



**CITY OF SOUTHPORT
BOARD OF ALDERMEN
REGULAR MEETING AGENDA**
223 E. BAY STREET
August 11, 2022
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. The Board of Aldermen reserve the right to make changes to this policy, as needed to help prevent the spread of the Coronavirus.

If you are not able to attend the Board of Aldermen meetings in person, the meeting will be available for you to watch via live-stream on the City of Southport website (<https://cityofsouthport.com/board-of-aldermen-meetings/>), Facebook page, and YouTube channel.

ETHICS STATEMENT:

“If any members know of any conflict of interest or the appearance of a conflict of interest concerning matters on the agenda, please so state at this time.”

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Public Comment**
- E. Approval of Agenda**
- F. Approval of the Consent Agenda**
 - 1. Minutes of the Regular Board of Aldermen Meeting July 14, 2022
 - 2. Minutes of the Special Joint Workshop July 18, 2022
 - 3. Closed Session Minutes Board of Aldermen July 14, 2022 (Confidential)
- G. Special Recognition**
 - 1. Proclamation to Celebrate the 100th Birth Anniversary of Art Newton
- H. Agenda**
 - 1. Planning Board Appointment
 - 2. ABC Board Appointment
 - 3. Public Hearing: Annexation #22-02: 1224 N. Caswell Avenue

4. Public Hearing: Annexation #22-03: Osprey Landing Phase 1
5. Public Hearing: Annexation #22-04: Osprey Landing Phase 2
6. Indigo Plantation Phase 2 Project Summary
7. Indigo Plantation Phase 2 Planning Board Recommendation
8. Zoning Map Amendment: RZ-22-0512-01: 300,302,304 W. 11th Street; MF to R-10; submitted by Coastline Homes
9. Zoning Map Amendment: RZ-22-0609-01: 1208 N. Caswell; BD to R-10, submitted by Heidi Paiva
10. Zoning Text Amendment: RZ-22-0531-01: Section 3.5 Table of Permitted and Special Uses: Commercial Recreation, Outdoor; submitted by Terin Ellis

I. Committee Reports

1. Forestry Committee
2. Brunswick County Schools
3. Planning Board Draft Minutes July 2022

J. Manager's Report

K. Mayor's Comments

L. Staff Reports

1. Police Department
2. Public Services
3. BEMC Monthly
4. Permitting and Inspections
5. Community Relations
6. Tax Collections Report
7. Parks and Recreation
8. Animal Protective Services
9. Fire/EMS Department
10. Code Enforcement

M. Board Comments

N. Adjourn



Board of Aldermen Regular Meeting Minutes
July 14, 2022
223 E. Bay Street
Community Building
6:00 p.m.

Present: Mayor Joseph P. Hatem, Mayor Pro Tem Karen Mosteller, Aldermen Thomas Lombardi, Rich Alt, Lowe Davis, Robert Carroll, and John Allen.

Staff Present: Gordon Hargrove, City Manager
Dorothy Dutton, City Clerk
Norwood Blanchard, III, City Attorney
Thomas Lloyd, Developmental Services Director
Randy Jones, Communications/Tourism Director
Allayna Dail, Assistant Director of Tourism and Community Building Manager
ChyAnn Ketchum, Communications and Public Information Officer
Heather Hemphill, Parks and Recreation Director
Kate Marshall, Animal Control
Todd Coring, Police Chief
Tony Burke, Police Major
Charles Drew, Fire Chief
Ralph Treadway, EMS Battalion Chief
Melanie Trexler, Finance Director
Tom Stanley, Public Services Director
Teresa Jones, Tax Collector/Finance Specialist

Others Present: Tish Hatem, Will Hewett, Adam Steadman, Fred Fiss, Rebecca Kelly, Renee Spencer, Eliot Duke with the State Port Pilot, Shirley Sullivan, Todd and Sarah Dunn, and many other interested citizens attended.

Meetings are now open to the public. Complete audio/video is available on the City's website or can be requested from the City Clerk's office.

A.) Mayor Joseph P. Hatem called the meeting to order at 6:05 p.m. and welcomed everyone to the meeting. He thanked everyone for attending the meeting and watching online.

B.) Alderman Lowe Davis provided the invocation.

C.) Mayor Hatem led the pledge of allegiance.

After everyone sat down, Mayor Hatem said that the recent 4th of July Festival was one of the most successful festivals in years. Freedom was proclaimed in Southport. He thanked all City staff, department heads, Tish Hatem, the Ladies Club, all the volunteers, and the Chamber of Commerce. He reviewed the items on the agenda. Alderman Davis asked the Mayor to form an ad hoc committee to review the creation of a historic preservation commission. Mayor Hatem announced that Aldermen Lowe Davis, Robert Carroll, and Mayor Pro-tem Mosteller would serve on the committee. He also added that City Clerk Dorothy Dutton and the next City Planner would serve on the committee. He thanked Alderman Davis for her suggestion and asked the City Clerk to begin calling the public for comments.

D.) Public Comment: The City Clerk first called Randy Jones, Public Relations Director, for public comment. He thanked the City. He said that there were approximately 40,000 people in attendance. The Police Department made everyone feel safe and protected. The Fire Department's Firemen's Competition was much bigger than it had been years prior. The first responder vehicles at the waterfront were a big hit. Thank you to Battalion Chief Ralph Treadway for organizing the mobile 9/11 Memorial exhibit. He also thanked the City Clerk, Heather Hemphill, and Kate Marshal. Public Services were amazing. He also thanked the volunteers, Mayor Hatem and Tish Hatem, for being at every event. He closed by saying the city bleeds red, white, and blue.

Dr. Marty Younts, a 285 Lord Thomas Avenue resident, spoke next. She said she and her family had owned property in Southport for twenty years. There has been a lot of change over the years. The character of Southport has been small, quaint, friendly, and relaxed. "Southport Time" is not measured with a clock. She said that no one could deny that many homes will be built as Indigo Plantation Phase 2, but she said that the character of Southport will completely change if the Board allows the 1100 residences to be built. She asked the Board to please not let too much change happen to our corner of paradise.

Mr. Carl Parker, President of the Brunswick County NAACP, spoke next. He explained that after the last meeting, he was left with the expectation that something would happen to make things better. He hasn't heard of any correspondence that would make things better. Mr. Parker told an anecdote about a parakeet, a man, and his wife. He asked the Manager to remember the meeting. Mr. Parker said he expects that the City will not fill Teresa Parker's position with anyone who is not of color. He said when injustice shows its head, we must ensure it doesn't continue. He is the representative of the National Association of the Advancement of Colored People, and he is grateful because he doesn't have to discriminate against anyone.

Brian Stevens, a resident at 503 Cades Trail, said that he is lucky enough to live in one of Southport's premier communities. He is concerned about the proximity of the proposed Indigo Phase 2. It was mentioned by Mr. Chad Paul that there would be an (80) foot buffer. He recommends a larger buffer or a conservation easement. The development will forever change Southport. He asked the Board to look back before looking forward. The shoebox housing at the Yacht Basin is out of character, the house at the end of Atlantic Avenue that blocks the view, and the proposed building at 115 N. Howe Street.

Shirley Sullivan, a resident at 5002 Seaward Court, said that good communication is key. Community engagement gives the public a voice and connects leaders with citizens. Communication should not be one way. Public comment is important; why not allow comments at a review committee meeting? She also said that she had been reviewing several documents online, and several of them are misleading, misdated, etc. She said the maps for Indigo Phase 2 were poorly circulated. She said if Southport doesn't annex the property, the County will allow the development. The City is out-pricing our seniors. She said that the residents believe in the City, core values, and mission. Sometimes people need to be silent and listen. Mayor Hatem reiterated that there is still plenty of opportunity for public comment on the Indigo Phase 2 project.

Bob Lambert, who resides at 109 W. Nash Street, expressed concern about the proposed 3-story building at 115 N. Howe Street. The plan calls for the demolition of the existing building. There will be retail, apartments, offices, a restaurant, and a rooftop bar. He suggested the occupancy would be very high. There are currently no other commercial structures in Southport that are over two stories. The proposed occupancy would equal about 20% of the city's current population. Based on the current parking requirements, (150) parking spaces would be required to cover the restaurant and bar, not including the apartments' residents or staff. In his opinion, the proposal takes no account of the citizens of Southport. We must act together to ask the property owners to make changes to preserve the neighborhood.

Tracy Beaulieu, a resident of 206 W. Nash Street, stated that the proposed 3-story project is only (8) houses away from hers. The proposed building is not in character with other structures in Southport. It will be a detriment to the City and the neighboring residential area. She supposed the customers of the building would park in the residential areas, but they don't need to be filled all the time. Ms. Beaulieu also has concerns about a grease pit being installed. The people who are proposing the project are

locals to Southport. She said she would think they would have more pride in their community. She hopes the Boards can consider the public's opinion on this project and the proposed Indigo Phase 2. Rebecca Kelly, a resident at 5971 Dutchman Creek Road, said that when she was a child living in Indigo Phase 1, there were increments of time when they were not allowed to ride on their bikes because of the ferry traffic. But the proposed Indigo Phase 2 will generate an abundance of traffic all day long. Ms. Kelly said Chad Paul mentioned that annexation would not be used as leverage to approve the proposed project. But he also said he would hate to have the development without Southport reaping the benefit. She also stated that she knows Rhetson Companies are applying for rezoning at the corner of 14th and Howe Streets. Rezoning the property to Highway Commercial could hugely impact that area, and it is the gateway to the City.

Adam Steadman, a resident at 5968 Dutchman Creek, said that he is a strong supporter of the proposed lighting ordinance change and he is a supporter of property rights. He believes the amendment will go a long way in allowing the public to enjoy their property. Filtered lighting would be of similar cost and nature to non-filtered light. Mr. Steadman also said that concerning the budget process last month, it is important to prioritize the road systems and work on water and sewer. We should ensure that the tax revaluation creates neutrality.

Pastor Brian Monroe, a resident at 715 Clarendon Avenue, said he attended the meeting to support and congratulate Teresa Parker and to air some grievances. He said the City had left some unfinished business with the former police chief that needs to be handled, but not with plea deals. There is a history of mistreating African Americans in Southport and Brunswick County. He added that when people are mistreated, there is no way to all get along.

Ms. Dutton read the progress report from Up Your Arts. Mayor Hatem said that public comment is so important and allows unlimited public comment. Thanks to all who spoke.

Mayor Hatem read the ethics statement. Alderman Carroll stated he had a conflict with the parking text amendment listed as H.5. on the agenda. Alderman Carroll is the real estate agent for the applicant.

E.) Approval of Agenda

Mayor Hatem stated there was a request to add an item to the agenda as item H. 10. Board of Aldermen requested the Planning Board review the Central Business District standards. Alderman Davis said she would like to readdress the City Manager's salary and add it to the agenda as item H. 11. Alderman Carroll motioned ***to approve the agenda with the two additions. Alderman Alt seconded the motion. All ayes. Motion carried.***

F.) Approval of Consent Agenda-Mayor Hatem summarized the items on the Consent Agenda.

1. Minutes of the Special Budget Workshop Minutes June 3, 2022
2. Minutes of the Regular Board of Aldermen Meeting June 9, 2022
3. Minutes Board of Aldermen Closed Session June 9, 2022
4. Resolution Amending the Personnel Policy Article 4. Section 3.
5. Resolution in Support of Accepting NCDEQ Funds.

Alderman Lombardi made a motion to approve the Consent Agenda as presented. Alderman Carroll seconded the motion. All ayes. Motion carried.

G.) Special Recognition

1. Mayor Hatem said he was glad he wore his red shirt to the meeting so that he would match the others representing the UNITY group in support of Teresa Parker. He asked Ms. Parker to come to the podium. He read the proclamation thanking Ms. Parker for her (27) years of service to the City. Ms. Parker thanked everyone and said she was overwhelmed with gratitude. She added that the last few days working for the City were difficult because she felt forced out. She enjoyed working with the other City employees and said that the City employees are so hard working. She said to let her know if she could ever help any City staff.

2. Mayor Hatem asked Ms. Heather Hemphill and the Parks and Recreation to come to the front. He read the Proclamation Designating July as National Parks and Recreation Month.
3. Mr. Randy Jones, Public Relations Director, introduced Ms. ChyAnn Ketchum, the City's new Public Information Officer and Communications Administrator. Ms. Ketchum addressed the Board. She said she was happy to be with the City and looked forward to working with everyone.

