



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

June 15, 2023
6:00 PM

Agenda

Please turn off all cell phones

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual. Changes to this policy may occur, as needed to help prevent the spread of the Coronavirus.

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. Approval of Minutes**
 - 1. May 18, 2023
- E. Approval of Agenda**
- F. Public Comment**
- G. Old Business**
 - 1. Illuminated Sign Text Amendment
- H. New Business**
 - 1. Rezoning Request – 605 W Brown Street
- I. Other Business**
- J. Announcements**
- K. Member's Information**
 - 1. Attendance Record
 - 2. Member's Roster
- L. Adjourn**



City of Southport
Planning and Zoning Minutes
Community Building 223 E. Bay Street
May 18, 2023
6:00 P.M.

- Members Present:** Sue Hodgins, Will Hewett, Dick Sloan, Fred Fiss, Chris Jones, Donnie Joyner, Roy Pender, Kevin Locklin, and Scott Jones (via phone)
- Members Absent:** None
- Staff Present:** Travis Henley, Development Services Director
Tanya Shannon, Deputy Clerk
ChyAnn Ketchum, Community Relations/PIO
Sydney Heil, Community Building Administrator
- Board of Aldermen Liaisons:** Karen Mosteller and John Allen
- Others:** Wes MacLeod, Senior Planner, Cape Fear Council of Government
- A. Chair Sue Hodgins called the meeting to order at 6:02 p.m.
- B. Mr. Donnie Joyner gave the Invocation.
- C. Chair Hodgins led the Pledge of Allegiance.
- D. Motion to approve the April 20, 2023, Meeting Minutes By Vice-Chair Hewett, and second by Mr. Sloan. ***Unanimous vote; Motion carried.***
- E. Motion to approve the Meeting Agenda By Vice-Chair Hewett and seconded by Mr. Donnie Joyner. ***Unanimous vote; Motion Carried.***
- F. Public Comment: A Motion was made by Mr. Joyner to open Public Comment and was seconded by Vice-Chair Hewett. ***Unanimous vote; Motion Carried.***
1. Mr. Rich Bandera, 409 N. Burrington Ave; is not in favor of the expansion of Conditional Zoning in Residential areas. He stated that the City's proposed new budget includes updating the Comprehensive Land Use Plan. He said that although the budget has not been approved yet, the need for an updated plan is needed. He recommended that the Board table a decision for Conditional Zoning until the City has updated the plan that will improve the planning and zoning decisions through an updated Comprehensive Plan.

There were no further questions or comments. A Motion was made by Vice-Chair Hewett to close Public Comment and was seconded by Mr. Sloan. ***Unanimous vote; Motion carried.***

G. Old Business:

1. Illuminated Sign Text Amendment

Development Services Director Travis Henley gave an overview of the application. He explained that Haven, 307, LLC is requesting a zoning text amendment to the UDO to amend Section 3.19.H "Illumination" to modify the allowable types of illuminated signs. The applicant has requested this amendment to receive final approval for a sign permit that includes a backlit sign that is not permitted. The City and the applicant have signed a letter of agreement that allows the illumination of the sign until the UDO amendment can be processed. Mr. Henley said the amendment to this section would allow the backlit internally with glass or plastic faces bearing the advertisement and diffuse direct rays of the light source to prevent any direct line of sight with the light with the light source. Backlit and halo sign can be described as text and shapes cut into overlaid surface that shines light from the reverse of the overlay. The illumination creates a glow around the overlaid surfaces. Director Henley said the applicant has requested the following considerations to this Zoning Text Amendment to provide modifications to the City's adopted sign regulations. The request includes one of 2 options:

1. Adding an OR where currently there is an AND in Section 3.19.H.1.c
2. Add an additional section to the ordinance that specifically allows backlit and halo lighting that meets all requirements of the UDO.

The City Planning Staff submitted the proposed Zoning Text Amendment to the Planning Board for their consideration of which option to send to the Board of Aldermen with a recommendation. Staff stated that the proposal appears to be consistent with the CAMA Core Land Use Plan.

Ms. Bev Hammond came to the podium and stated she and Mr. David Truglio are the owners of Haven. They had gotten a permit previously and then discovered that it was not in accordance with the UDO due to the language that states "bearing the advertisement and diffusing the direct rays of the light source..." versus the word "or" that is being proposed to amend in the text amendment option (1). She explained they had been very thoughtful with their manufactured sign and had worked hard to incorporate it into the character of the City. She asked that the Board consider this amendment to encourage creativity and bring other modern soft lighting to Southport. Ms. Hammond said that it would be helpful to review the UDO for other language that may need to be revised and updated, as with option (2) adding a new section to allow for this type of soft lighting for signs. She thanked the Board for their consideration.

Chair Hodgkin asked if there were any questions or concerns from the Board on this item. There being none the Chair requested to table the proposed Text Amendment for further assessment on both lighting and signage in the Business District, so that Staff can make full determination on how to proceed with any amendments that need to be revised or updated. A Motion was made by Mr. Fiss to table the proposed Illuminated Text Amendment for further review and seconded by Vice-Chair Hewett.

Unanimous vote; Motion carried.

2. Conditional Zoning Text Amendment

Director Henley went over the updated revisions to the proposed Amendment. He explained the required open space, per direction from the Board. Previous Language: Mirrored existing PUD process, requires 20% open space designation. Proposed Language: As units are increased, required open space is increased as well – every 250 units, the amount of required open space increases by 5%, up to a maximum of 50% for any project with more than 1,500 units.

Director Henley said there was a lot of discussion on what type of language to include for Conditional Zoning (CZ) regarding height requirements; he stated that the simplest way is to state that the maximum height is based on the maximum height of the current zoning district designated for the property.

Mr. Pender agreed that the Comprehensive Plan does need to be reviewed and updated. He thanked Staff for the work that they have put into the information provided. He does agree with Conditional Zoning in Residential Districts, however he thinks that there needs to be more review and that the Technical Review Committee needs more teeth brought into the process before it comes to the Board. He stated that everyone agrees that the character of the City needs to be protected, but also to encourage developers to use Conditional Rezoning. His concerns are that with the open space requirements, developers will be discouraged from wanting to use this process. He said that developers will not be willing to consider the CZ option as they review and realize, for larger projects, that 50% of the property will be required to be designated open space, not including wetlands that are unbuildable. He continued that once developers examine all the requirements and input from the Technical Review Committee, the public and the other relative entities, the developers may to have redesign their plans so much that they would rather apply for traditional rezoning processes. He said that tree protection is very important to the City and with the minimum 5-acre site having the same requirements as a 50-acre site – requiring identification of trees and landscape protection -- he believes that developers will not be encouraged to use this process. He believes that the intent of Conditional Zoning is a good tool for the City but thinks there should be more consideration and review of the specificities to encourage developers to use this method as an option.

Director Henley said that Mr. Pender's concerns are valid concerns as the draft is currently written. He stated that he had advocated for keeping flexibility in terms of the dimensional standards for this draft. In term of the open space, he said that was drafted from feedback from the Board. He agreed that some of the standards could make employment of CZ difficult for developers, to be point of being cost- and effort- prohibitive, especially for bigger tracts. He said in terms of the minimum open space protection, he does agree there needs to be some flexibility. He said there may be the possibility of a 40-unit subdivision that could reasonably preserve 50% of the site as open space, then another situation could be a 1500-unit development that could only reasonably preserve 20% of open space. He said that would be impossible to know until the project is submitted but instead of a by-right project, the City would effectively hold all the cards and be in control of the review process in a CZ application. He said even if the project is in conformance with the Land Use Plan and meets all the standards but is deemed not in the best interest of the City, it could ultimately be denied.

