



**City of Southport
Planning Board Special Meeting
Indian Trail Meeting Hall
113 W Moore St
Southport NC 28461
05/02/2025
10:00 am
MINUTES**

Present Members: Chair Sue Hodgins, Will Hewett, Fred Fiss, Lawrence N. Ashley, John Bove, Bob Lambert, Kevin Locklin

Staff Present: Maureen Meehan, Planning Services Director, ChyAnn Ketchum, Public Information Officer, Tori Deviney, City Clerk

Absent: None

A. Call to Order

Chair Sue Hodgins called the meeting to order at 10:00 a.m.

B. Invocation

Mr. Hewett provided the invocation

C. Pledge of Allegiance

Chair Hodgins led members in the recitation of the Pledge

D. Approval of Agenda

Chair Hodgins noted that the agenda item, Public Comment, be added and asked if there was a motion to approve the agenda.

A motion to approve the agenda was made by Mr. Hewett and seconded by Mr. Ashley.

The motion carries unanimous

E. Public Comment

Chair Hodgkin spoke to the Conditional Zoning of the waterway community and asked for a motion to open Public Comment.

A motion was made by Mr. Hewett and seconded by Mr. Ashley, to open Public Comment.

The motion carries unanimously.

Chair Hodgkin asked Deputy Clerk Deviney if there were any speakers or email comments.

There being no speakers from the floor, Chair Hodgkin asked for a motion to close Public Comment.

A motion was made by Mr. Bove and seconded by Mr. Ashley to close Public Comment.

The motion carries unanimously.

F. Old Business

1. ZTA-25-03 – Zoning Amendment Application: Conditional Zoning and Appendix A

Chair Hodgkin introduced the item and spoke to the feedback leadership and Staff received; and noted the development agreement included in the packet and the discussion that occurred on April 17, 2025; and shared that the Zoning Text Amendment is the greater of their responsibilities and the three elements noted on April 17 are intertwined; and the transparency of the process; and asked Planning Services Director Meehan to address the item and provide the Board and residents further information.

Planning Services Director Meehan spoke to the item and shared that slides are available to the Board; and shared the text amendment would be incorporated into the Unified Development Ordinance (UDO); and shared the difference between the two standards; and provided information concerning Conditional Zoning and what it is tailored for regarding smart growth; and to the standards of Conditional Zoning in Southport today; and noted that with the relinquishment of the Extra Territorial Jurisdiction (ETF) created some changes that limit the authority of all local governments in North Carolina for downzoning and

nonconformities; and discussed what was proposed by the applicant concerning Conditional Zoning.

Chair Hodgkin spoke to the original recommendation included in the packet that was denied.

Planning Services Director Meehan noted that it was included in the packet; and spoke to the Conditional Zoning district requirements and how they differ from the originally proposed; and shared specific instances of differences throughout the proposed amendment.

Mr. Ashley shared that there is a large difference in the process from 2023 to the current process and asked if the Conditional Zoning had been negotiated with the Mayor and Board of Aldermen and if Southport stood to lose anything; and why the need to move to Conditional Zoning “lite”.

Planning Services Director Meehan shared the deliberations between the applicant, community, Staff, and the Board of Aldermen; and shared the recommendation; and spoke to the text amendment.

Chair Hodgkin noted that residents can attend the Board of Aldermen meetings to comment and voice concerns.

Planning Services Director Meehan spoke to the remaining processes outlined in the proposed applicant text amendment; and noted the uses and vicinity of the area to which is included in the packet.

Mr. Ashley addressed issues concerning City limits and what occurs just over the City limit lines.

Chair Hodgkin expressed concerns for condensing the original document; and noted that the Board is attempting to insert as many protections as possible for Southport to be reviewed by the Board of Aldermen.

Planning Services Director Meehan addressed Appendix A; and outlined the general project information, land use, and other conditions included in Appendix A; and spoke to the changes and requirements for Conditional Zoning.

Mr. Bove inquired about the language that was removed.