H.) Agenda

1. Thomas Lloyd, Development Services Director, explained the first request for contiguous annexation. The property is located at 1224 N. Caswell Avenue. It is for (6) contiguous parcels totaling .84-acres. The City Clerk has investigated the sufficiency of the request and found it to be sufficient. ***After a motion by Alderman Carroll and seconded by Mayor Pro-tem Mosteller, the Board accepted the petition for annexation, accepted the Clerk's Certification, and adopted the Resolution to set the public hearing for August 11, 2022. All ayes. Motion carried.***
2. Thomas Lloyd described the second request for non-contiguous annexation. This request is for the first phase of Osprey Landing. The parcel is a 25.59-acre tract, and the annexation is required as part of the development agreement that the City and the Developer approved. The City Clerk has investigated the sufficiency of the request and found it to be sufficient. ***Alderman Lombardi motioned to accept the petition, accept the Clerk's certification, and adopt a Resolution setting the public hearing for August 11, 2022. Alderman Davis seconded the motion. All ayes. Motion carried.***
3. Mr. Lloyd explained the final annexation was for 8.35 acres identified as Osprey Landing Phase 2. This request is for contiguous annexation and is also required as part of the development agreement. ***Mayor Pro-tem Mosteller motioned to accept the petition, accept the Clerk's Certificate of Sufficiency, and adopt the Resolution setting the public hearing for August 11, 2022. Alderman Lombardi seconded the motion. All ayes. Motion carried.*** Alderman Davis wanted to state that annexations have to be voluntary for the public's benefit. The City cannot force annexations.
4. Mayor Hatem asked Mayor Pro-tem Mosteller to explain the next item regarding an ordinance amendment for exterior lighting. Mayor Pro-tem Mosteller explained that the Street Light Policy was updated, but the Code of Ordinances should be amended to coincide with that. Typically, code of ordinance amendments are not sent to the Planning Board for review but since lighting is an important part of the design elements in a community, she recommends the draft ordinance be sent to the Planning Board for review. The proposed changes include recommended light fixtures that would shield the light to protect the night sky. The amendment does not allow flashing lights or fixtures that cause light trespass onto adjacent properties. Holiday lights are exempt. Lighting installed after the adoption of the ordinance would have to be in compliance. Alderman Alt said a huge part of the population has existing lights that are non-compliant. The non-compliant lights would be allowed until they needed to be replaced, and then compliant replacement fixtures would be required. Alderman Alt encourages having a public meeting. Alderman Allen clarified that the ordinance should go to the Planning Board first and then host the public meetings. ***Mayor Pro-tem Mosteller motioned to move the proposed amendment to the Planning Board. Alderman Carroll seconded the motion. All ayes. Motion carried.***
5. Thomas Lloyd explained the proposed text amendment. Approximately (10) parcels in the Central Business District are smaller than the district requires. These lots will have trouble meeting the parking requirement. This text amendment proposes to exempt lots under 4000 square feet from the parking requirement, but only lots that were platted before 1973. Mr. Ron Thompson requested the text amendment. Mayor Hatem opened the public hearing at 7:54 p.m. Mr. Ron Thompson addressed the Board. He said he initially wanted to build on the property, but his wife convinced him to sell the parcel. In its current state, the parking requirement could not be met. He met with the Planning Board and worked out some of their concerns. He added that several other properties in the area do not meet the parking

requirement. Mr. Thompson said there are no parking issues in his property area. He just wants to be treated fairly, like others in the area. Alderman Davis asked Thomas Lloyd how many parcels would be affected by the text amendment. Thomas Lloyd said that when first starting, the text amendment included about ten parcels, but the Planning Board whittled it down so that only two parcels qualify for the exemption. Mayor Hatem closed the public hearing at 8:01 p.m. Mayor Pro-tem Mosteller stated the table of permitted uses included 40 to 50 uses that could be built on these properties, all with potentially differing impacts. The conditional rezoning process requires more specificity. She feels that a text amendment wasn't the right process for this request. The two affected lots are both on the same block. Theoretically, the proposed text amendment would allow the two parcels to build 40-foot buildings, property line to property line with only a 10-foot rear setback. The conditional rezoning process is intended to provide applicants a public process to address things like parking relief with design and use details. The conditional rezoning application would include the identification of potential uses and elevation drawings. Alderman Alt stated that the proposed process would require more paperwork than the Indigo Plantation Phase 2 project. Mr. Lloyd said that it is the same process as Indigo. Mr. Thompson thinks the project is very simple; he has a 33-foot lot. Alderman Allen said that he reluctantly agrees with Mayor Pro-tem Mosteller. He apologized to Mr. Thompson. There are proposed projects that are having damaging effects on the City. **Alderman Davis made a motion to approve the text amendment as proposed. Alderman Alt seconded the motion.** Mayor Pro-tem Mosteller said she is concerned that people will request changes incrementally for relief. Alderman Allen said that it would likely be a slippery slope. Alderman Davis said that only one additional lot would qualify for the exemption. Alderman Alt said that the Planning Board had already directed Thomas Lloyd to move forward with the amendment and reduce the requirement. Mr. Thompson said that he had exhausted every avenue with the City. He believes the next step would be to take the request to the Board of Adjustment. He just wants to utilize the property. Mr. Lloyd reiterated that the process is legislative, not quasi-judicial. Mayor Hatem called the request to a vote. **Alderman Davis motioned to approve the text amendment, and Alderman Alt seconded the request. Mayor Pro-tem Mosteller, Alderman Allen, and Alderman Lombardi voted no. The motion was denied.** Mayor Pro-tem Mosteller asked staff to inform Mr. Thompson with the options fully.

6. Mr. Ellie Pettinger, Electrical Superintendent, introduced Ms. Debra Fish with Brunswick Electric Membership Corporation. Ms. Fish said there were only minor changes to the contract. They update the service fees yearly based on the Consumer Price Index. The City's customers are important to BEMC. They want to provide safe, affordable services and support economic development. Ms. Fish explained the increase of 6.7% based on the formula between CPI and the number of new customers. There was some discussion about solar meters. **Alderman Davis motioned to approve the proposed contract with Brunswick Electric Membership Corporation. Mayor Pro-tem Mosteller seconded the motion. All ayes. Motion carried.**
7. City Manager Gordon Hargrove read the memo the City Clerk had prepared about selecting an engineering firm to complete the shoreline stabilization project. Mayor Pro-tem Mosteller said she was very familiar with Olsen Engineering because they helped design the 2019 plan. **Alderman Allen motioned to approve the selection of Olsen Engineering to complete the shoreline stabilization project. Alderman Carroll seconded the motion. All ayes. Motion carried.**
8. The next item was the discussion and appointment of the Planning Board position. **Alderman Carroll said he would like to table the selection until all of the reviews for Indigo and 115 N. Howe Street are completed. Alderman Allen seconded the motion.** Mayor Hatem said that the current member, Will Hewett, will continue to serve in the interim. Alderman Davis said this was no reflection of the applicants; it would be difficult to change course mid-review season. **All ayes, Motion carried.** Mayor Pro-tem said she wanted to clarify the interview committee selection. Should there be a new interview committee for each position that becomes vacant?

Alderman Carroll said it is strange that the language for the Planning Board and Board of Adjustment is different, including having one Alderman liaison. City Attorney Norwood Blanchard said that the Board has unfettered discretion for interviews.

9. Mayor Hatem announced that Mr. Todd Dunn would speak about the ABC Board appointment. Mr. Dunn stated that he had been the store manager for eight years. The recent 4th of July weekend was their busiest on record ever. 5% of store profits go back to the local Police Department, and 5% goes back into rehabilitation facilities. Sales have increased every year. The City has had one Board member for the last eight years. Mr. Todd Dunn said that they conducted interviews, and the Board is making the recommendation to reappoint Mr. William Davis to the Board. The state mandates the local ABC Board, but members are appointed by the Board of Aldermen. Mr. Davis has helped lead the ABC Board and personnel through many changes, including the pandemic and the construction of the new ABC store. He takes time to get to know the employees and is a long-time resident of Southport. Alderman Carroll thinks there is great value in bringing a new perspective to the Board. He would like to look at it closer and better understand the bylaws and regulations before making a decision. Alderman Davis asked if the ABC Board could be expanded to five members. Mr. Blanchard said that membership could be expanded to five members at the Board of Aldermen's request. **Alderman Carroll motioned to table the appointment until there was more understanding. Alderman Alt seconded the motion. There were four ayes. Alderman Lombardi and Mayor Pro-tem Mosteller were opposed to tabling the appointment. Motion carried. Alderman Carroll motioned to request expanding the ABC Board to five members. Alderman Alt seconded the motion. All ayes. Motion carried.** Ms. Dutton said she would research more about expanding membership and report back to the Board of Aldermen.
10. **Alderman Davis made a motion directing the Planning Board to form a review committee to focus on the Central Business District.** This would include setbacks, height, uses, and other standards as needed. **Mayor Pro-tem seconded the motion. All ayes. Motion carried.** Mayor Hatem reiterated the UDO is a living document and is subject to change when deficiencies are identified.
11. Earlier in the meeting, Alderman Davis requested to add an item to the agenda to revisit the Manager's salary. She commented that the Board was basing the proposed salary at the June meeting on misinformation. She made a motion to set the Manager's salary at \$127,125. Alderman Alt seconded the motion. Alderman Carroll said he wanted to go on record stating that the subject should be handled in a closed session. He made a motion to go into a Closed Session. Mayor Pro-tem Mosteller seconded the motion. All ayes except for Alderman Davis. Motion carried. Mayor Hatem closed the regular open meeting at 9:29 p.m. to enter a closed session. The closed session was dismissed at 9:41 p.m., and the regular open meeting resumed. In the open session, Alderman Davis motioned **to increase Mr. Hargrove's salary to \$127,125. Alderman Alt seconded the motion. Aldermen Carroll, Alt, Lombardi, and Davis voted in favor. Alderman Allen and Mayor Pro-tem Mosteller voted opposed. Motion carried 4-2.** Mr. Hargrove's salary was increased to \$127,125 a year. Mayor Pro-tem Mosteller added that this discussion was not a reflection of the Manager's performance.

I.) Committee Reports

Mayor Pro-tem Mosteller stated that the Planning Board Review Committee meeting was scheduled to discuss the proposed project at 115 N. Howe Street. The Parks and Recreation Committee has its survey available through July 31, 2022. The City was selected to pursue a CAMA Land Use Grant for the kayak launch.

Alderman Lombardi said the Beautification Committee has been working to refresh the planters around the City.

Alderman Davis announced that the Forestry Committee's tree walking tour was hugely successful. So successful, they have ordered more pamphlets.

Alderman Alt had nothing to report.

Alderman Carroll thanked everyone for attending and participating in the 4th of July festival.

Alderman Allen thanked Randy Jones, Gordon Hargrove, Chief Drew, Chief Coring, and Tom Stanley for all the festival work.

J.) Manager's Report

City Manager Gordon Hargrove thanked all City staff for their hard work during the festival.

K.) Mayor's Comments

Mayor Hatem stated that the kayak launch was definitely going to happen. On Saturday, there was a UNITY event with crafts, a waterslide, and a kickball game. He looks forward to it next year. A special joint workshop is scheduled for Monday, July 18, 2022 to hear summaries on the impact analysis studies conducted for the proposed Indigo Phase 2 project.

L.) Staff Reports

Mayor Hatem added that staff reports are in the packet for review.

M.) Board Comments

Alderman Carroll wanted to reiterate that the Board appointment items were not personal. He looks at all the applications and resumes. He wants to learn more about what each Board does so that he can make wise decisions. He appreciates everyone's support. He is always available by email and telephone.

Alderman Alt asked Chief Drew if they responded to more calls than usual during this 4th of July festival. Chief Drew said that it was about average. As a whole, the number of calls has been increasing.

Alderman Davis said she had no issue with Mr. Davis continuing on the ABC Board; her objection is how things have been operated. There are barely any minutes for the meetings. She thinks that increasing the membership to five will allow Mr. Davis to continue serving and appoint some new members.

Alderman Lombardi had nothing to report.

Mayor Pro-tem Mosteller commented that the pressure of growth will define Southport unless we define who we are. She mentioned the sign at the entrance area to Southport. It welcomes everyone to "Historic Southport."

N.) Adjourn

Mayor Hatem stated that the meeting on Monday would help move the City of Southport forward. He thanked everyone for attending and watching at home. ***After a motion made by Alderman Carroll and seconded by Alderman Allen, Mayor Hatem adjourned the meeting at 10:00 p.m. All ayes. Motion carried.***

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk

**BOARD OF ALDERMEN
PLANNING BOARD
COMMUNITY BUILDING
JULY 18, 2022
223 E. BAY STREET
SOUTHPORT, NC**

**SPECIAL JOINT MEETING
MINUTES**

BOARD OF ALDERMEN PRESENT: Mayor Joseph P. Hatem, Mayor Pro-tem Karen Mosteller; Aldermen Lowe Davis, Tom Lombardi, Robert Carroll, and Rich Alt. Alderman Allen was out of town.

PLANNING BOARD PRESENT: Chair Sue Hodgins, Will Hewitt, Gustavo Mibelli, Maureen Meehan, Scott Jones, Christopher Jones, Fred Fiss, Dick Sloan

STAFF PRESENT:

Gordon Hargrove, City Manager
Randy Jones, Tourism & Comm.
Thomas Lloyd, Development Serv. Director
ChyAnn Ketchum, PIO/Communications
Charles Drew, Fire Chief

Dorothy Dutton, City Clerk
Allayna Dail, Asst. Dir. Tourism & Comm. Bldg.
Todd Coring, Chief of Police
Kate Marshall, Animal Protective Services
Ralph Treadway, Battalion Chief

ALSO IN ATTENDANCE:

Chad Paul, CEO Bald Head Island Ltd.
Roger Perry, President, East West Partners
McKay Siegel, Partner, East West Partners
Frank Popelars & Wife
Many other concerned citizens

Tish Hatem
Shirley Sullivan
Rebecca Kelly
Eliot Duke, Reporter with State Port Pilot

A) Call to Order

Mayor Hatem called the special joint meeting to order at 6:08 p.m. He welcomed the Board of Aldermen, Planning Board, the Developers, and the Public.