In terms of the landscape and tree preservation, he said that those areas haven't been discussed that much through the Appendix A process, saying that the standards come directly from the current ordinance. Conditional Zoning would require the location of all size and specimen of regulated trees as defined in the Ordinance. He agreed that tree citing on a 5-acre site versus a 50-acre site would not be as easy to do in the early stage of the process, but also confirmed that CZ approval does not immediately act as approval to begin construction. The preliminary site plan would have to come before the tree survey is submitted and referred for the Board's review. He recommended asking the developer to give a generalized idea before the tree survey is required to be submitted, to ensure protection of the trees and that the developer's proposal is in harmony with the standards the City desires from developers regarding its tree preservation standards.

Director Henley introduced Mr. Wes MacLeod, Senior Planner from the Caper Fear Council of Government. Mr. MacLeod said that the decision to incorporate residential areas into the existing CZ Ordinance is ultimately made by the Board of Aldermen. He said that although Conditional Zoning is available to use in other districts currently it would be another tool that the City could utilize, just in a different way. He said that tweaking some of the submittal requirements is something that the Board could consider. He said that with the open space requirements as non-buildable in the current draft would most likely be a non-starter for most developers, as might changing the guidelines for regulated tree removal. Mr. MacLeod thanked the Board for inviting him to comment and said that he is always available if there are any questions or concerns that the Board may want him to address.

Chair Hodgins asked Director Henley if he had heard back from the other nearby municipalities that have used the Conditional Zoning process to see what correlations can be compared to the process that is being proposed for Southport. Director Henley went over a list of some of the other cities/towns primarily in southeastern North Carolina and said that some areas have used the method often but some of have only had a few applications. He said some of the adjacent islands such as Sunset Beach and Oak Island do not allow the use of Conditional Zoning in the Residential district on the island areas, only on the mainland. He also said that some had not had applications because of the restrictive guidelines. Chair Hodgins asked if any of those restrictions were the same as what is being proposed in this amendment. Director Henley stated that he was not aware of the specific guidelines that were stated in each process of the different ordinances, but they were similar in restrictions and dimensional requirements.

Mr. Joyner commented that some people are concerned about expanding Conditional Zoning into the Residential district because of the increase in density, the expansion of population in concentrated areas. He asked if this could create overdevelopment, in turn causing additional drains on resources and services. Mr. Henley said that currently, a developer could still apply for traditional rezoning in Residential districts, but this amendment would allow for a different approach to the process. Mr. Joyner asked what would happen if the amendment was approved and after 10 years the process was deemed unworkable and requested to be reversed. Mr. Henley said that would be possible: that all amendments could be requested to be changed but would ultimately be decided by the presiding Board of Aldermen.

Vice-Chair Hewett commented that the Town of Edenton is comparable to the City of Southport, and he said research has shown that CZ has worked well for them especially with historic preservation and the inclusion of feedback from the public to help work collaboratively with developers.

Chair Hodgins stated that she would like to see developers encouraged to use the CZ process, but having too many restrictions may discourage them from applying by this method. Mr. Fiss said that he thinks it would be good to relax some of the open space minimum requirements. He said the bar could always be increased during the review process. He agreed that if the requirements were too high, nobody would want to use it. He does think that the tree survey should be presented up front.

Mr. Fiss asked if the recommendations for changes to the draft would have to be redrafted before a vote could be taken. Director Henley said that given Appendix A is part of the text amendment, if a motion was made for a recommendation for approval there would need to be a condition that this section of the amendment be revised prior to the presentation to the Aldermen. Chair Hodgins asked for clarification that the revision would be part of the tree preservation section in Appendix A. Mr. Henley said that it would be following what is listed in other municipalities with some approximations as to what would be allowed. He said that he appreciated Mr. MacLeod's recommendation to keep specimen trees and that those trees would have to be sought out; however, the restraints on regulated trees may discourage the use of CZ, especially if the project was going to get denied.

Mr. Joyner was not in favor of loosening the tree preservation guidelines, stating he can already see nearby locations in the county removing almost all trees. Mr. Henley said that this does not change the tree ordinance, it is just enforced differently with Conditional Zoning. Vice-Chair Hewett said that no text amendment, no amount of negotiation can full-stop the removal of trees for development. And he agreed that there could be some relaxations regarding the minimum open space requirements.

Mr. Fiss asked if Surf City and Carolina Beach used this type of zoning in Residential districts, and Mr. Henley confirmed that.

Chair Hodgins asked if it was the consensus of the Board to revise the limits on the restrictions put on the open space requirements to encourage employment of CZ and if so, to what percentage. Mr. Chris Jones commented that rather than the ceiling being 50%, what if the ceiling was 35% so that a developer would not condense a project in order to meet the 50% open space requirement. During this discussion the Board came to consensus to keep the maximum height requirements as already stated in the UDO, with citations made to those requirements made as necessary.

Mr. Chris Jones questioned if the decision was made to revise the open space requirements to a minimum of 35%. Mr. Pender asked why are we trying to penalize large developments. He gave the example of a developer having 25 acres to develop with 20% open space requirement or come in with a collected 100 acres and have a required open space of 35%. He said that if a goal is to encourage developers to use and maximize this process, there should

not be penalization for pulling properties together that will give the City a better opportunity to negotiate with a large piece of property. He questioned if these calculations really are working for other cities/towns that utilize CZ. Mr. Chris Jones stated that his hopes are to encourage developers to design more open space.

Mr. MacLeod returned to the podium saying that open space requirements vary around the region, but 10-20% is primarily the standard. From the site-design standpoint, he said, it is easier for the jurisdictions to have a standard specifying a certain amount of required open space based upon the number of units. He added that in his experience a 35% restriction is high, especially when factoring in wetlands and other unbuildable areas.

Mr. Pender asked if there was a way to tie in the open space requirement to the tree preservation. He said it may not be the quantity of open space but the quality of the open space. Chair Hodgins said she saw one of the beauties of CZ to be that Staff would be responsible for recognizing tracts with an abundance of specimen trees, discussing options with the developers and requiring those areas to be kept as open space.

Chair Hodgins noted it's been often stated during the Board's CZ discussions that this proposed text amendment is a process ordinance -- not a guarantee of anything that a developer wants. She said that it would be a way to get more input from the public, and to work with the developer to achieve a better outcome for the City. She said the City now has an educated, knowledgeable and experienced Development and Planning Department and that in partnership with the Board, the Technical Review Committee, and the public she feels confident that this process would always be in the City's best interests and goals to protect and preserve.

She asked the Board if there were any other questions or concerns. She asked for a consensus of the Board keep the provision for the minimum of required open space at 35%, the height limits as stated in the current UDO, and the amendment to Appendix A for tree preservation and removing the term 'regulated tree' and keeping 'specimen trees' as is. Consensus was obtained without further discussion.

A Motion was made by Vice-Chair Hewett to recommend approval of the Conditional Zoning Text Amendment to the Board of Aldermen with the condition that the language is revised to reduce the minimum open space requirement from 50% to 35% and that Appendix A Tree Preservation language be revised to remove the term 'regulated tree'; the Motion was seconded by Mr. Fiss. Aye: Sue Hodgins, Will Hewett, Dick Sloan, Fred Fiss, and Donnie Joyner. Nay: Roy Pender. ***Motion carried, 5-1.***

The Statement of Consistency that recommended approval to the Board of Aldermen was read by Vice-Chair Hewett.

H. New Business: None

I. **Other Business:**

1. **Tree Ordinance Discussion**

Director Henley explained that with Staff's experience, review and issuance of tree permits they are noticing some contradictions within the Ordinance language that are causing issues in enforcement. He said that there have not been any consequences for this issue yet, but they would like to be proactive before any significant problems arise. Staff will begin working on a draft of an updated Section 3.18. Director Henley said he would like feedback on any portion of the Tree Ordinance that needs more review. When a draft is complete, it will be placed on a future Planning Board agenda for discussion and consideration.

