



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

Southport Community Building, 223 E. Bay St.

July 20, 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. June 15, 2023
- E. Approval of Agenda**
- F. Public Comment**
- G. Old Business**
 - 1. None
- H. New Business**
 - 1. Short-Term Rental Updates
- I. Other Business**
 - 1. Update on Comprehensive Plan Process
- J. Announcements**
- K. Member's Information**
 - 1. Attendance Record
 - 2. Member's Table
- L. Adjourn**



City of Southport
Planning and Zoning Minutes
Community Building 223 E. Bay Street
June 15, 2023
6:00 P.M.

Members Present: Sue Hodgins, Will Hewett, Dick Sloan, Fred Fiss, Chris Jones, Roy Pender, Kevin Locklin, Scott Jones, and Donnie Joyner (remote).

Members Absent: None

Staff Present: Travis Henley, Development Services Director
Mo Meehan, City Planner
Tanya Shannon, Deputy Clerk
Sydney Heil, Community Building Administrator

Board of Aldermen Karen Mosteller and John Allen
Liaisons:

- 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 May 18, 2023, Meeting Minutes By Vice-Chair Hewett, and second by Mr. Sloan. **Unanimous vote; Motion carried.**
- E. Motion to approve the Meeting Agenda By Mr. Sloan and second by Vice-Chair Hewett. **Unanimous vote; Motion Carried.**
- F. Public Comment: A Motion was made by Vice-Chair Hewett to open Public Comment and was seconded by Mr. Sloan. **Unanimous vote; Motion Carried.**

Before the Public Comment period began, Chair Hodgins announced that the Planning Board had completed the review of the proposed Conditional Zoning Text Amendment. The recommendation has been forwarded to the Board of Aldermen, and all Public Comments for Conditional Zoning should be directed to the Board of Aldermen at the Public Hearing on June 28th and/or at the Board of Aldermen's regular meeting on July 13th.

There being no public comments, Chair Hodgins requested a Motion to close the Public Comment period. A Motion was made by Vice-Chair Hewett and seconded by Mr. Pender. **Unanimous vote; Motion Carried.**

G. Old Business:

1. Illuminated Sign Text Amendment

Chair Hodgins recognized that with the discussion for the Illuminated Sign Text Amendment at the previous meeting and also seeing that other businesses in town have similar

lighting or would like to have this type of lighting, she recommended that some of the language in the UDO be reviewed for other potential revisions and updates. She had discussed with Development Services Staff and recommended formation of an ad-hoc committee to collaborate with the Historic Preservation Commission in reviewing sections of the UDO that could be modified to coexist with the Commission's work towards preserving the character of the city. Mr. Fred Fiss, Chair Hodgins, and Mr. Kevin Locklin were appointed to the Committee.

City Planner Meehan gave an overview of the proposed Amendment application. She explained that Haven 307, LLC, the applicant, submitted a Zoning Text Amendment to the City of Southport Unified Development Ordinance.

The request is to amend Section 3.19.H 'ILLUMINATION' to modify the allowable types of illuminated signs. The applicant had requested the amendment to receive sign permit final approval for a backlit sign that is not currently permitted. The City and the property owner have signed a letter of agreement allowing the sign illumination until the UDO amendment can be processed. Planner Meehan stated that the applicant had requested the following considerations to this Zoning Text Amendment to provide for modification 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.

It was the consensus of the Board to recommend approval of the amendment to the Board of Aldermen for Option 2 as presented by Staff. Chair Hodgins read the recommended addition to this section which will be 3.19.H.1. d) Backlit and halo lighting that otherwise meet the provisions of Section 3.19 of this ordinance are allowed.

Mr. Fiss made a Motion to recommend approval to the Board of Aldermen of the Illuminated Text Amendment for Option 2 as stated, seconded by Vice-Chair Hewett. **Unanimous Vote; Motion Carried.**

Mr. Fred Fiss read the Statement of Consistency and Zoning Recommendation for approval and adoption of the proposed text amendment in the Unified Development Ordinance.