B) Invocation

Alderman Lowe Davis gave the invocation.

C) Pledge of Allegiance

Mayor Hatem led everyone in the Pledge of Allegiance.

D) Approval of Agenda

Alderman Davis made a motion to allow the public to ask questions. Mayor Hatem stated that Alderman Davis should've made the request sooner. He said that there was a motion to add item G. to the meeting for Public Questions. ***Mayor Pro-tem Mosteller made a motion to add an item for public question and move adjourn down to item H. Alderman Lombardi seconded. Motion carried.***

Planning Board member Will Hewitt made a motion to approve the amended agenda, which was seconded by Maureen Meehan. All ayes. Motion carried.

E) Agenda

1. Lucy Gallo, a Principal with Development, Planning, Financial Group, LLC presented the findings from the fiscal impact analysis. She said the key fiscal assumptions are based on a snapshot in time, and consider the net impact to the general fund, excluding the enterprise fund. She explained that the expected needs for each department vary. The Fire District already covers

this project area, so it is not expected to need more equipment or substations. But other departments will be affected differently. Ms. Gallo studied the fiscal impacts based on two scenarios. The first scenario considered the Indigo Plantation Phase 2 property annexed into the City limits. Based on calculations, there seemed to be a \$1.4 million net fiscal benefit, which will help offset the City's fixed capital.

Scenario 2 was based on the property not being annexed. This would create a negative fiscal effect because approximately 550 homes would be added to the fire district without the benefit of tax revenue to offset the expense. In addition, those individuals would still be using the City's infrastructure.

2. Eddie Staley, Shannon Moore, and another staff member from Withers-Ravenel presented the findings of their impact analysis. Mr. Staley said the project objectives was to review the developer's schedule for new infrastructure, review the most influential revenues and expenditures, and to provide a 10-year financial analysis of infrastructure needs. Ms. Moore explained that they did not increase the tax rate or revaluations in the analysis. They did consider sales tax increases, ABC Revenues, Fire District fees, and the utility franchise. The total additional expense base was estimated at \$1,796,000, including \$200,000 for paving inside the proposed project area. The 10-year cumulative revenue surplus is estimated at \$15.5 million, but it starts to level off after the seventh year. Mr. Staley explained that the location of this project make it more favorable to the City. The project is already inside the fire district. There would be no water and sewer, or stormwater expense to the City.

Mayor Hatem said that the City's Police Department already needs more room. The revenue from the project, if approved, could help fund that building. Mayor Pro-tem Mosteller asked if there were any markers for understanding the long-term benefits of annexation? Mr. Staley said that generally speaking, annexing property, and gaining the tax revenue is one of the biggest benefits. But it also depends on the level of services provided, revaluations, and tax rates.

- F.) Mayor Pro-tem Mosteller asked if the density was cut in half, could an assumption be made that the revenue would also be cut in half. Ms. Moore said there were too many factors to make that assumption. Alderman Davis asked if the City has to maintain the roads if they do not annex. Thomas Lloyd said there is no obligation to maintain the roads if they do not annex.

Fred Fiss, Planning Board member, asked about the electrical infrastructure, and Mr. Staley said that they never include electrical components because they do not have expertise in that area. Planning Board member Chris Jones asked Withers-Ravenel about how many reports like this they do each year, and if they ever look at projects after build-out to see how accurate the reports are. Mr. Staley said there is a certain amount of sensitivity that comes into play with these analyses. There are so many variables. This particular analysis allowed 70% sensitivity, so there is a lot that could happen, but it would still be of benefit to the City. There is no guarantee that this project would be financially beneficial to the City, but there is confidence in the model.

Planning Board member Gustavo Mibelli said that the consultants were asked to compare apples to oranges. He suggested comparing the same number of units with annexation and without. He thinks there will be a short-term benefit to the City, but after several years, the benefit will diminish. The reality of the project is that it is not consistent with the Land Use Plan.

Sue Hodgin, Planning Board Chair, said that the Board's should look past the money. The tax base should not push them into approving the project.

Alderman Lombardi asked if the developers are only approved for 550 units, would they still annex into the City. Lucy Gallo said that it wasn't financially feasible for the developers to annex at that density.

G.) Public Comment

Rebecca Kelly, resident of Indigo Plantation, asked for clarification about the \$200,000 for paving roads. That amount is just for the roads inside the Indigo Plantation Phase 2. She also added that a portion of the land area included is already in the City limits. Regardless of whether the developers

annex, we would still get tax revenue on that portion.

David Roach said he wondered what the impacts would be on the quality of life in the City. He also asked if the developers had actually placed the proposed number of homes on the property to see if they would fit.

Shirley Sullivan asked when the analyses would be available to the public and when the Planning Board would be making their recommendation.

There were questions about the electrical grid impacts and who would be paying for those improvements. Gordon Hargrove stated that there have been discussions with the City Attorney and an electrical systems expert. The developer will likely have to help pay for the improvements, but we don't know the cost at this time.

Jim Lightbourne, a resident at 116 W. West Street, said that these studies didn't show as much as an annexation study would have shown. Mr. Staley said that wasn't what they were tasked to do. If they go through the scenarios and there were all red flags, everyone could stop talking about the project today. But when there are some green and some red, they have to keep looking. He added that the consultants were not asked to review Land Use Consistency, only fiscal and infrastructure impacts.

Another citizen asked where NCDOT was during the review. He was particularly concerned about what would happen considering that traffic already gets backed up on 9th Street and Robert Ruark.

Shirley Sullivan said that a growth rate of 2% was included in these studies, but Brunswick County is growing at 4%. There are a lot more trips generated with that percentage.

Mr. Chad Paul said that he believes Bald Head Island Ltd is the largest tax payer in the City. The proposed 1542 dwelling units will fit on the property. He concluded by saying that they are paying more than their share of the project reviews.

H.) Adjourn

Mayor Hatem said he appreciated the meeting because everyone in attendance cares about Southport. He appreciates everyone in attendance and all of the consultant's work. Alderman Lombardi made a motion to adjourn, which was seconded by Mayor Pro-tem Mosteller. All ayes.

Gustavo Mibelli made a motion to adjourn the Planning Board meeting. Will Hewett seconded the motion. All ayes. The meeting was adjourned at 8:28 p.m.

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk

Memorandum

To: Mayor Hatem and the Board of Aldermen
Planning Board Appointment
August 7, 2022

At the July Board of Aldermen meeting, the Board tabled the appointment to the Planning Board, and agreed that Mr. Will Hewett would continue to serve until the review of the Indigo Plantation Phase 2 review was complete.

Included in your packet are the applications that were received for the position. Everyone was interviewed, with the exception of Mr. Boyd, who was not present at his scheduled time.



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

First Preference Planning Board
Second Preference Board of Adjustment
Third Preference _____

Name Andrew J. Boyd Spouse Name Katie Boyd
(if married)
Home Address 828 N. Caswell Ave Telephone Number 910 523 8287
Business Address _____ Telephone Number _____
E-mail Address mbsouth5000@gmail.com
Resident of Southport Yes ☒ No ☐ How Many Years? 9
State and County of Legal Residence North Carolina Brunswick
Education Masters
Present Job/Employer Resource Manager / Fieldcore LLC
Past Employment Planet Forward - Contractor @ Duke Energy
Current Civic/Community Participation Boy Scout Adult Leader

Reasons qualified for this appointment (optional) I have been a project Manager for over 12 years, knowledgeable of contracts and budgets

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Signature of Applicant [Signature] Date 5/5/22

Andrew J. Boyd

828 N. Caswell Ave., Southport, North Carolina, 28461
910.523.8287
mbasouth5000@gmail.com

Profile Solid background in the maintenance of a commercial nuclear power plant with over 30 years of experience in the electrical utility industry in maintenance, project management, and operations. Increasing responsibility and leadership roles during that time. Experienced with workforce issues as well as leading a diverse team. Skilled in implementing site safety and radiological standards.

Professional Experience

September 2020- Present

Resource Manager, Fieldcore

- Responsible for 50-80 Wind turbine technicians, including monitoring training, HR functions, hiring new personnel, annual reviews,
- Responsible for filling resource demands with qualified personnel
- Was hand picked to lead a Kaizen with personnel from around the globe participating
- Led multiple special projects, including mapping the competencies for various levels of wind technicians, standardizing the OJT process for Fieldcore globally
- Participated in ISO-9001 audit for the company
- Responsible for dispatching technicians in Salesforce
- Responsible for approving weekly timesheets and expense reports to ensure accurate accounting

July 2018- August 2020

Project Manager, Fieldcore

- Project Manager for Major refurbishment of General Electric Turbine. Oversaw the on site generator rewind, with responsibility for over 25 field personnel and a budget of \$2.6M
- Project Manager for Alterrex refurbishment and Boiler Feed Pump Turbine Major inspection at Unit 1
- Ensure that scope is maintained and extra work was billed accordingly
- Track expenditures to ensure that costs are within the budget
- Project Manager for the Vogtle Nuclear Plant Unit 1 refueling outage.
- Responsible for over 130 personnel performing work on the main turbine, main generator, and feed pump turbine and valves
- Responsible for the inspection of the spare low pressure rotor
- Installation of Generator Field at Ameren Sioux after a rewind
- Field Engineer for weld repairs to Summer HP turbine shell
- Field Engineer for Nuclear Plant Valve outage involving 11 valves and actuators

November 2016-July 2018

Field Engineer, Fieldcore

- Field Engineer for Nuclear Plant Valve outage involving 10 Nuclear Plant Valves
- Field Engineer at Brown's Ferry planning for U3 HP Turbine upgrade
- Attended General Electric Project Management training
- Field Engineer for G3 GE Turbine complete train Major overhaul
- Graduated from Gas to Steam Cross over class 17-1, Houston Learning Center
- Performed assembly oversight for 3 vintage Alstom HP-16 VAX units

Project Manager- Brunswick Major Projects, Brunswick Nuclear Plant

- Project Manager for the Intrusion Detection System project. Obtained funding for the implementation of the project. Coordinated multiple vendors to update and install infrastructure for the new system while the old system remained operable. Installed over 80% of the physical infrastructure and electrical backbone for the project. Performed updates to the Security Computer as part of the upgrade.
- Responsible for monitoring and controlling budgets and cash flows for 3 projects at a time valued at over \$30M, as well as monthly reporting
- Project Manager for the Protected Area Camera project. Coordinated the installation of cameras with the Intrusion Detection System project. These cameras monitor the protected area of the nuclear plant site. This project involved 41 cameras of various types.
- Qualified to view Safeguards documents and materials
- Project Manager for the Turbine Supervisor Instrumentation project. Managed an Engineering vendor in the development of the Engineering Change Package.
- Project Manager for the Circulating Water discharge-piping project. This involved removing cement lining from the 86" piping and installing a carbon fiber lining. This was installed on 4 pipes in Unit 1 and 4 pipes in Unit 2.
- Performed project management oversight during the installation of a new Circulating Water pump over a six week period
- Performed project management oversight for installing cable trays and cable pulls during the 2016 spring outage as part of the Turbine Controls upgrade project.
- Managed a study to replace components for the Control Building HVAC system
- Qualified as a project manager for the Duke Energy Project Manager Center of Excellence. This included the procedures as well as the documentation to manage projects in a reliable and predictable manner.
- Qualified for full access to the Nuclear Plant site.