Planning Services Director Meehan spoke about the reasons for removal of the language at the applicant’s request.

Chair Hodgkin asked if a reference should be made about the removed language; and inquired if the text amendment was sufficient as written or if it need further explanation; and added that the text amendment has become a point of contention; and spoke to the current procedure for denying and approving bond requests.

Planning Services Director Meehan shared that the request was included and read the language to the Board; and asked if the Board would like the applicant to review the language; and affirmed the text amendment is sufficient; and discussed the previous bonds that were left or abandoned.

Mr. Locklin addressed the need to draft best management practices to avoid future issues.

Mr. Ashley inquired about why a bond could not be requested in the application process.

Planning Services Director Meehan shared the appropriate negotiation standards regarding bonds.

Mr. Bove asked if the bonding is consistent with zoning; and asked if there was a legal way to add the request for bonds into the application process; and addressed the policies and principles that are incorporated in the text.

Planning Services Director Meehan spoke about the process of reviewing policy and principles; and shared that adding the policies are not addressed in the Conditional Zoning standards.

Chair Hodgkin asked if the policies should be added to the text.

Mr. Bove clarified that the addition of policies is a good measure; and noted that the applicant could understand what will be reviewed; and addressed a pre-application meeting to address these issues.

Planning Services Director Meehan noted that the Board has a consistency statement that ensures the Board had reviewed to the full extent of the request and provided a well-vetted deliverable for the Board of Aldermen to consider; and shared the typical process of applicants and noted that additional language could be added; and noted that stormwater would be included for oversight.

Mr. Bove addressed the stormwater mitigation portion of the UDO and its impact on smaller lots; and noted that it should also be added.

Chair Hodgkin shared her agreement for it being added; and noted that having this discussion at the development stage provides a solid forecast to consider.

Discussion ensued concerning the addition of stormwater to the UDO.

Planning Services Director Meehan shared that the text amendment would revise the whole tabular table in the UDO; and noted the applicant added the Conditional Zoning portion, and the City is incorporating it all under Appendix A; and reiterated for clarification that the table in question is Appendix A and not the Table and Uses and in reference to application only.

Chair Hodgkin noted that it was easier to understand than what had been previously provided.

Planning Services Director Meehan spoke about the remaining changes and clarity of the new table and language provided; and continued outlining the Conditional Zoning and the changes.

Chair Hodgkin noted that a current House Bill, 765, and that the Board only consider conditional districts; and spoke to the conditions limited to conformance of the development and the impacts reasonably expected by use of the site; and discussed the time to expedite the applicant's request.

Planning Services Director Meehan spoke to the process and shared the options provided to applicants; and emphasized that the proposed text amendments offer more ability to move forward how they choose.

Chair Hodgkin asked Ms. Meehan to review House Bill 765 and to elaborate should any of the text amendments requested be impacted by the language in the bill.

Mr. Locklin addressed the current text in relation to its prior form and inquired about the changes to wetlands and environmental issues; negotiation guidelines, and concerns surrounding the impact on wildlife.

Planning Services Director Meehan spoke about the changes and addressed the concerns; and the nuance of the language to account for all possible issues; and spoke to the need to ensure responsible development as the City moves forward with respect to wildlife and wetlands; and spoke about the next steps.

2. CZ-25-01 – Conditional Rezoning: Waterway Community

Planning Services Director Meehan introduced the Conditional Zoning: Waterway Community; and shared several maps that cover 46.1 acres; and noted the areas that had been identified for development; and that many of the areas were

previously earmarked as Planned Unit Development (PUD); and the additional requirements for each area; and lot dimensions, setback standards, old residential areas; and outlined those parcels earmarked or the City, Marina, Commercial, and Residential.

Mr. Bove asked about the number of acres that had been delineated.

Planning Services Director Meehan spoke to the number of acres and shared that she would need to reach out to the County to obtain a specific number.

Chair Hodgkin expressed concern about wetlands relating to CAMA Use Laws.