Before the conclusion of the Meeting, Mr. Chris Jones asked if his vote could be included in the Conditional Zoning Text Amendment. (Mr. Scott Jones who was present by phone during a portion of the meeting, had gotten disconnected with international communication capabilities.) The Chair ascertained that Mr. Scott Jones had indeed been disconnected midway through the meeting. Being that Mr. Scott Jones had left the meeting, Mr. Chris Jones was brought into a voting capacity by Motion made by Vice-Chair Hewett and seconded by Mr. Pender. Unanimous vote; Motion Carried.

A Motion was made by Vice-Chair Hewett to Amend the Motion to include Mr. Chris Jones as a voting member and to recommend approval of the Conditional Zoning Text Amendment to the Board of Aldermen with the condition that the language is revised to reduce the minimum open space requirement from 50% to 35% and that Appendix A Tree Preservation language is revised to remove the term 'regulated tree'; seconded by Mr. Fiss. Aye: Sue Hodgkin, Will Hewett, Dick Sloan, Fred Fiss, and Donnie Joyner. Nay: Roy Pender and Chris Jones. ***Motion carried, 5-2.***

(The Statement of Consistency that recommended approval to the Board of Aldermen stood as previously read by Vice-Chair Hewett.)

J. **Announcements:** None

A Motion was made to return Mr. Chris Jones back to a non-voting Alternate capacity by Vice-Chair Hewett and seconded by Mr. Fiss. ***Unanimous vote; Motion carried.***

With no further comments, questions, or concerns Chair Hodgkin requested a Motion to Adjourn, offered by Vice-Chair Hewett and seconded by Mr. Joyner. ***Unanimous vote; Motion carried.***

Adjournment: 7:56 p.m.

Chair, Sue Hodgkin

Deputy Clerk, Tanya Shannon

STAFF REPORT

ZONING TEXT AMENDMENT APPLICATION

SECTION 3.19 SIGNS

APPLICATION SUMMARY	
Presentation Date	June 15, 2023 Planning and Zoning Board
Applicant	Haven 307, LLC
Relevant Ordinance Sections	Section 3.19 Signs

ZONING TEXT AMENDMENT PROPOSAL
Haven 307, LLC, applicant, respectfully submits a Zoning Text Amendment to the City of Southport Unified Development Ordinance. Specifically, the request is to amend Section 3.19.H 'ILLUMINATION' to modify the allowable types of illuminated signs. All proposed changes, including additions and deletions, can be found as an attachment to this report and may also be viewed in the City of Southport Development Services Department offices.

REVIEW PROCESS
A Zoning Text Amendment proposal is considered a legislative process. As laid out by North Carolina General Statutes, a legislative process is a policy-level decision with broad discretion by the decision-making authority, in Southport's case the Board of Aldermen. In a decision to approve or deny a legislative proposal, the Board of Aldermen shall include a statement referencing the decisions consistency with the adopted land use plan for the City of Southport. Per the City of Southport Unified Development Ordinance, the Planning and Zoning Board shall also provide a recommendation on any proposed Zoning Text Amendment to the Board of Aldermen. The Board of Aldermen shall hold a public hearing prior to voting on any Zoning Text Amendment.

Section 2.10 of the UDO outlines the procedure that allows any party to apply for a text change to the UDO or zoning district change for the city's zoning map. The Planning Board shall provide an advisory recommendation within 90 days after the introduction of such petition at a regularly scheduled meeting and shall transmit its recommendation and report, including the reasons for its determinations, to the Board of Aldermen. This petition was introduced to the Planning Board on April 20, 2023.

AMENDMENT DESCRIPTION

The applicant, Haven 307, LLC has requested this amendment to receive sign permit final approval for a backlit sign that is not currently permitted. Below is the sign illuminated. The City and the property owner have signed a letter of agreement that allows the illumination of the sign until the UDO amendment can be processed.



The amendment to this section would allow backlit and halo signs. Currently, Section 3.19.H.1.c) states that illuminated signs are limited to those lit internally with glass or plastic faces bearing the advertisement and diffuse direct rays of the light source to prevent any direct line of sight with the light source.

Backlit and halo signs can be described as text and shapes cut into overlaid surface that shines light from the reverse of the overlay. The illumination creates a glow around the overlaid surfaces. Some other examples are shown below.





Specifically, the applicant has requested the following considerations to this Zoning Text Amendment to provide for modifications to the City’s adopted sign regulations. The request includes one of two (2) options:

1. Adding an OR where currently there is an AND in Section 3.19.H.1.c)
2. Add an additional section to the ordinance that specifically allows backlit and halo lighting that meets all requirements of the UDO.

Draft language for each option are included as an attachment to this staff report

EVALUATION AND CONTEXT

Unified Development Ordinance Compliance

Zoning Text Amendments, like General Use Zoning Map Amendments (Rezoning), follow the process laid out in Section 2.10 of the City of Southport Unified Development Ordinance. Pursuant to this section, 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 official

adopted plans that are applicable. The Board of Aldermen shall, in their final decision-making capacity, base their decision upon the same.

2014 CAMA Core Land Use Plan Compliance

Explicit references to specific sign regulations or other commercial design aspects are not present within the document. The plan references updating the UDO and other documents to meet the needs of the residents of the city. Further, the following Goal and Policy supports consistency with the proposed text amendment and the land use plan.

Goal 7: Southport will integrate local concerns with the overall goals of CAMA in the context of land use planning and in accordance with Southport's Vision and Core Values, Southport will endeavor to preserve the city's historic character, protect the city's shoreline vista, continue to support a vibrant Central Business District, preserve the city's residential areas and protect the city's Areas of Environmental Concern (AEC's).

Policy 7.9: The City will encourage development that supports its Vision and Core Values, will protect its resources, preserve its atmosphere, and simultaneously promote industrial and retail growth.

STAFF'S RECOMMENDATION

City Planning Staff submit the proposed Zoning Text Amendment to the Planning Board for their consideration of which option to send to the Board of Aldermen with a recommendation of approval. The proposal appears to be consistent with the 2014 CAMA Core Land Use Plan, specifically regarding preservation of the character and atmosphere of the city while promoting retail growth, as well as remaining consistent with the Unified Development Ordinance.

Attachments

Proposed Text Amendment Language
Consistency Statement
Text Amendment Application

Option 1: change the existing language from an ‘and’ statement to an ‘or’ statement

H. ILLUMINATION

1. Where illuminated signs are permitted, they shall conform to the following requirements:
 - a) All signs illuminated under the provisions of this section shall be constructed to meet the requirements of the National Electrical Code.
 - b) Signs which contain, include, or are lighted by any flashing, intermittent, or moving lights are prohibited, except Electronic Message Center signs.
 - c) Illuminated signs shall be limited to those lighted internally with glass or plastic faces bearing the advertisements ~~and~~ or diffusing the direct rays of the light source to prevent any direct line of sight with said light source.
 - d) Neon, argon, or other gas tube lighting or signage shall be prohibited on the external walls of all structures. Neon, argon, or other gas tube logo signs placed inside the building and not exceeding 25% of the window area or 32 square feet whichever is less shall be permitted.
 - e) Flood and display lighting shall be shielded so as to prevent direct rays of light from being cast into a residential area or district and/or on a public right-of-way from any direction. Such lighting shall also be shielded so as to prevent view of the light source from a residence or residential district and/or vehicles approaching on a public right-of-way from any direction. In addition, no sign shall permit light to emit upwards towards the sky.
 - f) Flame as a source of lighting is prohibited.
 - g) The light source color temperature for outdoor lighting shall not exceed 3,000 degrees Kelvin.