May 2009-Oct 2012

Nuclear Project Manager- American Electric Power, DC Cook Nuclear Plant

- Containment Spray Heat Exchanger Projects- Transitioned from an EPC contract to separate vendors for Engineering and construction. Negotiated the procurement contract for 4 Nuclear Safety related Heat Exchangers. Managed four projects valued at \$25M
- Security Computer Replacement Project- Took over for the implementation of this project. Coordinated a diverse team of installers, site IT, and Security personnel to install, test, and troubleshoot a custom Security computer system. Qualified to work with Safeguards documents
- Project Manager that successfully implemented the regulatory driven requirements of 10CFR73.55 ahead of schedule and under budget. This project created unique solutions to ensure compliance. This was Fast Tracked and implementation was completed within 5 months.
- Project Manager for unique installation of reactor cavity personnel lift on Unit 1. This project eliminated a long-standing safety hazard at the plant.
- Assisted in developing new processes to better align the DC Cook Project department with INPO 09-002 "Excellence in Nuclear Project Management"
- Drafted and obtained approval for Project Charters and project funding with input from Stakeholders
- Member of the Plant Safety Committee, lead and coordinated monthly Department safety meetings
- Supported the Emergency Response Organization as a qualified team member
- Qualified to perform Management oversight of High Risk Lifts

Mechanical Maintenance Supervisor- American Electric Power,
DC Cook Nuclear Plant

Apr 2007-May 2009

- Qualified as a Nuclear Maintenance Supervisor
- Supervise a ten member composite valve team in day to day maintenance operations
- Ensure that personnel perform work in accordance with site safety standards
- Coordinate work activities with other departments
- Qualified Technical Reviewer for technical procedures to ensure adequacy and usability
- Mechanical maintenance representative for various design modifications
- Qualified as a Maintenance Supervisor for the Emergency Plan
- Ensure that work is performed in accordance with site radiological work standards and As Low As Reasonably Achievable
- Work with supplemental work force during outages to ensure the outage schedule is attained and provide oversight of critical tasks as necessary

Mechanical Maintenance Instructor- American Electric Power,
DC Cook Nuclear Plant

2005-Apr 2007

- Apply the Systematic Approach to Training for performance improvement
- Develop technical training including the appropriate delivery media
- Develop appropriate methodologies for testing student knowledge
- Deliver technical training in the classroom as well as laboratory
- Assess the training to determine the effectiveness
- Participated in curriculum development committee for craft

Maintenance Mechanic American Electric Power,
DC Cook Nuclear Plant

1999- 2005

- Perform preventive and predictive maintenance on commercial nuclear plant systems and components.
- Interact with personnel from various departments to ensure schedule adherence.
- Perform pre-work reviews to verify technical accuracy, correct parts, and clearance points.
- Qualified to perform non intrusive check valve testing

Nuclear Plant Operator/Maintenance Technician/Staff Instructor, NPTU Ballston Spa, NY 1996-1999

- Responsible for the development, presentation, and review of mechanical technical lectures to contractor, officer, and enlisted nuclear operator candidates.
- Designated as Navy Master Training Specialist.
- Instructed contractor, officer and enlisted personnel in the fundamental mechanical principles associated with a naval nuclear power plant

Nuclear Plant Operator/Maintenance Technician, USS Enterprise (CVN-65), Norfolk, VA 1993-1996

- Operated and Maintained a dual reactor Propulsion Plant
- Chief Reactor Auxiliary Operator for Operational Reactor Safeguards Examination

Naval Nuclear Power School, Naval Nuclear Mechanic "A" School,
Naval Nuclear Power Prototype,

1991-1993

Education	Master of Business Administration, Bethel College, Mishawaka, IN	May 2008
	Bachelor of Science Human Resource Management New School University New York, NY	May 1998
	Certified Project Management Professional 1362854.	Oct 2010

Computer Software

Microsoft Office suite, Microsoft Project, Outlook, SalesForce, SuccessFactors (Learning Management system), Microsoft Teams, ServiceNow, Box, Dropbox, OneNote, Google Chrome, Internet Explorer, PLM (secure document program), Nitro Pro, Smartsheets, Gensuite(safety reporting), various Iphone apps



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees.

Name William Hewett

Spouse Name (If married) n/a

Appointment(s) for which you are applying:

☐ ABC Board

☐ Beautification Committee

☐ Board of Adjustment

☐ Forestry Committee

☐ Parks and Recreation Committee

☒ Planning Board

Do you have a preference? _____

Physical Address: 129 Cape Fear Drive, Southport

Mailing Address: 129 Cape Fear Drive, Southport NC 28461

Resident of Southport ☐ Yes ☐ No

How Many Years? 54

State and County of Legal Residence NC, Brunswick

Main Phone Number 9105203291

Secondary Number _____

E-mail Address willhewett.68@gmail.com

You may submit a resume along with your application detailing the following section if you so choose.

Education South Brunswick High, Brunswick Community College, Winston Salem Barber School

Present Job/Employer Self Employed

Past Employment Brunswick County Sheriff Department, US Army, Small Business, Self

Current Civic/Community Participation Southport Planning Board, Brunswick Co. L.E.A.

Reasons you are qualified for this appointment (optional) Public safety, Tourism, and Small Business. Currently serving as Vice-Chairman on the Planning Board. Duties included the UDO rewrite and update, various review committees and projects. Projects include Osprey Landing, Lowes Food(Southport Crossing), The Haven, Short-Term Rental UDO update, zoning modification requests. Currently working Traffic Impact (Lead) and Environmental Impact (Alternate), Project Indigo

Do you anticipate any conflicts of interest if appointed? Yes ☒ No

Signature

Date 05/24/2022

Please Return to: City Clerk, Dorothy Dutton

ddutton@cityofsouthport.com or City of Southport Clerk: 1029 N. Howe Street Southport, N.C. 28461

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

Planning Board

First Preference

Second Preference

Third Preference

Name Chris Eckert

Spouse Name Katie Narron
(if married)

Home Address 116 E 13th St., Southport, NC 28461 Telephone Number 910 234 8815

Business Address _____ Telephone Number _____

E-mail Address eckertjchris@gmail.com

Resident of Southport Yes ☒ No ☐ How Many Years? 7 Years

State and County of Legal Residence North Carolina / Brunswick County

Education UNC Chapel Hill - B.A. Economics, East Carolina University - M.B.A.

Present Job/Employer Fixed Income Portfolio Manager / Franklin Street Partners

Past Employment Commercial Fishermen

Current Civic/Community Participation _____

Reasons qualified for this appointment (optional) I was introduced to City of Southport city government when I purchased property that I annexed and rezoned. Through the process I consulted and was guided by the CAMA Land Use plan and UDO, studying both thoroughly. The process provided me with an understanding and appreciation for the importance of citizen participation to guide the city into the future. Additionally, I believe that I could provide a prospective for the younger generation that calls Southport home.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Christopher Eckert

Signature of Applicant

4/22/22

Date



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

First Preference Planning Board
Second Preference Board of Adjustments
Third Preference /

Name David Truglio Spouse Name _____
(if married)

Home Address 506 W. Owens Telephone Number 8607298276

Business Address 1433 N. Howe Telephone Number 8607298276

E-mail Address david.truglio@gmail.com

Resident of Southport Yes ☒ No ☐ How Many Years? several

State and County of Legal Residence Brunswick / NC

Education BS / Boston College

Present Job/Employer self employed : Green Designs LLC

Past Employment self employed

Current Civic/Community Participation Beautification, Southport Yacht

club board, political campaigns, civic volunteer to protect Southport
Reasons qualified for this appointment (optional) I have been on planning + other
boards in the past and have a wealth of knowledge to share.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

I work well with others and would help to bring a
Signature of Applicant [Signature] Date 5.12.22

-1-

new teamwork approach to connect Southport boards so we all work collaboratively towards a common goal of protecting + preserving Southport as the inevitable growth continues - it can be managed responsibly



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees.

Name Cathy Dudley
Spouse Name (if married) Laura Simmons

Appointment(s) for which you are applying:

- | | |
|--|---|
| ☐ ABC Board | ☒ Forestry Committee |
| ☒ Beautification Committee | ☐ Parks and Recreation Committee |
| ☐ Board of Adjustment | ☒ Planning Board |

Do you have a preference? Planning board

Physical Address: 105 N Caswell Ave

Mailing Address: 105 N Caswell Ave

Resident of Southport ☒ Yes ☐ No How Many Years? 1.5 years
Brunswick County, North Carolina

State and County of Legal Residence Brunswick County, North Carolina

Main Phone Number 336-662-7973 Secondary Number _____

E-mail Address cathy.a.dudley@gmail.com

You may submit a resume along with your application detailing the following section if you so choose.

Education (see attached) _____

Present Job/Employer Retired

Past Employment (see attached)

Current Civic/Community Participation (see attached)

Reasons you are qualified for this appointment (optional) _____

I bring a history of management and creative experience and a commitment to help

our community continue to attract tourists, businesses, and new residents,

while preserving the unique heritage of our city and our delicate environment.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Signature Cathy A. Dudley Date 5/6/22

Please Return to: City Clerk, Dorothy Dutton

ddutton@cityofsouthport.com or City of Southport Clerk: 1029 N. Howe Street Southport, N.C. 28461

CATHY DUDLEY

105 N. Caswell Ave., Southport, NC 28461 • 336.662.7973

cathy.a.dudley@gmail.com

cathy-a-dudley.medium.com • thewearybanker.com • [linkedin.com/in/cathy-a-dudley](https://www.linkedin.com/in/cathy-a-dudley)

Experienced executive with focus on improving financial services and digital banking through strategic thinking, operational improvement, and creative solutions.

EXPERIENCE

EXECUTIVE VICE PRESIDENT, FIRST BANK

Responsible for digital banking, treasury services, bankcard and marketing departments for \$6 billion bank. Oversaw total budget of \$12 million+ in revenue and \$2 million in expenses.

- Built treasury services platform to include lockbox, remote deposit capture, international wire, positive pay, ACH, domestic wire transfers and account reconciliation. In 2019 the team generated \$158 million in new deposits and \$3.2 million in gross revenue.
- Launched digital banking and oversaw growth to reach average of 1million logins and over 10,000 transactions worth more than \$100 million each month.
- Built call center department to handle increasing shift to digital and mobile. The call center received the highest customer satisfaction scores of any department in a JD Power customer survey.

SENIOR MANAGER, KPMG

Consulted with financial institution on strategic planning, organizational design, and process improvement. Managed projects ranging including customer segmentation, retail strategy, and branch operations improvement

CONSULTANT, TOWERS PERRIN (WATSON TOWERS WILLIS)

Consulted with financial institution on strategic planning, organizational design, and process improvement.

EDUCATION

M.B.A., SAN FRANCISCO STATE UNIVERSITY

B.S., BUTLER UNIVERSITY

RECENT ACTIVITIES

- Guardian ad Litem, Brunswick County
- United Way of Moore County, Board of Directors



MEMORANDUM TO THE BOARD OF ALDERMEN

FROM: Dorothy Dutton, City Clerk
DATE: August 2, 2022
SUBJECT: City ABC Board

At the July 2022, Board of Aldermen meeting, the Board made a motion to table the appointment to the Southport ABC Board until they had more information. As a second motion, they requested to expand membership to a total of (5) appointed members.

I have spoken with Beth Nichols (NCABC Information and Communications Specialist), and Quinn Woolard (Program Analyst, Local ABC Board Audit), regarding the request and both have indicated that the membership can be expanded with a simple motion or resolution. In addition, the State has requested that if Mr. Davis is to be reappointed, it take place at the August meeting.

Terms are for a period of three-years, and reappointment is necessary at the end of each term. I have included the correspondence with the NCABC, as well as a copy of General Statute, Article 7.

The deadline for applications to serve on the board was May 25th. All of the applications were received by that date, and all (6) applicants, were offered an interview.

Update: During the August 11th Board of Aldermen meeting, the Board would appoint only one member. The Resolution can still be considered even though the Board motioned and approved the expansion to five members at the July meeting.

A special workshop will be scheduled to review the function and structure of the ABC Board. The City will accept more applications for the two new positions. After that, the interview committee will make recommendations about the two new members.

Dorothy Dutton

From: Dorothy Dutton
Sent: Wednesday, July 20, 2022 8:52 AM
To: SVC_ABC.Contact
Subject: RE: [External] ABC Board question

Thank you so much for this information! We will report the names/information of the new members once they are appointed!

Have a great rest of the week!

Dorothy Dutton, City Clerk

From: SVC_ABC.Contact <contact@abc.nc.gov>
Sent: Tuesday, July 19, 2022 4:48 PM
To: Dorothy Dutton <Ddutton@cityofsouthport.com>
Subject: RE: [External] ABC Board question

Good afternoon, Ms. Dutton,

Thank you for reaching out to the NC ABC Commission.

Local ABC Boards can choose to increase from a 3 member to a 5 member board without Commission approval, but we do need to be notified of the new members.

We refer to statute 18B-700 as seen below regarding Local ABC Boards.

Article 7.

Local ABC Boards.

§ 18B-700. Appointment and organization of local ABC boards.

(a) Membership. – A local ABC board shall consist of three or five members appointed for three-year terms unless the board is a board for a merged ABC system under G.S. 18B-703 and a different size membership has been provided for as part of the negotiated merger. If the board is a three-member board, one member of the initial board of a newly created ABC system shall be appointed for a three-year term, one member for a two-year term, and one member for a one-year term. If the board is a five-member board, one member of the initial board of a newly created ABC system shall be appointed for a three-year term, two members for two-year terms, and two members for one-year terms. As the terms of initial board members expire, their successors shall each be appointed for three-year terms. **If a board is initially a three-member board and the appointing authority determines a five-member board is preferable, the terms of the two new members shall be for three years.** If a local board has five members and the appointing authority determines a three-member board is preferable, the appointing authority shall not reduce the size of the board except upon the expiration of a member's term and only with the approval of the Commission. The appointing authority shall designate one member of the local board as chairman.

(a1) Mission. – The mission of local ABC boards and their employees shall be to serve their localities responsibly by controlling the sale of spirituous liquor and promoting customer-friendly, modern, and efficient stores.

(b) City Boards. – City ABC board members shall be appointed by the city governing body, unless a different method of appointment is provided in a local act enacted before the effective date of this Chapter.