H. New Business:

1. Rezoning Request – 605 W. Brown Street

City Planner Meehan gave an overview of the request for a zoning change from MF to R-10 on a parcel of land located at 605 W. Brown Street by Mrs. Dianne Boguskie. Both zoning 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. Ms. Meehan stated that 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. City Development Services Staff is recommending approval of the zoning change to the Board of Aldermen.

Ms. Boguskie came to the podium to answer questions. Mr. Fiss questioned the water spigot and the electrical power supply and why it was there. Ms. Bouguskie said it was put in place by the previous owners and had been there for years, but that it does not hook up to anything and is not in use. Mr. Pender asked about the property survey and noted that the survey claims other ownership; Ms. Boguskie said the survey was from 2004 and didn't know anything of other owner claims. She said that she has the deeds, title insurance, and other legal documents that show that she is the legal owner of the property.

Chair Hodgkin asked if there were any other questions or comments from the Board. Being that there were none, she asked for a Motion to Recommend to the Board of Aldermen a Zoning Change from MF to R-10 for the property located at 605 W. Brown Street and owned by Ms. Dianne Boguskie. The Motion was made by Mr. Scott Jones and seconded by Mr. Dick Sloan. ***Unanimous Vote; Motion Carried.***

Chair Hodgkin read the Statement of Consistency and Recommendation of Approval for ZMA 23-01 to the Board of Aldermen.

I. **Other Business:** None

J. **Announcements:**

Mr. Donnie Joyner announced that the Juneteenth Celebration will be on Saturday, June 17th, starting at Noon at Caviness Park.

Chair Hodgkin thanked everyone for attending and wished everyone a Happy 4th of July.

There were no further questions or concerns. Chair Hodgkin requested a Motion to adjourn.

Vice-Chair Hewett made a Motion to adjourn and seconded by Mr. Dick Sloan. ***Unanimous Vote; Motion Carried.***

Adjournment: 6.29 p.m.

Chair, Sue Hodgkin

Deputy Clerk, Tanya Shannon

STAFF REPORT – ZTA 23-03

ZONING TEXT AMENDMENT APPLICATION

SHORT TERM VACATION RENTALS AND HOMESTAYS

APPLICATION SUMMARY	
Presentation Date	July 20, 2023 City of Southport Board of Aldermen
Applicant	City of Southport Planning Staff
Relevant Ordinance Sections	Section 2.6 ‘Annual Zoning Permit for Homestays and Short-Term Vacation Rentals;’ Section 3.6.G ‘Homestay;’ Section 3.8.II ‘Short Term Vacation Rentals;’ Article 8 ‘Definitions’

ZONING TEXT AMENDMENT PROPOSAL
City of Southport Planning Staff, applicant, respectfully submits a Zoning Text Amendment to the City of Southport Unified Development Ordinance. Specifically, the request is to amend Section 2.6.I ‘Annual Zoning Permit for Homestays and Short-Term Vacation Rentals,’ Section 3.6.G ‘Homestay,’ Section 3.8.II ‘Short-Term Vacation Rentals;’ and Article 8 ‘Definitions’ to bring the Unified Development Ordinance into full compliance with recent judicial decisions. As drafted, the Zoning Text Amendment does not modify any of the City’s enforcement efforts on the topic, as the City has already forgone the enforcement of the inconsistent sections. 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.

AMENDMENT DESCRIPTION

City of Southport Planning Staff is submitting this Zoning Text Amendment to provide for amendments to the City's regulations on homestays and short-term vacation rentals for the purposes of bringing the Ordinance into compliance with 1) recent judicial decisions and 2) into line with the City's current enforcement paradigm on the matter. Approval of the amendment as currently drafted would result in no change in the City's current enforcement of the matter, as the Board of Aldermen has already voted to forego enforcement of the inconsistent sections in September 2022.

