



**CITY OF SOUTHPORT
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
113 W MOORE ST SOUTHPORT, NC 28461
August 22, 2025
4:00 PM
Minutes**

Present Members: Chair Charles Drew, Vice Chair Bonnie Bray, Jim McKee, Joanne Wesson, Katherine Hufham, Tal West, Josh Cline McGee, Bonner Herring

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

Absent: Alexis Gore Graves

A. Call to Order

Chair Drew calls the meeting to order at 4:00 p.m.

B. Invocation

Chair Drew provided the invocation

Chair Drew brought Alternate members, Tal West and Katherine Hufham in as acting members.

C. Pledge of Allegiance

Chair Drew led members in the Pledge.

E. Public Comment

Sid Fortney - 413 E Bay St

Mr. Fortney shared concerns about the potential number of permits required under the proposed Historic Overlay, stating that after reviewing the requirements, he would personally need approximately forty permits. He emphasized that this volume would

Debbie Barnes – 425 W West St

Ms. Barnes referenced the draft document, noting that on page 47, the section she reviewed “does not include low voltage” work. She stressed that clarity in language is essential to protect both homeowners and the City from potential liability, remarking, “The clearer the better.” She suggested that the term *alteration* may need to be formally defined, as it was not currently included in the document, and questioned whether minor items such as gutters should truly require COA review. Ms. Barnes encouraged the Commission to focus COA requirements primarily on *new construction* rather than existing homes, stating that this adjustment would satisfy many residents.

Kurt Sheetz – 314 E Bay St

Mr. Sheetz thanked the Historic Preservation Commission (HPC) for its time and efforts allocated to the project; he shared he had tried to hold a seat on the HPC three years ago but was unable to do so; he shared a conversation she had recently with residents who resided within the historic district that were rejected from holding seats; and spoke to a petition started that many residents had signed who were in opposition of the historic district; he spoke to the need for the City to explore a zoning ordinance that speaks to new construction; and concerns that the section of Southport selected for the historic district was the most favored of locations, and that he felt those homeowners were singled out; he suggested that permitting the City implement enforcement of structural changes rather than the HPS; he shared that he would like to see the overlay go away.

Jesse Pierce – 320 College St

Mr. Pierce shared that extent to which his house had been in his family; that it had been passed down for a long time, and expressed concern that the new historic district overlay presents issues for him; and that it would take from his family; he shared that he did not see the incentive for him or his family in proceeding with the historic district; he expressed concern for having the historic district being adopted.

Pat Kirkman – Park Ave

Ms. Kirkman expressed her confusion and frustration regarding the recent public reaction, questioning where the community had been during the past several years of work on the project. She stated that she has long been a champion of the City and appreciates the committee’s efforts and dedication. Ms. Kirkman noted that this process has been ongoing for three years, with every one of the fifty-seven meetings open to the public, properly noticed online and in the newspaper, and with minutes

- Clarification that installation of window units requires a minor COA only if permanently installed, and that emergency or disaster-related replacements should not require HPC review.
- Removal under *Proposed Work* of “existing decks, piers, bulkheads, and boardwalks,” as those fall under CAMA regulations.
- Deletion of “installation of foundation vents or rear elevations” and “removal of a swimming pool” as minor COAs.
- Removal of the phrase “if required by code.”

On Page 20, amendment to change the review period from 180 to 90 days.

On Page 49, Section 1.4.7, regarding standards for driveways and off-street parking, deletion of the final sentences referencing “brick, stone, or metal” and noting that “concrete or plastic edging is not appropriate.”

On Page 58, Section 2.1.5, deletion of the section addressing replacement of gutters.

On Page 60, Section 2.2.10, clarification that siding type does not matter so long as it appears consistent with what is being replaced.

On Page 61, Section 2.2.11, note that fiber cement siding may be appropriate when not visible from public streets or waterways.

On Page 74, Section 3.1.8, removal of the word “smooth” from the reference to fiber cement materials.

Chair Drew opened floor for questions

Ms. Wesson thanked residents for their comments; she spoke to the regulations other cities have adopted and how the language emulates and mirrors those.

Chair Drew shared that it was never the intent to include landscaping guidelines, such as beautification, garden club, forestry.

Ms. Wesson spoke of the palm trees that had been added throughout the city and suggested the language had begun concerning their addition.


Mr. McKee spoke to the need to state the matter clearly or else start over; he emphasized the volume that was under review, and the amount of language that had been added by consultants and not the HPC.


emphasized that HPC had done its due diligence to present a clean proposal that took into care the consideration of all residents.

G. Adjourn

A motion to adjourn by Mr. West, second by Mr. Herring. The motion carried unanimously.

Adjourned at 5:10pm

X 
Charles Drew
Chair

X 
Tori Deviney
City Clerk