(c) County Boards. – County ABC board members shall be appointed by the board of county commissioners, unless a different method of appointment is provided in a local act enacted before the effective date of this Chapter.

Please let us know if we can be of further assistance,
Beth

Beth Nichols

Information and Communications Specialist
NC Alcoholic Beverage Control Commission
(919) 948-7946

contact@abc.nc.gov



From: Dorothy Dutton <Ddutton@cityofsouthport.com>

Sent: Tuesday, July 19, 2022 2:19 PM

To: SVC_ABC.Contact <contact@abc.nc.gov>

Subject: [External] ABC Board question

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Good afternoon,

I just left a voicemail, but I want to follow up. The City of Southport has a three-person ABC Board, but the City's governing board would like to make it a five-person board. Does the Board of Aldermen need to adopt a resolution or take any formal action to make that change?

I appreciate your help!

Dorothy Dutton
City Clerk
City of Southport
(910) 457-7900 x1010



Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Dorothy Dutton

From: Woolard, Quinn <quinn.woolard@abc.nc.gov>
Sent: Saturday, July 30, 2022 4:56 PM
To: Dorothy Dutton
Subject: RE: Thank you

Hi Dorothy,

Thanks very much, this is excellent! I have noted all the appointment & term expiration dates in our records.

That sounds great if the board increases to five (5) memhrs possibly, and if you have applicable resolution / documentation to possibly forward eventually would be helpful (..... I will update local enabling act info we have on file upon receipt as applicable).

Consideration on Chair Davis: The Commission recommendation is for him to be reappointed immediately at the August city meeting for some term, *if he has not been formally reappointed since the May 2018 appointment and his term is expired – referencing G.S. 18B-700(a).* For ABC board members in general, the terms are no more than three (3) years with mandatory reappointment required if member continues serving. I wanted to relay this important info as Commission legal staff have reached out to boards about this before, as sometimes board members believe they serve continually until / unless a successor is announced.

Thank you again for your help and all the great info!

Sincerely,
Quinn

Quinn Woolard
Program Analyst, Local ABC Board Audit
North Carolina ABC Commission
400 E. Tryon Rd, Raleigh, NC 27610
e-mail: Quinn.Woolard@abc.nc.gov

<https://boards.abc.nc.gov/>

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

From: Dorothy Dutton <Ddutton@cityofsouthport.com>
Sent: Wednesday, July 27, 2022 1:18 PM
To: Woolard, Quinn <quinn.woolard@abc.nc.gov>
Cc: Southport abc <southportabc@gmail.com>
Subject: [External] RE: VERIFICATION - Southport ABC Board

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Quinn,

Here is our most recent list of ABC Board members for the City of Southport. I believe the Board of Aldermen will extend Board membership to (5) members at the next Board meeting in August. Once that is decided, I will send an update.

Also, Mr. Davis was asked to continue serving until any changes were made.

Angela Wadsworth	alwads0@yahoo.com	Appointed May 2020	Expires May 2023
Zach Zuehlke December 2022	zlzuehlke@gmail.com	Appointed December 2019	Expires
William Davis serving until appts are made	wa_ccdavis@yahoo.com	Appointed May 2018/	term expired-but

I hope that is everything you need. Just let me know if I have left anything out!
Thank you so much,

Dorothy Dutton, City Clerk
City of Southport

From: Woolard, Quinn <quinn.woolard@abc.nc.gov>
Sent: Sunday, July 24, 2022 7:33 PM
To: Gordon Hargrove <ghargrove@cityofsouthport.com>; Dorothy Dutton <Ddutton@cityofsouthport.com>
Subject: VERIFICATION - Southport ABC Board
Importance: High

Good morning!

The ABC Commission is currently conducting a board member verification for all ABC board members across North Carolina.

For Southport ABC Board Members (BM), I need to obtain verifying information for **All** current serving members (with Southport City Council being the appointing authority).

- Could you please provide?
 - All current board member names,
 - Last effective term commencement dates,
 - Term expiration dates
 - Email addresses (... *Only if readily available*)

Thanks very much for your help! If a phone call would be helpful, I can explain more.

Sincerely,
Quinn

Quinn Woolard
Program Analyst, Local ABC Board Audit
North Carolina ABC Commission
400 E. Tryon Rd, Raleigh, NC 27610
e-mail: Quinn.Woolard@abc.nc.gov

<https://boards.abc.nc.gov/>

Article 7.

Local ABC Boards.

§ 18B-700. Appointment and organization of local ABC boards.

(a) **Membership.** – A local ABC board shall consist of three or five members appointed for three-year terms unless the board is a board for a merged ABC system under G.S. 18B-703 and a different size membership has been provided for as part of the negotiated merger. If the board is a three-member board, one member of the initial board of a newly created ABC system shall be appointed for a three-year term, one member for a two-year term, and one member for a one-year term. If the board is a five-member board, one member of the initial board of a newly created ABC system shall be appointed for a three-year term, two members for two-year terms, and two members for one-year terms. As the terms of initial board members expire, their successors shall each be appointed for three-year terms. If a board is initially a three-member board and the appointing authority determines a five-member board is preferable, the terms of the two new members shall be for three years. If a local board has five members and the appointing authority determines a three-member board is preferable, the appointing authority shall not reduce the size of the board except upon the expiration of a member's term and only with the approval of the Commission. The appointing authority shall designate one member of the local board as chairman.

(a1) **Mission.** – The mission of local ABC boards and their employees shall be to serve their localities responsibly by controlling the sale of spirituous liquor and promoting customer-friendly, modern, and efficient stores.

(b) **City Boards.** – City ABC board members shall be appointed by the city governing body, unless a different method of appointment is provided in a local act enacted before the effective date of this Chapter.

(c) **County Boards.** – County ABC board members shall be appointed by the board of county commissioners, unless a different method of appointment is provided in a local act enacted before the effective date of this Chapter.

(c1) **Limit on Creation of New Boards.** – Notwithstanding any provision of law to the contrary, no new local board may be created in any county where a local board operates an ABC store. If a jurisdiction holds an ABC store election under G.S. 18B-602(g), the establishment of ABC stores is approved, and the jurisdiction is located in a county where a local board is already in operation, the jurisdiction that held the election shall enter into an agreement with an existing local board to create a merged local board in accordance with G.S. 18B-703. Nothing in this subsection shall be construed as prohibiting a local board from serving multiple cities, counties, or cities and counties.

(d) **Qualifications.** – The appointing authority shall appoint members of a local board on the basis of the appointees' interest in public affairs, good judgment, knowledge, ability, and good moral character.

(e) **Vacancy.** – A vacancy on a local board shall be filled by the appointing authority for the remainder of the unexpired term. If the chairman's seat becomes vacant, the appointing authority may designate either the new member or an existing member of the local board to complete the chairman's term.

(f) **Removal.** – A member of a local board may be removed for cause at any time by the appointing authority. Local board members are subject to the removal provisions of G.S. 18B-202.

(g) **Compensation of Board Members.** – A local board member shall receive compensation in an amount not to exceed one hundred fifty dollars (\$150.00) per board meeting unless a different level of monetary compensation is approved by the appointing authority. If a different level is

approved by the appointing authority, the appointing authority shall notify the Commission of the approved level of compensation in writing. Any change in compensation approved by the appointing authority shall be reported to the Commission in writing within 30 days of the effective date of the change. No local board member shall receive any nonmonetary compensation or benefits unless specifically authorized by this section.

(g1) **(See Editor's note for applicability)** Compensation of General Managers of Local Boards. – The salary authorized for the general manager, as defined in G.S. 18B-101, of a local board shall not exceed the salary authorized by the General Assembly for the clerk of superior court of the county in which the appointing authority was originally incorporated unless such compensation is otherwise approved by the appointing authority. The local board shall provide the appointing authority's written confirmation of such approval to the Commission. Any change in compensation approved by the appointing authority shall be reported to the Commission in writing within 30 days of the effective date of the change. The general manager of a local board may receive any other benefits to which all employees of the local board are entitled. The salary authorized for other employees of a local board may not exceed that of the general manager.

(g2) Travel Allowance and Per Diem Rates. – Approved travel on official business by the members and employees of local boards shall be reimbursed pursuant to G.S. 138-6 unless the local board adopts a travel policy that conforms to the travel policy of the appointing authority and such policy is approved by the appointing authority. The local board shall annually provide the appointing authority's written confirmation of such approval to the Commission and a copy of the travel policy authorized by the appointing authority. Any excess expenses not covered by the local board's travel policy shall only be paid with the written authorization of the appointing authority's finance officer. A copy of the written authorization for excess expenses shall be submitted to the Commission by the local board within 30 days of approval.

(h) Conflict of Interest. – The provisions of G.S. 18B-201 shall apply to local board members and employees.

(i) Bond. – Each local board member and the employees designated as the general manager and finance officer of the local board shall be bonded in an amount not less than fifty thousand dollars (\$50,000) secured by a corporate surety, for the faithful performance of his duties. A public employees' blanket position bond in the required amount satisfies the requirements of this subsection. The bond shall be payable to the local board and shall be approved by the appointing authority for the local board. The appointing authority may increase the amount of the bond required for any member or employee who handles board funds.

(j) Limited Liability. – A person serving as a member of a local ABC board shall be immune individually from civil liability for monetary damages, except to the extent covered by insurance, for any act or failure to act arising out of this service, except where the person:

- (1) Was not acting within the scope of his official duties;
- (2) Was not acting in good faith;
- (3) Committed gross negligence or willful or wanton misconduct that resulted in the damage or injury;
- (4) Derived an improper personal financial benefit from the transaction; or
- (5) Incurred the liability from the operation of a motor vehicle.

The immunity in this subsection is personal to the members of local ABC boards, and does not immunize the local ABC board for liability for the acts or omissions of the members of the local ABC board.

(k) **(See Editor's note for applicability)** Nepotism. – Members of an immediate family shall not be employed within the local board if such employment will result in one member of the immediate family supervising another member of the immediate family, or if one member of the immediate family will occupy a position which has influence over another member's employment, promotion, salary administration, or other related management or personnel considerations. This subsection applies to local board members and employees.

For the purpose of this subsection, the term "immediate family" includes wife, husband, mother, father, brother, sister, son, daughter, grandmother, grandfather, grandson, and granddaughter. Also included are the step-, half-, and in-law relationships. It also includes other people living in the same household, who share a relationship comparable to immediate family members, if either occupies a position which requires influence over the other's employment, promotion, salary administration, or other related management or personnel considerations.

(l) Local Acts. – Notwithstanding the provisions of any local act, this section applies to all local boards. (1981, c. 412, s. 2; c. 747, s. 50; 1981 (Reg. Sess., 1982), c. 1262, s. 10; 1989, c. 800, s. 19; 2010-122, ss. 9-16; 2019-182, s. 16(b).)

§ 18B-701. Powers and duties of local ABC boards.

(a) Powers. – A local board shall have authority to do all of the following:

- (1) **(Effective until July 1, 2022)** Buy, sell, transport, and possess alcoholic beverages as necessary for the operation of its ABC stores. If a local board provides delivery of spirituous liquor to a mixed beverages permittee, the local board may use its employees or contract with an independent contractor and may charge a fee to the permittee. A mixed beverage permittee may contract with an independent contractor to provide delivery of spirituous liquor from an ABC board's store or warehouse to the permittee's premises.
- (1) **(Effective July 1, 2022)** Buy, sell, transport, and possess alcoholic beverages as necessary for the operation of its ABC stores. In providing delivery of spirituous liquor to a mixed beverages permittee, as required by G.S. 18B-404(f), the local board may use its employees or contract with one or more independent contractors and may charge a fee to the permittee. A mixed beverage permittee may contract with an independent contractor to provide delivery of spirituous liquor from an ABC board's store or warehouse to the permittee's premises.
- (2) Adopt rules for its ABC system, subject to the approval of the Commission.
- (3) Hire and fire employees for the ABC system.
- (4) Designate one employee as manager of the ABC system and determine his responsibilities.
- (5) Require bonds of employees as provided in the rules of the Commission.
- (6) Operate ABC stores as provided in Article 8.
- (7) Issue purchase-transportation permits as provided in Article 4.
- (8) Employ local ABC officers or make other provision for enforcement of ABC laws as provided in Article 5.
- (9) Borrow money as provided in G.S. 18B-702.
- (10) Buy and lease real and personal property, and receive property devised or given, as necessary for the operation of the ABC system.
- (11) Invest surplus funds as provided in G.S. 18B-702.

(12) Dispose of property in the same manner as a city council may under Article 12 of Chapter 160A of the General Statutes.

(13) Perform any other activity authorized or required by the ABC law.