The primary matter necessitating revision of our Ordinances relating to these uses is the determination that an annual registration requirement for these uses is not permissible under North Carolina General Statutes as determined by a ruling in *Schroeder v. City of Wilmington*. To that end, Staff propose the removal of Section 2.6.I, which outlines the annual registration requirement. These uses are still required to obtain an initial zoning permit as would be the case for any other use of the property, and the Ordinance does not need further amendments to ensure that that is the case. Additional references to Section 2.6.I within the use standards for homestays and short-term vacation rentals will be discussed below.

For discussion purposes, the proposed ordinance amendments are broken down into two major topics: "Homestays" and "Short-Term Vacation Rentals."

Homestays

A homestay is defined as the following:

Homestay. A private, resident-occupied dwelling unit, with up to two guest rooms where overnight lodging accommodations are provided to transients for compensation and where the use is subordinate and incidental to the primary residential use of the building. A homestay is considered an accessory "Lodging" use under this UDO. The permanent resident is present during the rental stay.

Within the definitions section, Staff propose the removal of language within the definition of a homestay permit as found in Article 8. Specifically, the homestay permit definition is revised to delete any reference to an annual registration requirement. Homestays must still follow the traditional zoning approval process as is applicable to any other use of land, however cannot be required to annual re-register per recent court decisions. Similarly, the reference to zoning approval pursuant to Section 2.6.I is removed, replaced with a statement requiring approval of an initial zoning permit.

Other than the above amendment, Staff propose no other amendments to the specific regulations that govern homestays as provided in Section 3.6.G of the Unified Development Ordinance.

Short-Term Vacation Rentals

A short-term vacation rental is defined as the following:

Short-term vacation rental. A dwelling unit with up to six guest rooms that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than 30 days. A short-term vacation rental is considered a non-residential "Lodging" use under this UDO. The owner is not required to be present during the rental stay.

The primary difference between Homestays and Short-Term Vacation Rentals is that in a Homestay, the dwelling continues to be used as an individual's primary residence in addition to being a lodging use, as opposed to a Short-Term Vacation Rental in which the entire structure's use is the lodging use itself. Homestays are permitted in the City's residential zoning districts, whereas Short-Term Vacation Rentals are only permitted in the CBD and BD districts, as well as the PUD district. Much as is the case for homestays, Staff propose the removal of any reference to an annual registration requirement within the definition of a "Short-Term Vacation Rental Permit" as found in Article 8. Further, the reference to Section 2.6.I is also removed here, again replaced with a requirement for an initial zoning permit to establish the use.

Within Section 3.8.II of the Unified Development Ordinance, which provides the specific development standards for Short-Term Vacation Rentals, Staff propose the removal of language within subsection 13.c that refers to the loss of nonconforming status if an annual zoning permit is not renewed, and also proposes the removal of subsection 14 which is quite similar.

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.

Among the primary concerns with regard to drafting an effective Unified Development Ordinance is ensuring that the text, and the enforcement of it, is done in a manner consistent with North Carolina General Statutes. It is this that necessitates the revision of these sections of the Unified Development Ordinance.

2014/2020 CAMA Core Land Use Plan Compliance

The regulation of short-term rentals generally is a rapidly emerging topic within the field of land use planning. To that end, the currently adopted CAMA Land Use Plan for the City does not

mention short-term rentals generally as a topic area, and as such does not provide guidance on any further regulation of the matter. However, Policy 7.8 of the CAMA Land Use Plan states “Southport recognizes that tourism is important and will support activities that promote tourism.” To this end, the proposed text amendment that brings City ordinances more in line with legal doctrine on the matter of short-term vacation rentals and homestays is consistent with this policy.

Additionally, the Future Land Use Map, in its discussion of the various residential future land use categories, explicitly calls out non-residential uses as inappropriate for these areas. Such language further solidifies the maintenance of all existing regulations related to Short-Term Vacation Rentals and Homestays via zoning. Based on the above, Staff finds that the proposal is consistent with the City of Southport CAMA Core Land Use Plan due to the necessity of the removal of annual registration requires due to recent litigation and its maintenance of existing regulations that limit non-residential uses in residential areas.