Option 2: add a new section specifically allowing backlit and halo lighting

H. ILLUMINATION

1. Where illuminated signs are permitted, they shall conform to the following requirements:
 - a) All signs illuminated under the provisions of this section shall be constructed to meet the requirements of the National Electrical Code.
 - b) Signs which contain, include, or are lighted by any flashing, intermittent, or moving lights are prohibited, except Electronic Message Center signs.
 - c) Illuminated signs shall be limited to those lighted internally with glass or plastic faces bearing the advertisements and diffusing the direct rays of the light source to prevent any direct line of sight with said light source.
 - d) Backlit and halo lighting that otherwise meet the provisions of Section 3.19 of this ordinance are allowed.
 - ~~d)~~ e) Neon, argon, or other gas tube lighting or signage shall be prohibited on the external walls of all structures. Neon, argon, or other gas tube logo signs placed inside the building and not exceeding 25% of the window area or 32 square feet whichever is less shall be permitted.
 - ~~e)~~ f) Flood and display lighting shall be shielded so as to prevent direct rays of light from being cast into a residential area or district and/or on a public right-of-way from any direction. Such lighting shall also be shielded so as to prevent view of the light source from a residence or residential district and/or vehicles approaching on a public right-of-way from any direction. In addition, no sign shall permit light to emit upwards towards the sky.
 - ~~f)~~ g) Flame as a source of lighting is prohibited.
 - ~~g)~~ h) The light source color temperature for outdoor lighting shall not exceed 3,000 degrees Kelvin.



**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: ZTA 23-02

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed text amendment of the Unified Development Ordinance to the Board of Aldermen and finds that it is consistent with the City's 2015 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with Policy 7.9: The City will encourage development that supports its Vision and Core Values, will protect its resources, preserve its atmosphere, and simultaneously promote industrial and retail growth and recommended action 2.5 A The City will continually monitor the need for possible revisions to the UDO. Further, the Planning Board finds that the proposed text amendment is reasonable and in the public interest as it would allow increased commercial services to the residents of Southport while not jeopardizing the historic character of the Business and Central Business districts.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgins, Chairman

Text Amendment

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. RJA

FEE: \$ 100

Date Received: 3/3/23

Applicant's Name: Haven 307 LLC (Bev Hammond/David Truglio)

Mailing Address: P O Box 10852 City: Southport

State: NC Zip Code: 28461 Phone: 860.202.9301 860.729.8276

Email: hammondkids@yahoo.com

Property Owner's Name: Haven 307 LLC

Address of Owner: 506 W Owens St City: Southport

State: NC Zip Code: 28461 Phone: 860.202.9301 860.729.8276

Email: hammondkids@yahoo.com

Current Section Impacted by Proposed Text Amendment: Section 3.19.H.1.c

On the next page, please describe the conditions that makes the proposed text amendment necessary to the * promotion of the public health, safety and general welfare, or that identifies an obvious error in the UDO. Also include an explanation on why the proposed text amendment is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary).

Section 3.19.H.1.c language reads: "Illuminated signs shall be limited to those lighted internally with glass or plastic faces bearing the advertisements and diffusing the direct rays of the light source to prevent any direct line of sight with said light source".

It is unfortunate the folks writing the ordinance got very restrictive and did not opt for the foresight to plan for a variety of sign options that would still remain within their definition of acceptable, and chose (as Mo pointed out) to use the word "and" instead of "or". That is not a criticism as we're sure the best interests of the City were in mind while creating all ordinances, but the UDO is a living document that needs to stay relevant by having tweaks made to existing ordinances as the need arises.

We are questing the language either we changed to make this an "or" statement, or a sentence be tacked on to indicate every sign permit request will be evaluated on its own merits and location, size, lumens/Kelvin will all be taken into account. Do you really want a city full of signs that all look the same? That goes against the character of Southport. That said, there definitely needs to be thoughtfully crafted structure to sign ordinance language.

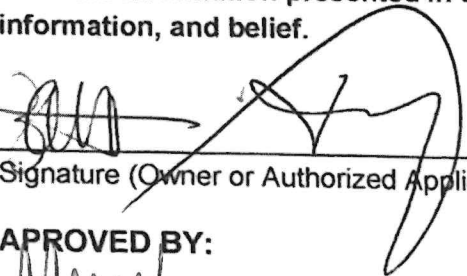
We have designed (and were permitted) an aesthetically pleasing and appropriately lit sign. While technically it is a halo lit sign by definition, it is NOT glaring or giving off tons of bright light. The LED lights to be used fall within the acceptable limits and they are illuminating the back of the sign to give it a subtle glow. It could be easily argued that back lit signs are more of a nuisance and give off a far less pleasing light.

Please advise what other information you might need to make this change to the ordinance and thus allow us and others the potential for innovative, unique, yet still completely in line with the vibe of Southport, signs.

Thank you.

David Truglio and Bev Hammond

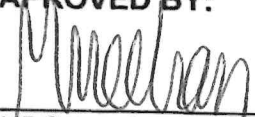
In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.



Signature (Owner or Authorized Applicant)

3/2/23
Date

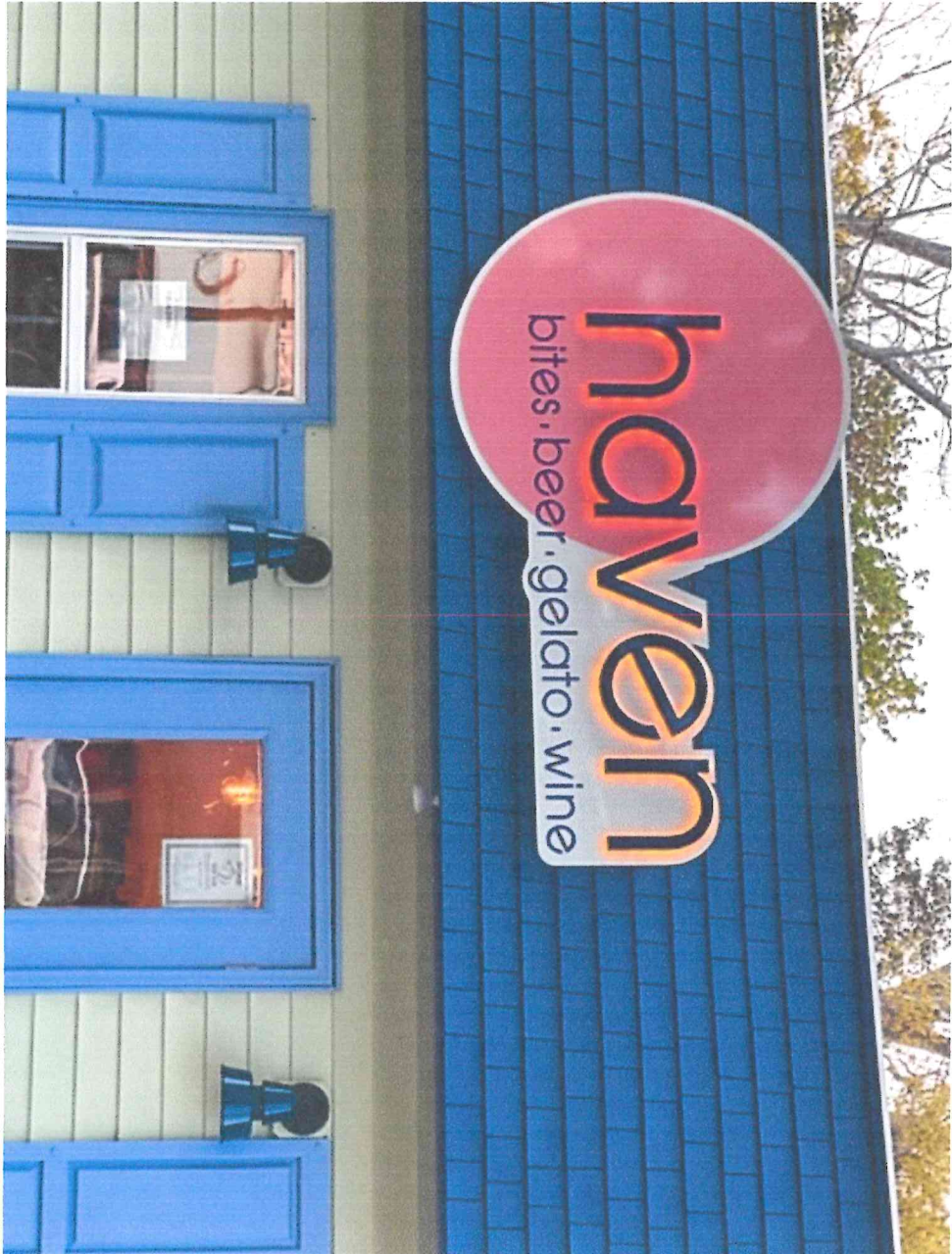
APPROVED BY:



UDO Administrator

3/3/23

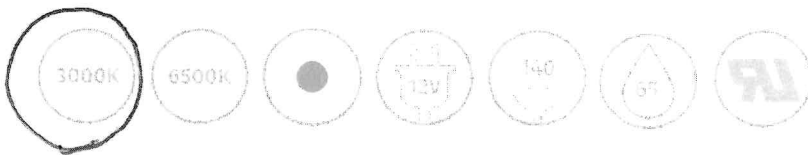
Date





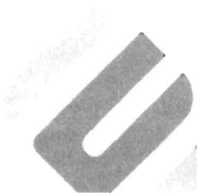
Panoramic 1D Series

Everylite Datasheet Ver 3.0.1
Revision Date 07/2022



Features

- Panoramic Series 1-diode LED module, this miniature version can be used for all your small signage applications
- You can combine it with our new generation Panoramic Series 2D and 3D modules to reach any possible corner or angle while maintaining perfect color consistency
- Preinstalled double sided tape for a quick layout
- Incredible 140 degree beam angle means better coverage and no hot spots
- 2835 surface mount LED with a high luminous efficacy
- Perfect color consistency with in-house color binning
- 50,000 hours rated lifetime
- UL, CE and RoHS



Panoramic 1D Parameters

Item #	Color	Peak Wave Length	module/ft	Lm/module	Lm/ft	Lm/W	W/module	W/ft	Input Voltage	Viewing Angle	Waterproof
PA-1D-W3CL	Warm White	3000K	4	28	112	86	0.36	1.44	12	140°	IP65
PA-1D-W6CL	Pure White	6500K	4	25	100	85	0.36	1.44	12	140°	IP65
PA-1D-RXCL	Red	620-625nm	4	12	48	33	0.36	1.44	12	140°	IP65

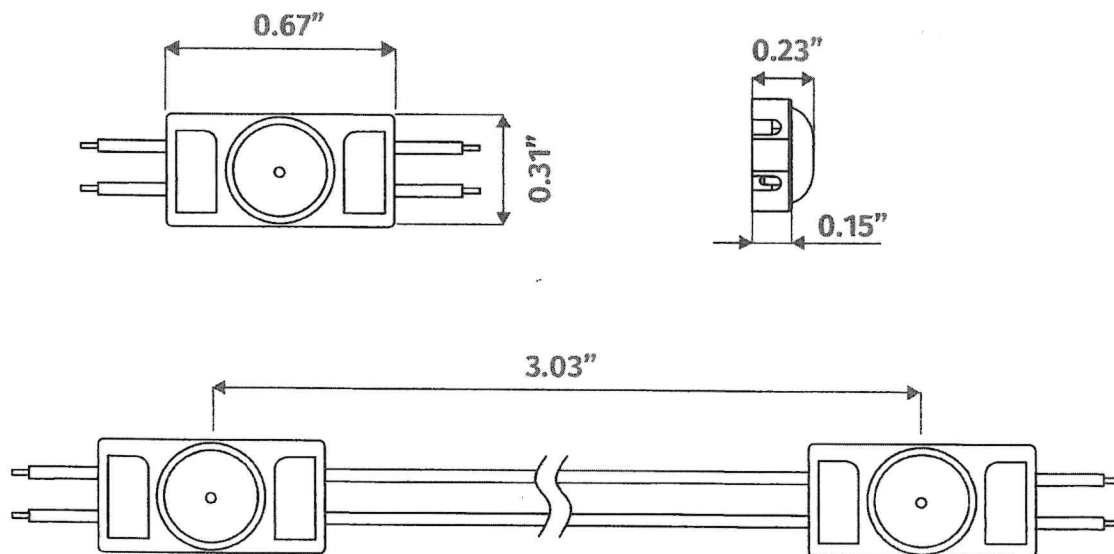
Power Supply Maximum Loading Capacity*

0.36 Watt LED

Power Supply	20W	60W	100W	150W	240W
By Module	50 mods	150 mods	250 mods	375 mods	600 mods
By Footage	12.5 ft	37.5 ft	62.5 ft	93.75 ft	150 ft

*Due to voltage drop, a maximum of 25 modules can be run before power needs to be reintroduced into the line of modules.

Drawing





Maureen Meehan

From: Hammond Kids <hammondkids@yahoo.com>
Sent: Wednesday, March 15, 2023 2:09 PM
To: Maureen Meehan
Cc: Travis Henley; David Truglio
Subject: Re: 307 N Howe St- sign permit

Hi Mo,

Thanks for your reply.

The misunderstanding of "halo" and "backlit" seems to be what created the unfortunately worded ordinance, so it's good that the City is revisiting and revising those definitions. Thanks for initiating that.

"Halo" is defined as "individually mounted opaque raised letters or symbols incorporating a back- lit, recessed light source behind mounted elements so that light source is not directly visible." There is little correlation between light output and halo lighting- it can range from very subtle to very bright, it is simply a modality and the City folks who wrote the ordinance a while back seem to have the notion that anything backlit is unpleasantly bright and obnoxious.

A quick google search will provide a plethora of information confirming that backlit/halo signs provide a "more refined look" (quantumsigncorp.com) and are often chosen "because they have a more distinguished look and can be lit with a lot more control than any lightbox design" (davessigns.com) For those reasons alone, the City is right to take a step back and reconsider both the goal and wording of the ordinance. We're aligned with you in hoping for an ordinance that limits bright, gaudy signs- we went the opposite direction in designing and we are being held up on a technicality that is hopefully worked out soon. In reality, backlit signs are often more diffused and subtle than front lit signs. We see signs downtown that we personally find unpleasantly bright and out of character with the charm of Southport- that is not what we designed or would want at Haven. The whole vibe of Haven is intended to be a warm and relaxed place to sit for a spell and enjoy a beverage or some bocce.

You requested some examples and I've attached those below. If the proper lighting is used, the sign is not bright or obnoxious- it's a very diffused and gentle warm glow.

Hope this is helpful. Please let me know what the next steps are, we are happy to share this information with the Alderman if you'd like. Their motivation to place controls on commercial signage and exterior lights is commendable (and needed) but it should not be so restrictive that creativity is forsaken.

Thanks for your help in this matter, we do appreciate your responsiveness and assistance.

Bev Hammond and David Truglio

STAFF REPORT 605 W BROWN STREET REZONING APPLICATION

APPLICATION SUMMARY	
Presentation Date	June 15, 2023 Planning Board
Applicant	Dianne Bouguskie
Property Owner	Dianne Bouguskie
Parcel ID:	237LA02806
Property Size	.06 acres (~2897 SF)
Zoning District	MF
Proposed Zoning District	R-10

REZONING OVERVIEW

Mrs. Dianne Bouguskie is requesting a zoning change from MF to R-10 on a parcel of land located at 605 W. Brown Street.