(b) Duties. – A local board shall have the duty to comply with all rules adopted by the Commission pursuant to this Chapter and meet all standards for performance and training established by the Commission pursuant to G.S. 18B-203(a)(20) and (21). Failure to comply with Commission rules shall be cause for removal. (1937, c. 49, ss. 10, 12; cc. 411, 431; 1939, c. 98; 1957, cc. 1006, 1334; 1963, c. 1119, s. 2; 1967, c. 1178; 1969, cc. 118, 902; 1971, c. 872, s. 1; 1973, cc. 85, 185; c. 1000, ss. 1, 2; 1977, c. 618; 1979, c. 467, s. 20; c. 617; 1981, c. 412, s. 2; 2010-122, s. 17; 2011-284, s. 13; 2019-182, s. 25(a); 2021-150, s. 30.2.)

§ 18B-702. Financial operations of local boards.

(a) Generally. – A local board may transact business as a corporate body, except as limited by this section. A local board shall not be considered a public authority under G.S. 159-7(b)(10).

(b) Budget Officer. – The general manager of the local board shall be the budget officer for the local board. In the absence of a general manager, a local board may impose the duties of budget officer on the chairman or any member of the local board or any other employee of the board.

(c) Annual Balanced Budget. – Each local board shall operate under an annual balanced budget administered in accordance with this section. A budget is balanced when the sum of estimated gross revenues and both restricted and unrestricted funds are equal to appropriations. Expenditures shall not exceed the amount of funds received or in reserve for the purpose to which the funds are appropriated. It is the intent of this section that all monies received and expended by a local board should be included in the budget. Therefore, notwithstanding any other provision of law, no local board may expend any monies, regardless of their source, except in accordance with a budget adopted under this section. The budget of a local board shall cover a fiscal year beginning July 1 and ending June 30.

(d) Preparation and Submission of Budget and Budget Message. – Upon receipt of the budget requests and revenue estimates and the financial information supplied by the finance officer, the budget officer shall prepare a budget for consideration by the local board in such form and detail as may have been prescribed by the budget officer or the local board. The budget, together with a budget message, shall be submitted to the local board, the appointing authority, and the Commission not later than June 1. The budget and budget message should, but need not, be submitted at a formal meeting of the board. The budget message should contain a concise explanation of the goals fixed by the budget for the budget year, explain important features of the activities anticipated in the budget, set forth the reasons for stated changes from the previous year in appropriation levels, and explain any major changes in fiscal policy.

(e) Filing and Publication of the Budget. – On the same day the budget officer submits the budget to the local board, the budget officer shall make a copy for public inspection, and it shall remain available for public inspection until the budget is adopted. The budget officer shall make a copy of the budget available to all news media in the county. The budget officer shall also publish a statement that the budget has been submitted to the local board and is available for public inspection in the office of the general manager of the local board. The statement shall also give notice of the time and place of the budget hearing required by subsection (f) of this section.

(f) Budget Hearings. – Before adopting the budget, the board shall hold a public hearing at which time any persons who wish to be heard on the budget may appear.

(g) Adoption of Budget. – Not earlier than 10 days after the day the budget is presented to the board and not later than July 1, the local board shall adopt a budget making appropriations for the budget year in such sums as the board may consider sufficient and proper, whether greater or less than the sums recommended in the budget. The budget shall authorize all financial transactions of the local board. The budget may be in any form that the board considers most efficient in enabling it to make the fiscal policy decisions embodied therein, but it shall make appropriations by department, function, or project and show revenues by major source. The following directions and limitations shall bind the local board in adopting the budget:

- (1) The full amount estimated by the finance officer to be required for debt service during the budget year shall be appropriated.
- (2) The full amount of any deficit in each fund shall be appropriated.
- (3) Working capital funds set aside pursuant to G.S. 18B-805 shall be established by rule of the Commission. "Working capital" means the total of cash, investments, and inventory less all unsecured liabilities. Gross sales means gross receipts from the sale of alcoholic beverages less distributions as defined in G.S. 18B-805(b)(2), (3), (4), and (5). Any expenditure to be charged against working capital funds shall be authorized by resolution of the local board, which resolution shall be deemed an amendment to the budget setting up an appropriation for the object of expenditure authorized. The local board may authorize the budget officer to authorize expenditures from working capital funds subject to such limitations and procedures as it may prescribe. Any such expenditure shall be deemed an amendment and reported to the board at its next regular meeting and recorded in the minutes.
- (4) Estimated revenues shall include only those revenues reasonably expected to be realized in the budget year.
- (5) Sufficient funds to meet the amounts to be paid during the fiscal year under continuing contracts previously entered into shall be appropriated unless such contract reserves to the local board the right to limit or not to make such appropriation.
- (6) The sum of estimated net revenues and appropriated fund balance in each fund shall be equal to appropriations in that fund. Appropriated fund balance in a fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget year.

The budget shall be entered in the minutes of the local board and within five days after adoption, and copies thereof shall be filed with the finance officer, the budget officer, the appointing authority, and the Commission.

(h) Amendments to the Budget. – Except as otherwise restricted by law, the local board may amend the budget at any time after adoption, in any manner, so long as the budget, as amended, continues to satisfy the requirements of this section. The local board by appropriate resolution may authorize the budget officer to transfer monies from one appropriation to another within the same fund subject to such limitations and procedures as it may prescribe. Any such transfers shall be reported to the local board at its next regular meeting and shall be entered in the minutes. Amendments to the adopted budget shall also be provided to the appointing authority and the Commission.

(i) Interim Budget. – In case the adoption of the budget is delayed until after July 1, the local board shall make interim appropriations for the purpose of paying salaries, debt service payments, and the usual ordinary expenses of the local board for the interval between the beginning of the budget year and the adoption of the budget. Interim appropriations so made shall be charged to the proper appropriations in the adopted budget.

(j) Finance Officer. – Except as otherwise provided, the local board shall designate (i) a part-time or full-time employee of the board other than the general manager or (ii) the finance officer of the appointing authority with consent of the appointing authority to be the finance officer for the local board. The Commission, for good cause shown, may grant a waiver to allow the general manager of a board also to be the finance officer. Good cause includes, but is not limited to, the fact that the board operates no more than two stores, and any approval for the general manager also to be the finance officer shall apply until the board operates more than two stores; in any event, the approval shall be effective for 36 months. The Commission may grant one or more waivers to a board.

(k) Duties and Powers of the Finance Officer. – The finance officer for a local board shall:

- (1) Keep the accounts of the local board in accordance with generally accepted principles of governmental accounting and the rules and regulations of the Commission.
- (2) Disburse all funds of the local board in strict compliance with this Chapter, the budget, preaudit obligations, and disbursements as required by this section.
- (3) As often as may be requested by the local board or the general manager, prepare and file with the board a statement of the financial condition of the local board.
- (4) Receive and deposit all monies accruing to the local board, or supervise the receipt and deposit of money by other duly authorized employees.
- (5) Maintain all records concerning the debt and other obligations of the local board, determine the amount of money that will be required for debt service or the payment of other obligations during each fiscal year, and maintain all funds.
- (6) Supervise the investment of idle funds of the local board pursuant to subsection (t) of this section.

The finance officer shall perform such other duties as may be assigned by law, by the general manager, budget officer, or local board, or by rules and regulations of the Commission.

(l) Accounting System. – Each local board shall establish and maintain an accounting system designed to show in detail its assets, liabilities, equities, revenues, and expenditures. The system shall also be designed to show appropriations and estimated revenues as established in the budget originally adopted and subsequently amended.

(m) Incurring Obligations. – No obligation may be incurred in a program, function, or activity accounted for in a fund included in the budget unless the budget includes an appropriation authorizing the obligation and an unencumbered balance remains in the appropriation sufficient to pay in the current fiscal year the sums obligated by the transaction for the current fiscal year. No obligation may be incurred for a capital project unless the budget authorizes the obligation and an unencumbered balance remains in the appropriation sufficient to pay the sums obligated by the transaction. If an obligation is evidenced by a contract or agreement requiring the payment of money or by a purchase order for supplies and materials, the contract, agreement, or purchase order shall include on its face a certificate stating that the instrument has been preaudited to assure compliance with this subsection. The certificate, which shall be signed by the finance officer or

any deputy finance officer approved for this purpose by the local board, shall take substantially the following form:

"This instrument has been preaudited in the manner required by G.S. 18B-702.

(Signature of finance officer)."

An obligation incurred in violation of this subsection is invalid and may not be enforced. The finance officer shall establish procedures to assure compliance with this subsection.

(n) Disbursements. – When a bill, invoice, or other claim against a local board is presented, the finance officer shall either approve or disapprove the necessary disbursement. If the claim involves a program, function, or activity accounted for in a fund included in the budget or a capital project or a grant project authorized by the budget, the finance officer may approve the claim only if:

- (1) The finance officer determines the amount to be payable; and
- (2) The budget includes an appropriation authorizing the expenditure and either (i) an encumbrance has been previously created for the transaction or (ii) an unencumbered balance remains in the appropriation sufficient to pay the amount to be disbursed.

A bill, invoice, or other claim may not be paid unless it has been approved by the finance officer or, under subsection (o) of this section, by the local board. The finance officer shall establish procedures to assure compliance with this subsection.

(o) Local Board Approval of Bills, Invoices, or Claims. – The local board may, as permitted by this subsection, approve a bill, invoice, or other claim against the local board that has been disapproved by the finance officer. It may not approve a claim for which no appropriation appears in the budget, or for which the appropriation contains no encumbrance and the unencumbered balance is less than the amount to be paid. The local board shall approve payment by formal resolution stating the board's reasons for allowing the bill, invoice, or other claim. The resolution shall be entered in the minutes together with the names of those voting in the affirmative. The chairman of the board or some other member designated for this purpose shall sign the certificate on the check or draft given in payment of the bill, invoice, or other claim. If payment results in a violation of law, each member of the board voting to allow payment is jointly and severally liable for the full amount of the check or draft given in payment.

(p) Checks or Drafts Signed by Finance Officer. – Except as otherwise provided by law, all checks or drafts on an official depository shall be signed by the finance officer or a properly designated deputy finance officer. The chairman of the local board or general manager of the local board shall countersign these checks and drafts. The Commission may waive the requirements of this subsection if the board determines that the internal control procedures of the unit or authority will be satisfactory in the absence of dual signatures.

(q) Payment of a Bill, Invoice, Salary, or Claim. – A local board may not pay a bill, invoice, salary, or other claim except by a check or draft on an official depository or by a bank wire transfer from an official depository. Except as provided in this subsection, each check or draft on an official depository shall bear on its face a certificate signed by the finance officer or a deputy finance officer approved for this purpose by the local board (or signed by the chairman or some other member of the board pursuant to subsection (o) of this section). The certificate shall take substantially the following form

"This disbursement has been approved in the manner required by G.S. 18B-702.

(Signature of finance officer)."

No certificate is required on payroll checks or drafts on an imprest account in an official depository if the check or draft depositing the funds in the imprest account carried a signed certificate. No certificate is required for expenditures of fifty dollars (\$50.00) or less from a petty cash fund, provided the expenditure is accounted for by a receipt for the expended item.

(r) **Borrowing Money.** – A local board may borrow money only for the purchase of land, buildings, equipment and stock needed for the operation of its ABC system. A local board may pledge a security interest in any real or personal property it owns other than alcoholic beverages. A city or county whose governing body appoints a local board shall not in any way be held responsible for the debts of that board.

(s) **Audits.** – A local board shall submit to the appointing authority and Commission an annual independent audit of its operations, performed in accordance with generally accepted accounting standards and in compliance with a chart of accounts prescribed by the Commission. The audit report shall contain a summary of the requirements of this Chapter, or of any local act applicable to that local board, concerning the distribution of profits of that board and a description of how those distributions have been made, including the names of recipients of the profits and the activities for which the funds were distributed. A local board shall also submit to any other audits and submit any reports demanded by the appointing authority or the Commission.

(t) **Deposits and Investments.** – A local board may deposit monies at interest in any bank or trust company in this State in the form of savings accounts or certificates of deposit. Investment deposits shall be secured as provided in G.S. 159-31(b) and the reports required by G.S. 159-33 shall be submitted. A local board may invest all or part of the cash balance of any fund as provided in G.S. 159-30(c) and (d), and may deposit any portion of those funds for investment with the State Treasurer in the same manner as State boards and commissions under G.S. 147-69.3.

(u) **Compliance with Commission Rules.** – The Commission shall adopt, and each local board shall comply with, fiscal control rules concerning the borrowing of money, maintenance of working capital, investments, appointment of a budget officer, appointment of a financial officer, daily deposit of funds, bonding of employees, auditing of operations, and the schedule, manner and other procedures for distribution of profits. The Commission may also adopt any other rules concerning the financial operations of local boards which are needed to assure the proper accountability of public funds. The Commission may vary these rules and regulations according to any other criteria reasonably related to the purpose or complexity of the financial operations involved. The Commission has the authority to inquire into and investigate the internal control procedures of a local board and may require any modifications in internal control procedures which, in the opinion of the Commission, are necessary or desirable to prevent embezzlements or mishandling of public monies.

(v) **Penalties.** – If a board member or employee of a local board incurs an obligation or pays out or causes to be paid out any funds in violation of this section, the member or employee and the sureties on the official bond are liable for any sums so committed or disbursed. If the finance officer or any properly designated deputy finance officer gives a false certificate to any contract, agreement, purchase order, check, draft, or other document, the finance officer and the sureties on the official bond are liable for any sums illegally committed or disbursed thereby.