STAFF’S RECOMMENDATION

City Planning Staff respectfully submit the proposed Zoning Text Amendment as outlined in this report to the Planning Board for their consideration of a recommendation to the Board of Aldermen. The proposal is found to be consistent with the Unified Development Ordinance, as well as North Carolina General Statutes, and is necessary to bring the City’s ordinances back into line with its current enforcement paradigm. Because of those consistencies, Planning Staff respectfully recommend approval of the request as presented. Staff also recommend consideration of the adopted of the provided consistency statement located on the following page.

**City of Southport Board of Aldermen
Statement of Plan Consistency
(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-23-03

Statement of Consistency and Recommendation:

The City of Southport Board of Aldermen finds that the proposed Zoning Text Amendment is consistent with the 2014 CAMA Core Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. Specifically, the proposed Zoning Text Amendment is consistent with the Plan due to its necessity to remain consistent with North Carolina General Statutes and its maintenance of regulations that prohibit non-residential uses in residential areas.

Sue Hodgin, Chair
Planning and Zoning Board
City of Southport, NC

Tanya Shannon, Deputy City Clerk
City of Southport, NC

~~2.6.I. ANNUAL ZONING PERMIT FOR HOMESTAYS AND SHORT TERM VACATION RENTALS~~

~~An annual zoning permit is required for certain land uses, including Homestays and Short Term Vacation Rentals. The UDO Administrator shall issue homestay and Short Term Vacation Rental permits in accordance with Article 3: Zoning. These annual zoning permits must be renewed each year before the expiration date and in accordance with the terms of this UDO. The Annual Zoning Permit for Homestays and Short Term Vacation Rentals is valid from January 1 thru December 31 in the year of issue and must be renewed annually. In addition, the annual zoning permit for a nonconforming Short Term Vacation Rental located in a residential zoning district must be renewed by the property owner of record prior to the expiration of the existing zoning permit to maintain the nonconforming use. Failure to maintain a valid zoning permit for a nonconforming short term vacation rental will result in forfeiture of all legal rights and claims to continue that use.~~

3.6.G. HOMESTAY

Where permitted, the following shall apply:

1. No displays of goods, products, services, or other advertising shall be visible outside the dwelling.
2. The homestay operation shall be managed and carried on by a person who:
 - a. Is a full-time resident of the property; and
 - b. Is present during the homestay term for the entire time lodgers are staying at the property. To be a “full-time resident,” the person must reside on the property on a permanent basis, and it must be the person’s primary home. For the purposes of this section, a person can only have one primary, full-time residence. To be “present during the homestay term,” the full-time resident shall be at the property overnight and not away on vacation, visiting friends or family, traveling out of town for business or personal reasons, etc., during the homestay term. However, the full-time resident may be temporarily absent from the property for purposes related to normal residential activities such as shopping, working, attending class, etc. A minimum of two documents establishing proof of residency shall be supplied from an approved list of documents.
3. No activities other than lodging shall be provided. Special events, including weddings, receptions, and other large gatherings, are expressly prohibited.
4. No additional off-street parking is required for a homestay.
5. Only one homestay permit shall be permitted per property.
6. Homestay permits shall be limited to two guest rooms at a time.
7. No signage shall be allowed for homestays.
8. The length of stay of guests shall not exceed 30 days.
9. Exterior lighting shall be residential in nature and shall comply with the lighting requirements of the UDO.
10. The homestay owner or operator shall maintain a minimum of \$500,000 general liability insurance on the property, which covers the homestay use and homestay guests.
11. The homestay owner or operator must pay any applicable taxes, including occupancy and sales taxes, to the appropriate governmental entities.
12. The homestay owner or operator shall not prepare food for guests or provide pre-packaged or unpacked food items or beverages for guests.
13. The homestay area of the dwelling shall comply with all current and applicable building codes.
14. Accessory Dwellings with a Special Use Permit are not eligible for homestay use.
- ~~15. A homestay zoning permit is required pursuant to 2.6 (I). It shall be a violation of the City’s Unified Development Ordinance to operate a homestay without having secured a valid homestay zoning permit. A zoning permit shall be required prior to the establishment of any homestay use.~~

3.8.II. SHORT-TERM VACATION RENTALS

Where permitted, the following shall apply:

1. No displays of goods, products, services, or other advertising shall be visible outside the dwelling.
2. No activities other than lodging shall be provided. Special events, including weddings, receptions, and other large gatherings, are expressly prohibited.
3. Off-street parking requirements shall be consistent with residential use requirements in 3.14 D.