LOCATION AND SITE CONDITIONS

The subject property is located on W. Brown Street adjacent to the Village at Southport (W. Brown Street), Marina Village (W. West Steet) and single-family neighborhoods on W. Brown Street and W. West Street. The property is located within the incorporated city limits and can be further identified by parcel number 237LA02806.



Access to the property is from W. Brown Street and city water and sewer are available in this neighborhood. The property is not located in a flood zone and there are no known wetlands on site.

The property falls within the high suitability land classification in the Land Suitability Analysis for the CAMA Land Use Plan. The future land use map designation is high density residential which defines a variety of single family and multi-family uses as appropriate uses.

REVIEW PROCESS

Proposed amendments to the zoning map may be initiated by the Board of Aldermen, Planning Board, city administration, or by the owner, of property within the area proposed to be changed. Every amendment, supplement, change, modification, or repeal of the zoning map/ordinance shall be referred to the Planning Board for its recommendation and report to the Board of Aldermen.

Prior to the Board of Aldermen consideration of a change, a public hearing must occur at a set day and time. The hearing is notified to adjacent property owners by mail, published in a local newspaper of general circulation and posted on the property, for two (2) consecutive weeks not less than 10 days and not more than 25 days before the hearing.

The approval of the rezoning may be adopted by the Board of Aldermen after the duly advertised public hearing and upon the approval of a plan consistency statement and a statement of reasonableness.

PLANNING BOARD REVIEW

This proposal is a request to change a parcel of land from Multi-Family District (MF) to Residential District (R-10). Both districts are residential in nature and permit most of the same uses. The difference is that there is an exception for nonconforming lots of record located in the R-10 district, which grants rear and side yard setback reductions proportionate to the size of the lot.

Permitted Uses

A rezoning request does not allow the applicant to provide a proposed project or site plan. Decisions made on the rezoning must consider all permitted uses in the proposed district in relation to land use impacts, the character of the district and suitability for certain uses, and reasonableness for a small parcel change. The permitted uses for both zoning districts are highlighted in Table 3.1 from the UDO. (R-10 is yellow and MF is blue)

Table 3.1: Table of Uses	Districts													Use Stand ard
	P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													
Uses	ICS	R-10	R-20	M F	MH	PUD	O-I	CBD	BD	HC	LI	HI	O S	Section #
Accessory Uses														
ACCESSORY STRUCTURES OR USES, GENERAL		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.A
ACCESSORY DWELLING, COMMERCIAL						SS	SS	SS	SS	SS	SS	SS		3.6.B
ACCESSORY DWELLING, RESIDENTIAL		SS	SS	SS	SS	SS	SS							3.6.C

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 #
CEMETERIES AND MAUSOLEUMS		SS	SS	SS	SS	SS	SS	PS	PS	PS				3.6.D
DOCKS, , PIERS, GAZEBOS, BULKEADS, AND LIVING SHORELINES		PS	PS	PS	PS	PS	PS	PS	PS				SS	3.6.E
HOME DAYCARE, ADULT AND CHILD		SS	SS	SS	SS	SS								3.6.F
HOME OCCUPATION		SS	SS	SS	SS	SS								3.6.G
HOMESTAY		PS	PS	PS		PS								3.6.H
MODULAR UNIT					PS	PS	PS	PS	PS	PS	PS	PS		3.6.I
OUTDOOR DISPLAY								PS	PS	PS				3.6.J
OUTDOOR STORAGE									PS	PS	PS	PS		3.6.K
OUTDOOR VENDING MACHINE					PS	PS	PS	PS	PS	PS	PS	PS		3.6.L
PORTABLE STORAGE CONTAINERS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.M
RECREATIONAL VEHICLE OR TRAVEL TRAILER		PS	PS		PS	PS	PS							3.6.N
SELF-SERVICE ICE VENDING MACHINES									SS	SS				3.6.O
SOLAR ENERGY SYSTEMS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.P
SWIMMING POOLS		PS	PS	PS	PS	PS	PS	PS						3.6.Q
TEMPORARY SALES OFFICES		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.R
TEMPORARY HEALTHCARE STRUCTURES		PS	PS	PS	PS	PS								3.6.S
Residential Uses														
DWELLING, SINGLE-FAMILY		P	P	P	P	P	P							
DWELLING, TWO-FAMILY (DUPLEX)		S	S	P	P	P	P							

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 #
DWELLING, MULTI-FAMILY				PS		SS	SS							3.7.A
DWELLING, TRIPLEX OR QUADRAPLEX				PS	SS	SS	SS							3.7.B
FAMILY CARE HOME		PS	PS	PS	PS	PS								3.7.C
MANUFACTURED HOME ON SINGLE LOT					PS									3.7.D
MANUFACTURED HOME PARK					PS									3.7.E
MIXED USES						PS	PS	PS	PS					3.7.F
MODULAR HOMES		PS	PS	PS	PS	PS	PS							3.7.G

Dimensional Requirements

Like the permitted uses, the dimensional requirements are almost identical, until the nonconforming lot of record exception is applied to the R-10 district.

Table 3.2: Dimensional Requirements by Zoning District						
Zoning District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback [1] (feet)	Maximum Height Limit (feet)
R-10	10,000	75	25	20	8	40
MF	13,750	100	25	20	8	40

LAND USE PLAN CONSISTENCY

The 2014 CAMA Land Use Plan (LUP), along with subsequent updates is the plan that is used for policy decisions in the City. The Planning Board and Board of Aldermen shall consult the plan's policies when considering a zoning change. Further, each rezoning must be recommended and ultimately adopted with a statement describing if the action is consistent or inconsistent with the adopted land use plan.

Increasing housing demand is one of the overarching themes found in the Future Demands section of the LUP. The goals, objectives, and policies found within the plan focus on balancing the need for housing and infrastructure with protection of the historic

character and environmental resources of the City. The ability to use the proposed lot for infill housing helps implement the plan's policy. A smaller lot with no known environmental conditions avoids loss of habitat.

Another theme throughout the LUP is consideration of a specific neighborhood or district and its suitability for particular uses. Objectives and policies direct future development to areas that are most appropriate for the type of use. The subject neighborhood has multiple different housing densities and types of units. Developing this lot would be suitable for the neighborhood's character.

It should be noted that since this is a residential-to-residential district rezoning request, most specific policies are not applicable. The following policies and implementing actions support the proposed rezoning request.

Policy 2.1 "...rezonings and amendments in classifications to the future land use map should be carefully balanced with a demonstrated need for such proposed development".

Recommended Action 2.1.A: Consider requiring all rezoning approvals be compared to the land suitability map and analysis, included in this plan, for consistency. This consistency review will be presented to the Planning Board and Board of Aldermen.....

As mentioned previously, the subject property is in an area of high suitability on the Land Suitability Map.

Policy 2.4: Southport will permit residential development to occur in response to market needs provided the following criteria are met:

- 1) Due respect is offered to all aspects of the environment.
- 2) Concurrent planning for improvements to community facilities, infrastructure, and services provided.

This policy is aimed more toward subdivisions and larger housing developments, but also is appropriate for the site due to the unique characteristics of the neighborhood and specifically the size of the property.

