



**CITY OF SOUTHPORT  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
113 W MOORE ST SOUTHPORT, NC 28461  
July 9, 4:00 PM  
Minutes**

**Present Members:** Chair Charles Drew, Vice Chair Bonnie Bray, Jim McKee, Joanne Wesson, Katherine Hufham, Alexis Gore-Graves, Tal West, Josh Cline McGee, Bonner Herring, Alderman Lowe Davis

**Staff Present:** Penny Tysinger, Historic Preservation Planner, ChyAnn Ketchum, Public Information Officer, Tori Deviney, City Clerk

**Absent:** None

**A. Call to Order**

Chair Drew called the meeting to order at 4:05 p.m.

**B. Invocation**

Alderman Lowe Davis provided the invocation.

**C. Pledge of Allegiance**

Chair Drew led members in the Pledge.

**D. Swearing in of Members**

*City Clerk Deviney swore in:*

Charles A. Drew

Alexis Gore Graves

Bonita Bray

Katherine Hufham – Alternate

**E. Selection of Chair and Vice Chair**

Chair Drew introduced the item to elect a Chair and a Vice Chair and opened the floor for nominations.

**A motion was made by Ms. Bray and seconded by Ms. Wesson to nominate Charles Drew to continue serving as the Chair of the Historic Preservation Commission.**

**The motion carries unanimously**

**A motion was made by Mr. West and seconded by Mr. McGee to nominate Bonnie Bray to serve as the Vice Chair of the Historic Preservation Commission.**

**The motion carries unanimously**

#### **F. Approval of Agenda**

**A motion was made by Ms. Bray and seconded by Ms. Wesson to accept the agenda.**

**The motion carries unanimously**

#### **G. Public Comment**

*Alderman Lowe Davis – 504 W. Brunswick St.*

Aldermen Davis spoke to the issues raised by residents concerning the adoption of an Historic District overlay; and emphasized the need for consistent transparency to ensure its success; and spoke to the drafted overlay map of the district; and addressed concerns residents may have regarding what was included and those establishments that were left off the map; the need to address resident concerns and provide extensive feedback to ensure all issues would be addressed; resident concerns about personal property (e.g. colors of homes, enclosures, and exterior property designs); addressed claims concerning ties that Historic Preservation could have to conditional zoning, and refuted these claims as illegitimate; and shared that all information concerning the issue has been posted appropriately to ensure citizens remain informed; and asked if the Board had any follow-up questions.

*Quinn Sweeney – 6432 Shinn Creek Ln.*

Ms. Sweeney shared that she had been made aware of the Historic District through the City's public notifications; and noted that those notifications had been disseminated extensively through public postings, door-to-door, and social media,

along with other media outlets; and suggested those residents with questions or concerns revisit these sources for additional information.

Chair Drew spoke to properties contributing and non-contributing; and emphasized the need for clear and transparent language to assuage public concerns; and shared that he planned to provide a thorough history of the project and hoped that all residents would be educated in the coming days to ensure that everyone is aware of the goals during the public hearing.

Vice Chair Bray requested that any additional information presented by Historic Preservation Planner Tysinger be addressed during the public hearing.

Chair Drew reiterated that they would address the issues extensively.

Discussion ensued regarding the exclusion of the Yacht Basin; the docks at the end of W. Brunswick St.; and what rules would be implemented to limit construction to that portion of the area; and the need to preserve the historical significance of those areas.

Ms. Sweeney spoke to the Yacht Basin and what forms of construction would be limited by the additional measures outlined in the upcoming Standard for the historic District; and the need to address boat slips and their impact if any.

Historic Preservation Planner Tysinger emphasized the need to provide broad answers until a Quasi-Judicial Hearing could establish general rules; and noted that any final determination would need to go through due process where all the data, facts, and contributing factors could be appropriately assessed.

Chair Drew reiterated Ms. Tysinger's comments affirming that anyone in the district would need to go through City Hall, so that it could be brought before the commission for review and consideration.

Ms. Sweeney spoke to the design standards outlined in the document and expressed concerns related to mirroring old to new construction; the range of materials used to meet current standards; and shared the benefit of exploring how other cities approach their Historic Districts.

Chair Drew emphasized that range was included in working with people to meet the desired outcomes.

Discussion ensued regarding building materials such as hardy plan and other examples that had been implemented to meet the standards outlined in the document; modern construction juxtaposed with old construction designs; the uses of materials that satisfy the standard; the Community Building Center and the costs

to be consistent with the new standards; and the need to address these issues further.

## **H. Old Business**

### **a. Status of Historic Preservation Commission Documents**

Chair Drew introduced the next topic concerning the status of the historic preservation documents.

Historic Preservation Planner Tysinger shared that the measure had been taken before the Planning Board and that it had been approved unanimously.

## **I. New Business**

### **a. Next Steps – Processes and Procedures**

Chair Drew introduced the next item concerning process and procedures, and asked Staff to speak to it.

Historic Preservation Planner Tysinger shared that Staff is creating forms and worksheets to present to the public for opening day; an amendment to the fee schedule to be provided to Board of Alderman; and stressed that the timeframe for a turnaround would not be until September; and suggested that time be allotted in the interim for Quasi-Judicial training.

Chair Drew inquired if the overlay were to be approved by the Board of Aldermen, would those with a building permit be grandfathered in.

Historic Preservation Planner Tysinger spoke to the basic zoning district procedures that would still apply and shared that business would be conducted as usual; and spoke to the nuances of the upcoming processes and procedures to assuage public concerns regarding private property.

Discussion among the Board and Staff ensued concerning the public comment received/expected on the issue; expressed reassurance that each resident involved had received a letter; and the need to address each comment and provide clear answers; and restated that many positive comments had already been received; and noted the economic impacts associated with an historic district; and the need to emphasize that the measure is simply to maintain the standard that had been set and preserved for many years.

Vice Chair Bonnie Bray addressed concerns aimed at what might occur when the proposal reaches the State General Assembly and how that might be resolved.

Historic Preservation Planner Tysinger spoke to the measures Staff have reviewed to anticipate any issues concerning its approval; and noted that should the overlay be challenged, the measures they will take to address those concerns at that time.

Discussion followed on several areas and lots that were eliminated and how they were addressed in the documents; the size and shapes of lots; guidelines concerning contributing and non-contributing lots; the National Register rules and what is encompassed in those laws; emphasized the need to be versatile and embrace new technologies and measures; to the Yacht Basin in 1980; styles of property, tax credits, notifying the Tax Office, and other issues that may arise.

Chair Drew shared the Board of Alderman would begin the following night at 6 p.m. and encouraged all to speak.

#### J. Adjourn

Chair Drew asked for a motion to adjourn.

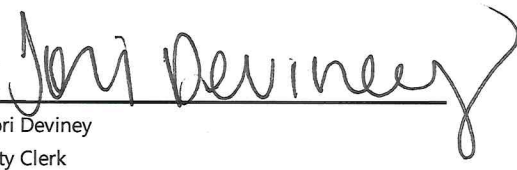
**A motion was made by Ms. Wesson and seconded by Mr. McKee to adjourn.**

**The motion carries unanimously**

The meeting adjourned at 5:02 p.m.

X 

Charles Davis  
Chair

X   
Tori Deviney  
City Clerk