4. No signage shall be allowed for short-term vacation rentals.
5. The length of stay of guests shall be less than 30 days.
6. Exterior lighting shall be residential in nature and shall comply with the lighting requirements in the UDO.
7. Rental rules, including the maximum number of guests per stay, prohibition of any large gatherings, trash disposal procedures and sanitation schedules, noise ordinance hours, where guests are to park, and emergency contact information must be posted in a common area of the unit.
8. All Short-Term Vacation Rentals operating within this planning jurisdiction shall have a designated responsible party who is available twenty-four hours a day during all times that the property is rented or used on a transient basis. The name, telephone number, and email address of the designee shall be conspicuously posted within the short-term rental unit. The designee shall reside within (20) miles of the short-term rental property and be available to respond to complaints within forty-five (45) minutes of their receipt.
9. The short-term vacation rental owner or operator shall maintain a minimum of \$1,000,000 of general liability insurance on the property, covering short-term vacation rental use and guests.
10. The short-term vacation rental owner or operator must pay any applicable taxes, including occupancy and sales taxes, to appropriate governmental entities.
11. The short-term vacation rental shall comply with all current and applicable building codes.
- ~~12. A short-term vacation rental zoning permit is required pursuant to 2.6 (I). It shall be a violation of the City's Unified Development Ordinance to operate a short-term vacation rental without having secured a valid short-term vacation rental zoning permit. A zoning permit shall be required prior to the establishment of any Short-Term Vacation Rental use.~~
13. Short-term vacation rentals in residential zoning districts (R-10, R-20, MF) shall be considered nonconforming and only permitted with the following standards and restrictions:
 - a. A short-term vacation rental in residential zoning districts must have been in operation as a short-term vacation rental prior to the date of the adoption of the standards and regulations herein. For purposes of this ordinance, in order to have been in operation prior to the adoption hereof, the short-term vacation rental must have received verifiable bookings prior to the date of adoption of this ordinance. No new short-term vacation rentals may be established and/or permitted in residential zoning districts (R-10, R-20, MF) after the adoption of the standards and regulations herein.
 - b. To establish the legal nonconforming status, pre-existing short-term vacation rentals in residential zoning districts (R-10, R-20, MF) must apply for a short-term vacation rental permit within 60 days of the adoption of the standards and regulations herein.
 - c. Legal nonconforming short-term vacation rentals in residential zoning districts may continue in operation until such time that the use is discontinued for a period greater than 180 consecutive days, provided, however, that rental of the dwelling unit for periods of longer than thirty (30) days shall not be deemed a discontinuance during said rental period for the purpose of this section. ~~In addition, the short-term vacation rental annual permit will be required for all nonconforming short-term vacation rentals. Failure to renew said permit before its expiration will also constitute a conclusory presumption that the lawful nonconformity has ceased for more than 180 consecutive days, which will result in the voluntary forfeiture of all rights and claims to operate a nonconforming short-term vacation rental at the address noted on the permit under this provision.~~
- ~~14. The short-term vacation rental annual zoning permit for legal nonconforming uses shall terminate upon discontinuance of use for a period of one hundred eighty (180) days or more or a failure to renew the annual zoning permit.~~
15. Any short-term vacation rental for which there are three (3) final determinations of violations of City Code and/or criminal convictions related to the property (on, adjacent to, or within the property) by a property owner, tenant, guest, host, lessee, or individual otherwise related directly to the property within any rolling three hundred sixty-five (365) day period, shall constitute a violation of the supplemental standards of the permitted use and shall terminate the short-term vacation rental zoning permit. For any short-term vacation rental zoning permit that is terminated due to

code/criminal violations, a property owner shall be ineligible for permitting for a period of three (3) years.