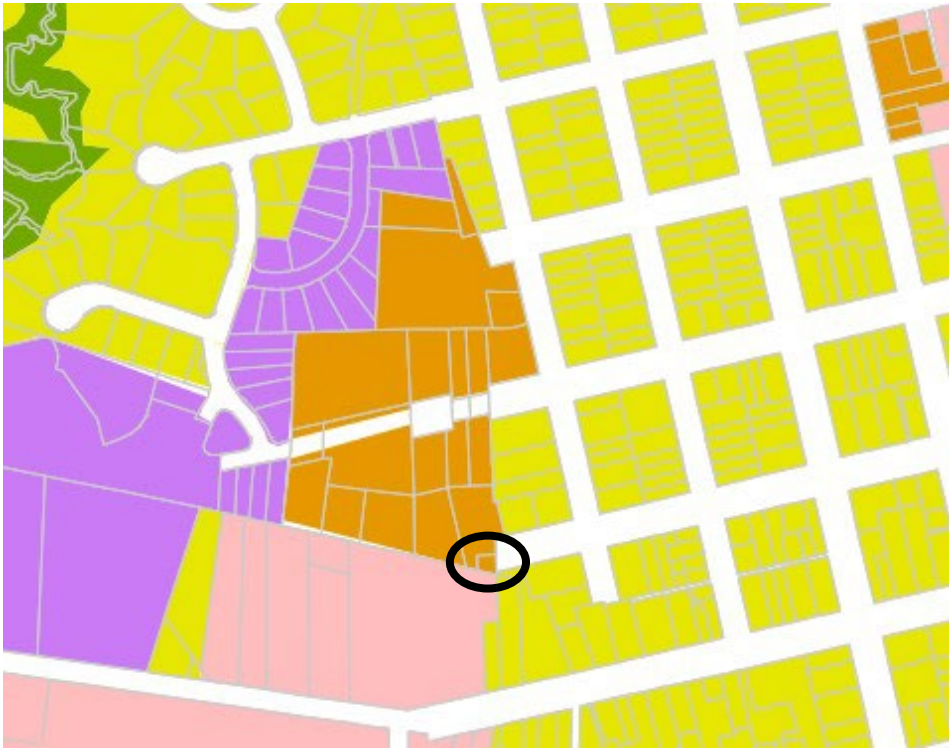
STAFF RECOMMENDATION

City Planning Staff submit the proposed Zoning Map Amendment to the Planning Board with a recommendation of APPROVAL to the Board of Aldermen. The proposal appears to be consistent with the 2014 CAMA Core Land Use Plan and is reasonable due to the size, physical conditions, and other attributes of the area.

Attachments:

- Zoning Map
- Future Land Use Map
- Rezoning Application
- Consistency Statement

Zoning Map – Multi-Family



Future Land Use Map – High Density Residential





Rezoning 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

Date: May 8, 2023

FEE: \$ 500.00

Permit #: ZMA-23-01

Project Name (If Applicable): 605 W Brown

A complete application for any amendment shall contain a description of the proposed zoning regulation or zoning map amendment. The application shall state in detail whether the proposed amendment is consistent with CAMA Core Land Use Plan and any other officially adopted plan that is applicable. The application shall also give detailed evidence that the proposed amendment is in the interest and will benefit the general public and not solely be of benefit to the applicant; that the uses within the proposed zoning district are similar or comparable to the uses in the district as currently zoned, or that none of the uses permitted in the proposed zoning district may potentially adversely affect property values or the health, safety, morals, or general welfare of the residents of the surrounding area. Such application shall be filed with the Administrator to be processed in accordance with Section 12-5 of the UDO.

The Planning Board and Board of Aldermen may consider the following when deciding: Impact on neighbors and neighborhood, traffic, environment, utilities, suitability of land, harmony with area, schools, economic impact, tax base increase, spot zoning created, road capacity, adequate infrastructure, community opinion, property values, consistency with the Land Use Plan, future land use map, jobs, public services, buffering requirements, environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income, affordable housing, owner vs. renter housing, or who the owner is when deciding.

Petitioner Name: Mrs. Dianne Boguskie

Mailing Address: 502 W. Brown St.

City: Southport

State: NC

Zip Code: 28461

Phone: 910-457-6882

Email: dboguskie@gmail.com

Street Address and/or Description of Location: 605 W. Brown St., Southport

T-P/O G .07AC DIV OF LND&DOWER PL-802-519

Parcel ID #: 237LA02806

Site Acreage: 0.06

Number of Lots: 1

Current Zoning District: MF

Proposed Zoning District: R-10

C:\Users\tlloyd\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\2WJ7BDXA\RezoningApplicationJuly2018.docx

If the proposed change would require a change in the zoning map, attach an accurate diagram of the property proposed for rezoning showing:

1. All property lines with dimensions and north arrow.
2. Adjoining streets with rights-of-way and paving widths.
3. The location of all existing structures on the property.
4. The existing land uses associated with the property.
5. The zoning classification of all abutting zoning districts.
6. A list of all abutting property owners.

Future Land Use Map Designation: Medium Density Residential

Is the proposed zoning consistent with the Land Use Plan? (Describe how it is consistent below if so)
(Please Circle One): ☒ Yes ☐ No

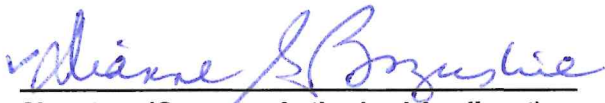
Please describe the changing conditions in the area or in the City of Southport that makes the proposed amendment necessary to the promotion of the public health, safety and general welfare, or that identifies an obvious error in the zoning map based upon the zoning classification or current land use of surrounding properties. Also include an explanation on why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary)

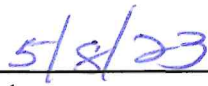
605 W. Brown is a tiny parcel in the heart of the Historic District. It has no viable use in its current zoning designation of Multi-Family, and it is adjacent to blocks of single-family residential dwellings. If re-zoned R-10 and built with a small single-family house, it would be congruent in both appearance and purpose with the surrounding neighborhood. It is outside the VE and AE flood zone delineations, and it has direct access to the W. Brown Street right of way.

Rezoning Fees as of July 1, 2018

Rezoning: Less than 3 Acres	\$500.00
Rezoning: 3.01-6.00 Acres	\$1,000.00
Rezoning: 6.01 + Acres	\$1,000.00 + \$100/acre

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


Signature (Owner or Authorized Applicant)


Date

PLAT OF SURVEY FOR DIANNE & ED BOGUSKIE REPUTED OWNERS

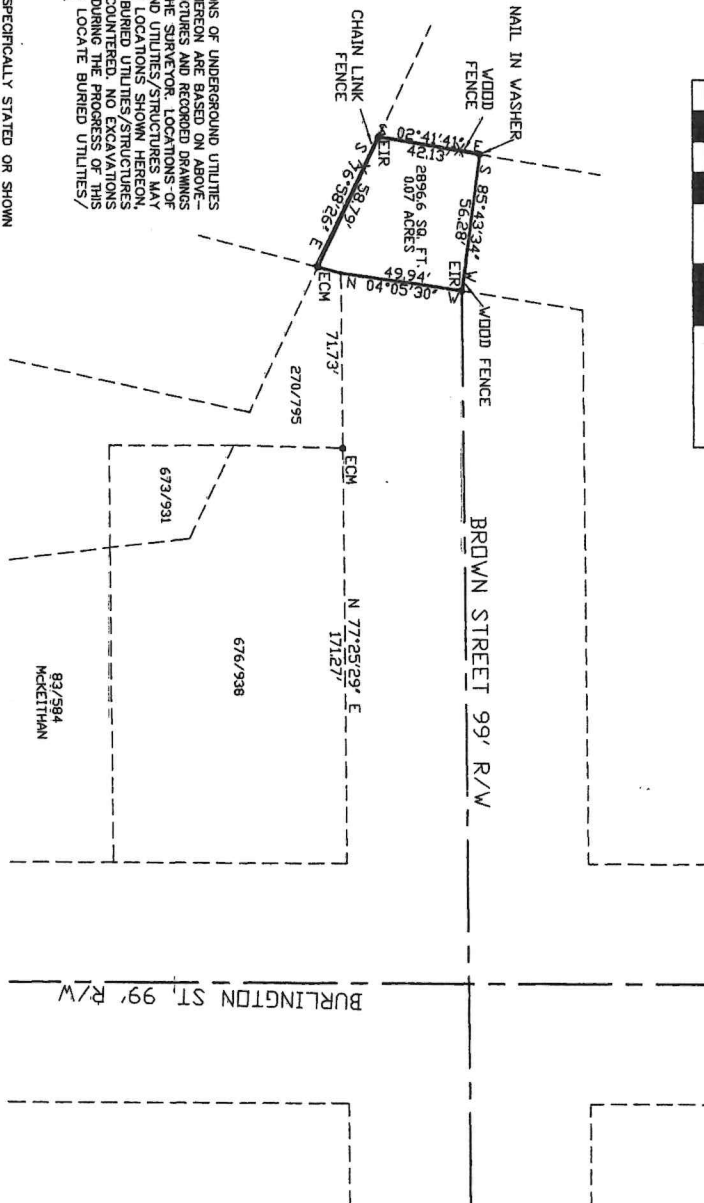
.07 ACRE TRACT OFF W. BROWN STREET
SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY
SOUTHPORT, NORTH CAROLINA



NOTE: LANDS ALSO CLAIMED BY
PAT PITTENGER ET UX ON A MAP
BY W.H. DELANEY II ATTACHED TO
DEED BOOK 802 PG 519 B.C.R.