(w) **Applicability of Criminal Statutes.** – The provisions of G.S. 14-90 and G.S. 14-254 shall apply to any person appointed to or employed by a local board, and any person convicted of a violation of G.S. 14-90 or G.S. 14-254 shall be punished as a Class H felon.

(x) Local Acts. – Notwithstanding the provisions of any local act, this section applies to all local boards. (1937, c. 49, ss. 10, 12; cc. 411, 431; 1939, c. 98; 1957, cc. 1006, 1335; 1963, c. 1119, s. 2; 1967, c. 1178; 1969, cc. 118, 902; 1971, c. 872, s. 1; 1973, cc. 85, 185; c. 1000, ss. 1, 2; 1977, c. 618; 1979, c. 467, s. 20; c. 617; 1981, c. 412, s. 2; 1981 (Reg. Sess., 1982), c. 1262, s. 11; 1991, c. 459, s. 2; 2010-122, s. 18; 2012-4, s. 2.)

§ 18B-703. Merger of local ABC operations.

(a) Conditions for Merger. – Any city governing body or board of county commissioners may merge its ABC system with the system of one or more other cities or counties if:

(1) Stores operated by the systems of those jurisdictions serve the same general area or are in close proximity to each other; and

(2) The merger is approved by the Commission.

(b) Appointment of Board. – Upon merger of ABC systems, the local boards for those systems shall be replaced by one board appointed jointly by the appointing authorities for the previous boards.

(c) Distribution of Profits. – Before merger, the cities or counties involved shall agree upon a formula for distribution of the profits of the new merged ABC system, based as closely as practicable on the distribution previously authorized for the separate systems. This formula for distribution shall be subject to approval by the Commission.

(d) Enforcement. – Local officers hired by the local ABC board for the merged ABC system shall have the same territorial jurisdiction that officers for each of the merged boards would have.

(e) Dissolution. – Except as otherwise provided in this subsection, with the approval of the Commission, the cities or counties that have merged their ABC systems may dissolve the merged operation at any time and resume their prior separate operations. A city or county that has merged with another local board pursuant to the requirements of G.S. 18B-700(c1) may only dissolve a merged operation if one of the following applies:

(1) The city or county is merging with a different local board.

(2) The city or county is ceasing operation of all ABC stores within the city or county.

(f) Other Details Negotiated. – Issues not addressed in this section concerning the merger or dissolution of ABC systems, such as the method of appointment of the merged board, the size of the merged board, or the procedure for dissolution, may be negotiated by the affected cities and counties, subject to the approval of the Commission.

(g) Operation Follows General Law. – Except as otherwise provided in this section, the authority and operation of any local board established under this section shall be the same as for any other local board.

(h) Agreement for Joint Store Operations. – With the approval of the Commission, two or more governing bodies of counties and/or municipalities with ABC systems may enter into a written agreement whereby one or more ABC stores located within the counties and/or municipalities that are parties to the agreement shall be controlled and operated by the local ABC board specified in the agreement, even though said ABC store or stores are located outside the boundaries of the county or municipality of the local ABC board that will be operating the ABC store or stores that are subject to the agreement. The provisions of this section shall be effective as to such agreements insofar as is applicable. Issues not addressed in this section shall be negotiated

by the parties, subject to the approval of the Commission. (1981, c. 412, s. 2; c. 747, s. 51; 2001-128, s. 1; 2019-182, s. 16(c).)

§ 18B-704. Removal of local board members and employees.

(a) **Improper Influence.** – Neither the Commission nor its individual members shall attempt to coerce any appointing authority to appoint a particular person as a member of a local board or attempt to coerce a local board to employ any particular applicant.

(b) **Purpose.** – This section is intended to provide a uniform system of removal for appointing authorities and the Commission.

(c) **Cause for Removal.** – (i) Disqualification of a local board member or employee under the law, (ii) a violation of the ABC laws, (iii) failure to complete training required by this Chapter or the Commission, or (iv) engaging in any conduct constituting moral turpitude or which brings the local board or the ABC system into disrepute is cause for the Commission to remove any member or employee of a local board. The employment or retention of any employee who is known to be disqualified under the law to hold a position with a local board is cause for the Commission to remove the board members involved.

(d) **Removal Process.** – The Commission or appointing authority shall provide, in writing, to the local board member or employee the findings of fact upon which the decision for removal is based. The Commission or appointing authority shall also provide the local board member or employee with notice of the availability of a hearing before the Commission to review the removal.

(e) **Removal Hearing.** – Any local board member or employee removed from office or discharged by the Commission or the appointing authority may request a hearing before the Commission. Such a request operates to stay the action of the Commission or the appointing authority with regard to the matter until after the hearing, unless the Commission finds that the public interest requires immediate action. At the hearing, the employee or the employee's counsel may examine all evidence used against the employee and present evidence in the employee's own behalf. A removal hearing is not subject to the provisions of Chapter 150B of the General Statutes. All hearings shall be conducted informally and in such manner as to preserve the substantial rights of the parties.

(f) **Hearing Procedure.** – The Commission shall hold the hearing required by subsection (e) of this section within 15 days of the member's or employee's request for a hearing. The standard of review by the Commission is de novo. The Commission or appointing authority shall be represented by a Commission hearing officer. The Commission shall discharge the member or employee if two-thirds of the Commission's members vote for removal. The Commission shall make findings of fact. The Commission may adopt the findings of fact of the Commission or the appointing authority, may add new findings of fact to the original findings of fact, or may substitute new findings of fact for the original findings of fact. The Commission shall make conclusions of law and shall issue a written decision to the member or employee of the local board, and to the appointing authority, within 15 days of the hearing.

(g) **Commission Authority.** – The Commission shall have the sole power, in its discretion, to determine if cause exists for removal of a local board member or employee who has requested a hearing before the Commission. The Commission's decision in a removal hearing is final.

(h) **Appeal.** – A local board member or employee may appeal the Commission's final decision to the Court of Appeals. The standard of review for an appeal shall be abuse of discretion. The sole remedy for a local board member or employee shall be the reinstatement of the board

member or employee to the local board with back pay. All awards for back pay shall be paid by the local board from which the board member or employee was removed.

(i) Removal Hearing Not a Substitute for Termination of Employee. – Nothing in this section replaces or is intended to replace a local board's policy regarding the termination of an employee for personnel reasons. The removal process under this section is reserved solely for the appointing authority or the Commission to remove a board member or employee for cause.

(j) Local Acts. – Notwithstanding the provisions of any local act, this section applies to all local boards. (2010-122, s. 19.)

§ 18B-705. Compliance with performance standards; remedies.

(a) Local Board Compliance. – The Commission shall establish performance standards pursuant to G.S. 18B-203(a)(20). The Commission shall ensure that all local boards comply with established performance standards by conducting regular or special audits, conducting performance evaluations, or taking other measures, which may include inspections by Commission auditors or alcohol law enforcement agents.

(b) Performance Improvement Plans. – The Commission, upon determining that a local board is failing to meet performance standards established pursuant to G.S. 18B-203(a)(20), shall meet with the chair of the local board and the appointing authority and issue a statement of findings. The appointing authority, in consultation with the Commission and the local board, shall develop and deliver a performance improvement plan to the local board within 60 days of the meeting with the Commission. The performance improvement plan shall include, but not be limited to, recommendations for improved performance based on the performance standards established by the Commission. The plan shall also state a period of time in which the performance improvements are to occur and what action will be taken by the Commission if performance standards are not met within the given time limits. The appointing authority shall allow up to, but no more than, 12 months' time to the local board to implement and show improvement under the performance improvement plan. The local appointing authority, in consultation with the Commission and upon good cause shown, may allow up to an additional six-month period of time for the local board to meet all requirements in the performance improvement plan and to establish that the performance standards established by the Commission are met.

(c) Remedies. – If the Commission determines that the established performance standards identified in the statement of findings cannot be met after a performance improvement plan has been implemented and adequate time has been given, but in no case less than 12 months, the Commission shall take appropriate action to avoid insolvency. This action may include closing the board pursuant to G.S. 18B-801(d), closing a store or multiple stores, or merging the local board with another local board in order to maintain solvency. The Commission may also seize the assets of the local board and liquidate any assets necessary to satisfy any debt in order to maintain the solvency of the local board. Prior to taking action pursuant to this subsection, the Commission shall issue a notice of intent to take such action to the appointing authority and the local board.

(d) Local Acts. – Notwithstanding the provisions of any local act, this section applies to all local boards. (2010-122, s. 20.)

§ 18B-706. Ethics requirements for local boards.

(a) Each local board shall adopt a policy containing a code of ethics, consistent with the provisions of G.S. 18B-201, to guide actions by the local board members and employees of the

local board in the performance of their official duties. The policy shall address at least all of the following:

- (1) The need to obey all applicable laws regarding official actions taken as a local board member or employee.
- (2) The need to uphold the integrity and independence of the local board member or employee's position.
- (3) The need to avoid impropriety in the exercise of official duties.
- (4) The need to faithfully perform the duties of the position.
- (5) The need to conduct the affairs of the board in an open and public manner, including complying with all applicable laws governing open meetings and public records.

(b) Each member of a local board shall receive a minimum of two hours of ethics education within 12 months after initial appointment to the office and again within 12 months after each subsequent appointment to the office. The ethics education shall cover laws and principles that govern conflicts of interest and ethical standards of conduct for local ABC boards. The education may be provided by the Commission or another qualified source approved by the Commission. The local board shall maintain a record verifying receipt of the ethics education by each member of the local board. The local board may require appropriate ethics training and education for employees of the local ABC board.

(c) The Commission shall develop a model ethics policy that local ABC boards may adopt to be in compliance with this section. (2010-122, s. 21.)

§§ 18B-707 through 18B-799. Reserved for future codification purposes.

**CITY OF SOUTHPORT
RESOLUTION IN SUPPORT OF EXPANDING THE SOUTHPORT
ABC BOARD TO FIVE MEMBERS**

WHEREAS, North Carolina General Statute 18B. Article 7 states that the city governing body shall appoint local ABC board members; and

WHEREAS, historically, the City of Southport ABC Board has been comprised of three appointed members and the store manager; and

WHEREAS, the City of Southport Board of Aldermen now feel that the City has a need for two additional ABC Board members for a total of five members.

NOW, THEREFORE, BE IT RESOLVED that the City of Southport Board of Aldermen:

Section 1. Expand the City of Southport ABC Board to include five appointed members.

Section 2. The City Clerk will cause a copy of this resolution and the names of the newly appointed ABC Board members be delivered to the Alcoholic Beverage Commission of North Carolina.

Section 3. This resolution shall be in effect upon the date of approval by the City of Southport Board of Aldermen.

Adopted by the City of Southport Board of Aldermen on this 11th day of August 2022.

Joseph P. Hatem, M.D., M.P.A.
Mayor, City of Southport

Dorothy Dutton, City Clerk

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

ABC Board
First Preference

Second Preference

Third Preference

Name William R. Davis Spouse Name Cozette Davis
(if married)

Home Address 262 W. LEONARD Telephone Number 916-457-5648

Business Address _____ Cell Telephone Number 916-279-6855

E-mail Address WRA-CCDAVIS @ YAHOO . COM

Resident of Southport Yes ☒ No ☐ How Many Years? 75 YEARS

State and County of Legal Residence North Carolina - Brunswick

Education 2 yrs Colleged, Brunswick Community College

Present Job/Employer Retired

Past Employment E.I. DUPONT Cape Fear Plant

Current Civic/Community Participation NA ACP, AME, Pythagoras Lodge, Shriner
NAAEP, American Legion Post 213, BCT-BCH Committee

Reasons qualified for this appointment (optional) Currently serving on Board
as Chairperson, Number of Year 8

Do you anticipate any conflicts of interest if appointed? Yes ☒ No ☐

William R. Davis
Signature of Applicant

5-24-22
Date

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

ABC Board

First Preference

Zoning Board of Adjustment

Second Preference

Forestry Committee

Third Preference

Name Heather L.Kos

Spouse Name _____
(if married)

Home Address 105 Park Ave

Telephone Number 704-277-1155

Business Address _____

Telephone Number _____

E-mail Address heatherkos99@gmail.com

Resident of Southport Yes ☒ No ☐

How Many Years? 1yr

State and County of Legal Residence Brunswick County, North Carolina

Education _____

Present Job/Employer T-Mobile USA

Past Employment Sprint/Nextel

Current Civic/Community Participation Daughters of the American Revolution,

League of Women Voters, York co SC

Reasons qualified for this appointment (optional) I bring experience learned in over 22yrs

of Project and Program management for a Fortune 100 company. As a remote employee I have also gained softskills and have the ability to partner with people to drive positive outcomes.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Heather L.Kos

Signature of Applicant

4/29/22

Date



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees.

