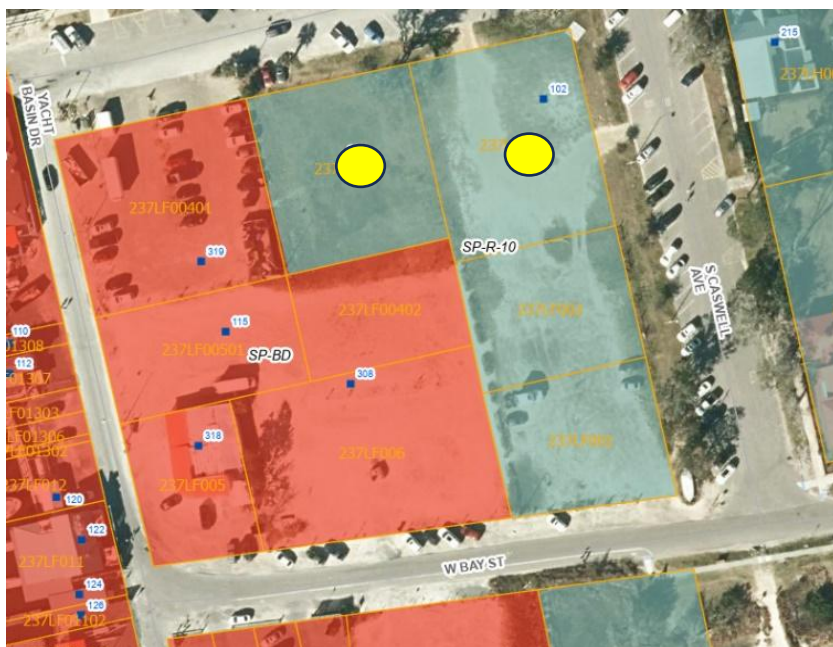
This item continues from your January 16, 2025 meeting and includes a recommendation by the review committee.

Background

Since 2021, several groups have considered and recommended a yacht basin overlay for parking. There is a demand for parking year-round, and the lots provide additional public parking. The overlay will bring the use into conformity and provide standards for uniformity and safety.

The proposed overlay includes two residentially zoned properties between S Caswell Avenue, W Bay Street, Yacht Basin Drive, and W Moore Street. The lots that encompass this area are highlighted on the map below. The overlay allows for using the lots for commercial parking and does not rule out the underlying residential zoning.

The overlay is both a zoning text amendment and a zoning map amendment. At the property owner's request, future parcels can be added to the overlay district with an amendment to the official zoning map.



Review Committee Recommendation

A review committee, including Vice-Chair Kevin Locklin, John Bove, and Fred Fiss, was formed during your January 16, 2025, meeting. The committee met with the property owners of the subject parcels on January 27, 2025. Discussions of future use, materials for parking lot surfaces, and wayfinding led to the proposed language and standards.

The review committee recommends the following language for consideration by the full Planning Board.

3.3 OVERLAY DISTRICTS

A. ESTABLISHMENT OF OVERLAY DISTRICTS

For the purpose of this ordinance, the City of Southport is subject to the following overlay zoning districts:

- A. YBO: Yacht Basin Overlay District. The following uses are allowed in the areas shown on the Official Zoning Map of the City of Southport as the Yacht Basin Overlay District.
 1. Commercial Parking Lots are allowed, and the following standards shall apply:
 - a. Surfacing. Materials are limited to pervious pavers and number 57 driveway slate gravel. The perimeters of the parking lot will be delineated with wooden borders. Concrete or asphalt parking lot surfacing is prohibited in the overlay district.
 - b. Borders. 8’x8’ wooden beams are to be used for horizontal lot boundaries. 4’x4’ wooden posts are to be used for vertical boundaries.
 - c. Driveway Entrances. All driveway entrances to City rights-of-way or streets shall include an apron. Aprons are to be sized to contain surface aggregate and to consist of cast-in-place concrete, or with an alternative paving material (e.g. concrete pavers, brick, “turfstone” or similar pervious material) determined to exhibit equivalent wear resistance and load-bearing characteristics to concrete.
 - d. Maintenance. Off-street parking areas shall be properly inspected and maintained on a regular basis using industry standard best practices.