Planning Services Director Meehan shared information concerning CAMA and the wetlands land use; and asked the Board for any additional questions.

Chair Hodgkin asked if there had been anything on the new table under the Conditional Zoning that would present issues; and noted the addition of microbreweries and like-industry; and asked for examples of specific things outlined in the packet for business and structures.

Planning Services Director Meehan stated that nothing stood out as it would not be a high intent project and would fit in with the community overall; and shared those items that have been either removed or added; and explained what was included in the government use City of Southport portion of the text amendment; and spoke to microbreweries; and to what a research facility could be.

Mr. Locklin addressed the intent concerning research facilities; and asked if more information on the intent for these types of industries could be provided, if it relates to robotics or some other type of science.

Planning Services Director Meehan noted that she would request additional information concerning the intent of the noted research facilities.

Mr. Bove noted that the number of parking spaces is lower than the required amount and asked if there was an opportunity to obtain additional information about parking lot or share ideas to introduce more parking; and emphasized that parking spaces are cumbersome near the marina.

Chair Hodgkin emphasized Mr. Bove's concerns and noted golf-cart traffic.

Mr. Lambert asked if housing for multi-family structures is being planned.

Planning Services Director Meehan spoke to the multi-family homes outlined in the plan.

Chair Hodgkin asked if there were any additional questions; and emphasized the need for Conditional Zoning as it is of value to Southport; and that a chance was missed to have this previously completed; and emphasized the importance of getting it right this time.

Mr. Hewett shared that Conditional Zoning demonstrates how small cities protect themselves; and shared they should have addressed Conditional Zoning years back.

Discussion ensued concerning the submission of the Conditional Zoning; the fees associated with the application; and the timeline from when an application is received to completion; and noted that the Conditional Zoning, 2023, text amendment was drafted by Staff versus the current one that had been drafted by the developer; and noted the importance of being reactive; and expressed gratitude to Staff for their efforts in bringing a robust Conditional Zoning process.

Chair Hodgkin suggested the need to review the changes and ensure all matters concerned are addressed; and noted that should the Planning Board determine the Conditional Zoning text amendment was complete, the Board will forward it to the Board of Aldermen for review and adoption; and that they could review the UDO at that time

Chair Hodgkin asked for a motion to authorize our UDO Review Committee to familiarize its revisions suggesting for the submitted Conditional Zoning CZ-25-01 – Conditional Rezoning: Waterway Community bringing it back for final discussion along with the rezoning application submitted by East West Partners Management, LLC and Bald head Island Unlimited, LLC to be placed in recommendation form at our May Planning Board Meeting.

A motion was made by Mr. Hewett and seconded by Mr. Locklin to authorize our UDO Review Committee to familiarize its revisions suggesting for the submitted Conditional Zoning CZ-25-01 – Conditional Rezoning: Waterway Community bringing it back for final discussion along with the rezoning application submitted by East West Partners Management, LLC and Bald head Island Unlimited, LLC to be placed in recommendation form at our May Planning Board Meeting.

Mr. Fiss asked that any concerns should be forwarded to the Committee for consideration; and noted they would have the opportunity to be reviewed.

The motion carries unanimously.

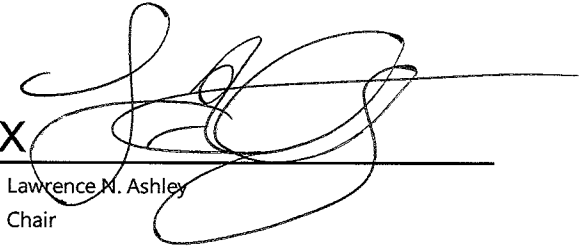
G. Adjourn

Chair Hodgkin asked for a motion to adjourn.

A motion was made by Mr. Bove and was seconded by Mr. Ashley to adjourn.

The motion carries unanimously.

The meeting adjourned at 11: 39 a.m.

X 
Lawrence N. Ashley
Chair

X 
Scott Baillargeon
Deputy City Clerk