16. The rights and claims to operate a legal nonconforming short-term vacation rental are forfeited after three (3) final determinations of violations of the City Code and/or criminal convictions related to the property (on, adjacent to, or within the property) by a property owner, tenant, guest, host, lessee, or individual otherwise related directly to the property within any rolling three hundred sixty-five (365) day period.

Article 8 – Definitions

Homestay. A private, resident-occupied dwelling unit, with up to two guest rooms where overnight lodging accommodations are provided to transients for compensation and where the use is subordinate and incidental to the primary residential use of the building. A homestay is considered an accessory "Lodging" use under this UDO. The permanent resident is present during the rental stay.

Homestay and short-term vacation rental property owner. The person, persons, or entity whose name appears on the recorded deed of the property or unit being used as a homestay or short-term vacation rental.

Homestay permit. The required zoning permit to allow the rental of up to two (2) guest rooms within a home as a homestay rental. The City of Southport issues the homestay permit to the applicant after successfully completing the homestay permit application requirements. ~~Generally, the permit is valid from January 1 thru December 31 in the year of issue and must be renewed annually.~~

Short-term vacation rental. A dwelling unit with up to six guest rooms that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than 30 days. A short-term vacation rental is considered a non-residential "Lodging" use under this UDO. The owner is not required to be present during the rental stay.

Short-term vacation rental operator/manager. Any agency or individual other than the property owner that is operating or managing a short-term vacation rental.

Short-term vacation rental permit. The required zoning permit to rent a dwelling unit or guest rooms within a dwelling unit as a short-term vacation rental. The City of Southport issues the short-term vacation rental permit to the property owner after the successful completion of the short-term vacation rental application requirements. ~~Generally, the permit is valid from January 1 thru December 31 in the year of issue and must be renewed annually.~~ See additional standards and regulations that apply to different zoning districts.

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	P							
Will Hewett Vice-Chair	P	P	P	P	P	P	P	P							
Fred Fiss	P	P	P	P	P	P	P	P							
Christopher Jones	P	P	P	P	P	P	P	P							
Scott Jones	P	P	P	P	P	P	P	P							
Donnie Joyner	P	P	A	P	P	A	P	P							2
Dick Sloan	P	P	P	P	P	P	P	P							
Roy Pender					P	P	P	P							
Kevin Locklin					P	A	P	P							1
Gustavo E. Mibelli	P	R	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. June 2025	IN
Will Hewett, Vice-Chair will.hewett@southportnc.org	129 Cape Fear Dr	(910) 520-3291	August 11, 2022	3 Yr. June 2025	IN
Fred Fiss fred.fiss@southportnc.org	216 N. Atlantic Ave	(910) 269-6901	February 10, 2022	3 Yr. June 2024 (completing the term)	IN
Christopher W. Jones chris.jones@southport.nc.org	1008 Dutchman Cove SE	(910) 549-1407	March 12, 2020	3 Yr. June 2026	ETJ ALT
Scott Jones scott.jones@southportnc.org	1001 Pete's Camp Rd	(910) 471-0802	August 14, 2020	3 Yr. June 2024	ETJ
Donnie Joyner donnie.joyner@southportnc.org	635 Jabbertown Rd	(910) 368-7501	August 14, 2020	3 Yr. June 2024	ETJ
Richard Sloan dick.sloan@southport.nc.org	509 E. Moore St	(910) 946-1771	February 10, 2022	3 Yr. June 2025	IN
Roy Pender roy.pender@southportnc.org	102 S. Fodale	(910) 477-6057	April 13, 2023	3 Yr. June 2024	IN
Kevin Locklin kevin.locklin@southportnc.org	209 N. Lord St.	(540) 272-0808	April 13, 2023	3 Yr. June 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		