THE LOCATIONS OF UNDERGROUND UTILITIES
AS SHOWN HEREON ARE BASED ON ABOVE-
GROUND STRUCTURES AND RECORDED DRAWINGS
PROVIDED. THE SURVEYOR'S LOCATIONS OF
UNDERGROUND UTILITIES/STRUCTURES MAY
VARY FROM LOCATIONS SHOWN HEREON.
ADDITIONAL BURIED UTILITIES/STRUCTURES
MAY BE ENCOUNTERED. NO EXCAVATIONS
WERE MADE DURING THE PROGRESS OF THIS
SURVEY TO LOCATE BURIED UTILITIES/
STRUCTURES.

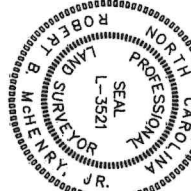
EXCEPT AS SPECIFICALLY STATED OR SHOWN
ON THIS PLAN, THIS SURVEY DOES NOT PORTRAY
OR REPRESENT THE SUBDIVISIONS AND
EASEMENTS TO THE SUBJECT REAL ESTATE
THAT WERE VISIBLE AT THE TIME OF MAKING
OF THIS SURVEY. BUILDING SETBACK LINES,
RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS,
ZONING OR OTHER LAND USE REGULATIONS
AND ANY OTHER FACTS THAT AN ACCURATE AND
CURRENT TITLE SEARCH MAY DISCLOSE.



NOTE:
THE PROPERTY SHOWN HEREON IS
NOT IN A FLOOD HAZARD ZONE.

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY

I, ROBERT B. MCHENRY, JR., CERTIFY
THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL FIELD
SURVEY MADE UNDER MY SUPERVISION;
THAT THE RATIO OF PRECISION AS
CALCULATED BY LATITUDE AND DE-
PARTURES IS 10,000' ±; THAT THE
BOUNDARIES NOT SURVEYED ARE SHOWN
AS BROKEN LINES PLOTTED FROM IN-
FORMATION FOUND IN BOOKS REFERENCED;
WITNESS MY HAND AND SEAL THIS THE
26TH DAY OF MAY A.D. 2004.



Robert B. McHenry, Jr.
LAND SURVEYOR

DATE: APRIL 27, 2004

SURVEY BY: DW/LH

DRAWN BY: C.KENNEDY

SCALE: 1 INCH = 50 FEET

JOB NUMBER: 04-0319

FIELD BOOK: SPT-2003-1

LEGEND:
EP = EXISTING IRON PIPE FOUND
NIP = NEW IRON PIPE SET
EIR = EXISTING IRON ROD FOUND
NIR = NEW IRON ROD SET
TBM = TEMPORARY BENCH MARK

MCHEHENRY SURVEYING
PROFESSIONAL LAND SURVEYOR
P.O. BOX 433 - 8509 E. OAK ISLAND DR.
OAK ISLAND, N.C. 28455
TEL: 910-278-9874
FAX: 910-278-3799



**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: ZMA 23-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Map Amendment to the Board of Aldermen and finds that it is consistent with the City's 2015 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with **Policy 2.4:** Southport will permit residential development to occur in response to market needs provided the following criteria are met: 1) Due respect is offered to all aspects of the environment. and 2) Concurrent planning for improvements to community facilities, infrastructure, and services provided. Further, the Planning Board finds that the proposed text amendment is reasonable due to the size, physical conditions, and other attributes of the area.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgins, Chairman

2023 PLANNING BOARD ATTENDANCE

MEETING DATE	Jan.	Feb.	Mar. 8 Special	Mar.	Apr.	May 3 Special	May	June	July	Aug	Sept	Oct	Nov	Dec	
<u>NAME</u>															Total Absences
Sue Hodgins Chair	P	P	P	P	P	P	P								
Will Hewett Vice-Chair	P	P	P	P	P	P	P								
Fred Fiss	P	P	P	P	P	P	P								
Christopher Jones	P	P	P	P	P	P	P								
Scott Jones	P	P	P	P	P	P	P								
Donnie Joyner	P	P	A	P	P	A	P								2
Dick Sloan	P	P	P	P	P	P	P								
Roy Pender					P	P	P								
Kevin Locklin					P	A	P								1
Gustavo E. Mibelli	P	R	R	R	R	R	R								

P = Present
A = Absent
R= Resigned

M:\PLBFILES\2023 ATTENDANCE PB.wpd

PLANNING BOARD MEMBER LIST SPRING 2023

MEMBER	ADDRESS	PHONE NUMBERS	APPOINTED	EXPIRATION	
Sue Hodgins, Chair sue.hodgin@southportnc.org	608 Cottage Point Way	(910) 477-1808	February 10, 2022	3 Yr. February 2025	IN
Will Hewett, Vice-Chair will.hewett@southportnc.org	129 Cape Fear Dr	(910) 520-3291	August 11, 2022	3 Yr. July 2025	IN
Fred Fiss fred.fiss@southportnc.org	216 N. Atlantic Ave	(910) 269-6901	February 10, 2022	3 Yr. August 2023 (completing the term)	IN
Christopher W. Jones chris.jones@southport.nc.org	1008 Dutchman Cove SE	(910) 549-1407	March 12, 2020	3 Yr. March 2023	ETJ ALT
Scott Jones scott.jones@southportnc.org	1001 Pete's Camp Rd	(910) 471-0802	August 14, 2020	3 Yr. August 2023	ETJ
Donnie Joyner donnie.joyner@southportnc.org	635 Jabbertown Rd	(910) 368-7501	August 14, 2020	3 Yr. August 2023	ETJ
Richard Sloan dick.sloan@southport.nc.org	509 E. Moore St	(910) 946-1771	February 10, 2022	3 Yr. February 2025	IN
Roy Pender roy.pender@southportnc.org	102 S. Fodale	(910) 477-6057	April 13, 2023	3 Yr. October 2023	IN
Kevin Locklin kevin.locklin@southportnc.org	209 N. Lord St.	(540) 272-0808	April 13, 2023	3 Yr. April 2026	IN ALT
Travis Henley thenley@cityofsouthport.com	1029 N. Howe St	(910) 269-7212	Staff Director of Development Services		
Mo Meehan mmeehan@cityofsouthport.com	1029 N. Howe St	(910) 457-7900 X 1043	Staff Planner		
Tanya Shannon tshannon@cityofsouthport.com	1029 N. Howe St	(910) 457-7929	Staff Deputy Clerk		
John Allen jallen@cityofsouthport.com	752 Indigo Village Ct	(910) 685-0495	Board of Aldermen Liaison		
Karen Mosteller kmosteller@cityofsouthport.com	310 N. Atlantic Ave	(704) 560-2443	Board of Aldermen Liaison		