Name Kenneth C Harris

Spouse Name (If married) Roberta

Appointment(s) for which you are applying:

- | | |
|---|---|
| ☒ ABC Board | ☐ Forestry Committee |
| ☐ Beautification Committee | ☐ Parks and Recreation Committee |
| ☐ Board of Adjustment | ☐ Planning Board |

Do you have a preference? Prefer ABC

Physical Address: 6221 Pebble Shore Ln, Southport, NC 28461

Mailing Address: same

Resident of Southport ☒ Yes ☐ No

How Many Years? 2 years

State and County of Legal Residence NC, Brunswick

Main Phone Number 703-408-6719

Secondary Number _____

E-mail Address kenharris056@gmail.com

You may submit a resume along with your application detailing the following section if you so choose.

Education Bachelors - Economics 1978, DePauw University

Present Job/Employer Self employed, business strategy and restructuring consulting

Past Employment CEO/CFO of two privately held companies and SVP Bank of America

Current Civic/Community Participation Habitat for Humanity, maintenance director for The Landing at Southport community

Reasons you are qualified for this appointment (optional) Extensive business and financial experience in the distribution industry. Expert in reading and understanding P&Ls. Outstanding communications and people skills. Considerable experience in inventory control, customer service and management.

Worked at ABC store in Leesburg, VA. On the Board of a privately held company in Manassas, VA

Do you anticipate any conflicts of interest if appointed? Yes ☒ No

Signature _____

Date 05/19/22

Please Return to: City Clerk, Dorothy Dutton

ddutton@cityofsouthport.com or City of Southport Clerk: 1029 N. Howe Street Southport, N.C. 28461

Kenneth C Harris

Southport, NC

703-408-6719 / kenharris.420@gmail.com / [linkedin.com/in/harriskc/](https://www.linkedin.com/in/harriskc/)

Senior Finance & Business Restructuring Executive Financial Analysis, Accounting, Reporting, Compliance and Teamwork

Executive Summary

An accomplished executive with extensive qualifications as a Commercial Banker, CFO and CEO with considerable ability to restructure fledgling businesses or enhance operating performance of growing businesses. Thirty five years as a "change management" executive with banking industry roots who understands how to fund and build high-growth companies, expand liquidity, revitalize cash flow and restructure operations to increase profits and maximize shareholder value. Extensive experience in Multi-State/Multi-Branch Supply Chain, Inventory control and Distribution companies serving the building materials, custom hardwood molding, heavy capital equipment, equipment service and equipment parts industries.

Turnaround Crisis Management | Bank Negotiations and Debt Restructuring | Building Accounting Departments | Audit Process Oversight | M&A/Divestitures | ESOP Trustee | DOT Compliance | Warehouse Binning and Cycle Counts | Systems Integration Business Performance Analysis | Insurance Renewal | Cash Flow Optimization | Balance Sheet | CAPEX | Budgeting & Forecasting | Variance Analysis | ROI Analysis | Human Resources | Activity Cost Analysis

Senior Finance & Business Restructuring Executive Results

Creating discipline, hiring talent and driving change and culture to improve profits, cash flow and internal controls:

(CEO/CFO – 3 years) - \$60M company with 100 employees, 6 facilities in 3 states, to resolve management, accounting, working capital and staffing problems of multi-location, heavy equipment sales, parts and service business.

- Dramatically improved operations from record loss in 2014 to record profits in 2016 and 2017.
- Reduced employee headcount (19%) from 124 to 100 while growing revenues 13% from \$53M to \$60M.
- Increased working capital \$5 million - reduced AR and Inventory and disposed of non-core assets.
- Closed unprofitable Baltimore branch - \$300K net cost savings.
- Increased capital spending in higher margin departments - parts and service - \$300K additional profit.
- Reduced health insurance costs by moving to captive self-insured plan - \$100K savings.

(CEO/CFO – 17 years) - \$100M building materials distributor with 240 employees, 10 facilities in 5 states from severely underperforming to record earnings.

- Increased revenues 25% from \$80 million to \$100 million, while **concurrently** withdrawing from \$12 million low margin legacy business.
- Expanded EBITDA from \$943,000 (1.2% of sales) to \$3,648,000 (3.7% of sales).
- Executed strategy to alter product mix to higher margin products – gaining 70bps (\$700K) in gross profit dollars and improved overall corporate gross margins from 22.8% to 23.5%.
- Reduced SG&A expense as a percentage of sales from 23.3% to 20.7%.
- Reduced headcount 27% from 240 to 175 - \$3 million annual savings in salary and benefits.
- Decreased inventory \$4 million - from \$14 million to \$10 million, saving \$250K in interest costs and improving liquidity by 30% because of lower asset investment.

(SVP & Commercial Banking Team Leader – 16 years) **Bank of America**

EDUCATION | AFFILIATIONS

Bachelors – Economics, DePauw University, Greencastle, Indiana – **scholarship athlete**

Board of Directors – Ennis Electric Company, Manassas, VA

Eagle Scout

Wounded Warriors

Habitat for Humanity



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering his/her qualifications for appointment to the following boards or committees. (See attached listing for boards and committees)

ABC Board
First Preference

Second Preference

Third Preference

Name Jennifer Crumpler Spouse Name David
(if married)

Home Address 6099 Turtlewood Dr. Southport, NC 28461 Telephone Number (910) 624-3933

Business Address _____ Telephone Number _____

E-mail Address jennifer.a.gasque@gmail.com

Resident of Southport Yes ☒ No ☐ How Many Years? 3

State and County of Legal Residence Brunswick County, NC

Education BS. Ag Business Management BA Communications - NC State University

Present Job/Employer Bayer Crop Science - Head of Industry Affairs

Past Employment BASF

Current Civic/Community Participation _____

Reasons qualified for this appointment (optional) _____

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Jennifer Crumpler
Signature of Applicant

4-29-2022
Date

Jennifer Gasque Crumpler

Jennifer.a.gasque@gmail.com

(910) 624-3933

PROFILE

Highly accomplished Global sustainability business builder and marketing leader who leverages deep industry and subject matter knowledge driving organizations to market prominence. Extensive experience in the Global Cotton, textile, and apparel industries. Poised for a leadership role driving worldwide industry initiatives, providing new strategic services, and promoting the use of sustainable cotton Globally. Extensive sales and marketing background. Well-versed directing multiple, simultaneous projects from initiation to implementation, along with finesse in interfacing with internal cross-functional stakeholders to ensure adoption of change. Commanding director of diversified employee teams co-located across global sites. Superior knowledge of agriculture and downstream industrial consumption.

- Strategic Marketing & Branding
- New Business Development
- Self-Starter & Goal-Driven
- Team Leadership & Mentorship
- Competitive Analysis & Positioning
- Product Development & Management
- Business Process Improvement
- Navigates complex business situations
- Industry Relations & External Stakeholder Management
- Professional Education & Training
- Strategic Partner & Alliance Identification/Development
- Internal Cross-Functional Relationship Management
- Government Program Management
- Digital Marketing
- Trade Show/Seminar Management
- Project & Program Management

EXPERIENCE & ACHIEVEMENTS

BASF Corporation, Raleigh, NC

North American Regional Seed Sustainability Manager

September 2021 - Present

Working with a team of marketing and environmental professionals, develops and implements a Go-To Marketing strategy for Sustainability initiatives for BASF's portfolio of Agricultural Seed products. Ensures BASF alignment with all Seed Industry Sustainability commitments. Development, implement and evaluate Sustainability metrics to manage program contributions to Corporate and Industry sustainability commitments. Manage direct reports responsible for grower and supply chain stakeholders.

Key Accomplishments:

- Integrate a downstream marketing initiative into Agricultural Seed products beyond cotton.
- Develop a Go-to-Market strategy to implement Sustainability objectives of the corporation.
- Create an effective communications program to drive sustainability messaging across multiple platforms, including online social media, as well as conventional media outlets.
- Successfully launched and host Global Podcast "The Modern Cotton Story" that is among top 10% of podcasts listened to globally

Fiber Development Manager**November 2019 - August 2021**

Successfully developed and managed largest grower enrolled Cotton sustainability initiative in the United States, the e3 sustainability program. Created influential partnerships with clothing and apparel brands to get branded e3 clothing in brand / retail collections. Initiated and managed all e3 sustainable Cotton opportunities and initiatives through various channels, representing BASF Cotton sustainability business across the supply chain in apparel and home goods industry. Consolidated and led all of BASF's Cotton sustainability programs.

Key Accomplishments:

- Represented BASF's Cotton seed business with external and internal stakeholders.
- Aligned cross-division and cross-functional BASF's business goals with demands of end users of Cotton.
- 2020 BASF Agro Business Award Finalist.
- 2021 BASF Business Excellence Award Finalist (First North American project chosen since 2017).
- Successfully lead PR campaign to earn \$3.8m in earned media opportunities
- Global Sustainability thought leader participating in various industry panels and chosen to address global audience as Key Note Speaker

Senior Seed Advisor**August 2018 - November 2019**

Represented BASF branded Stoneville & Fibermax Cotton seed and Credenz Soybean seed. Exceeded goals to be top five sales representative for two years running.

Key Accomplishments:

- Managed and implemented BASF Go-to Market strategy through grower, retail & distributor channels.
- Served as Southeast district representative on Cotton Engagement Team co-developing the Go-to Market communication and marketing tactics.

Bayer Crop Science, Raleigh, NC**Senior Technical Sales Consultant****January 2014 - July 2018**

Responsible for representing Bayer branded Stoneville Cotton seed, Credenz Soybean seed, and Crop Protection portfolio within 14 county sales territory. Exceeded goals to be within top five sales representatives for three years running.

Key Accomplishments:

- Initiated and managed multiple projects amongst sales district, region, and company level with retail and grower channel to develop and improve relationships.
- Achieved seed and chemical sales goals by capitalizing on opportunities within sales territory.

Bayer Animal Health, Overland Park, KS**Animal Health Consultant****October 2008 - January 2014**

Developed and maintained strong business relationships with veterinarians in territory. Top sales representative for company in 2011, top three sales representative in company for three consecutive years.

Key Accomplishments:

- Designed and implemented new Go-To Market Strategy for flea & tick portfolio.

- Represented EPA / FDA Bayer Animal Health Product Portfolio to veterinarians within territory.
- Obtained and surpassed sales goals for assigned sales territory.

DVM Resource, West Lake, TX

Territory Sales Representative

November 2007 - September 2008

Proven strength and excellence in sales execution by consistently exceeding sales goals and increasing profitability.

Key Accomplishments:

- Managed sales territory which exceeded company territory goals every month.
- Increased gross profit margins by working closely with inside sales rep and through new account generation.
- Coordinated all details for customer outings working closely with manufacturer representatives.
- Proven to be expert communicator and information resource for customers allowing them to increase profitability & overall company success

Monsanto Company, St. Louis, MO

Trait & Seed Sales Representative

May 2004 - August 2007

Managed all aspects of customer business accounts within assigned sales territory including exceeding sales targets while managing \$500K+ budget. Developed business plans with key accounts establishing product trial usage, market development tactics, sales targets and goals, product mix, and top target customers.

Key Accomplishments:

- Coordinated details for customer meetings including scheduling speakers, promotional and recreational activities, session topics, and overall meeting details.
- Collaborated with sales teams to develop marketing programs, team strategies, team building, and proactively addressed current and potential market issues.
- Successfully developed Field Sales Trainee Program for new hires.

EDUCATION

North Carolina State University, Raleigh, NC

2004

Bachelor of Science Degree, Agriculture Business Management

Bachelor of Arts in Communications (concentration in Public and Interpersonal Communication)

PROFESSIONAL ORGANIZATIONS

NC State University - Ag Foundations Board of Directors for NC Extension
 Crop Protection Association of NC - NC Crop Protection School Committee
 Textile Exchange Sustainable Cotton Committee
 BASF Women in Business Employee Resource Group



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees.

Name Ryan C. Morgan
Spouse Name (if married) Paige L. Morgan

Appointment(s) for which you are applying:

- | | |
|---|--|
| ☒ ABC Board | ☐ Forestry Committee |
| ☐ Beautification Committee | ☒ Parks and Recreation Committee |
| ☐ Board of Adjustment | ☒ Planning Board |

Do you have a preference? _____

Physical Address: 817 Cape Harbor Dr. Southport, NC 28461

Mailing Address: 817 Cape Harbor Dr. Southport, NC 28461

Resident of Southport ☒ Yes ☐ No How Many Years? 32

State and County of Legal Residence Brunswick County, NC

Main Phone Number (910) 523-1801 Secondary Number (910) 477-0996

E-mail Address ranger12521@gmail.com

You may submit a resume along with your application detailing the following section if you so choose.

Education High School Diploma / Some college

Present Job/Employer Shift lead at Military Ocean Terminal Sunny Point

Past Employment U.S. Army

Current Civic/Community Participation NONE

Reasons you are qualified for this appointment (optional) _____

Born and raised in the Southport/Boiling Spring Lakes area. Loyal and devoted to my hometown. Military veteran that has moved up in rank very fast and has led/supervised people of all backgrounds and job descriptions.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Signature Ryan Morgan Date 03 May 2022

Please Return to: City Clerk, Dorothy Dutton

ddutton@cityofsouthport.com or City of Southport Clerk: 1029 N. Howe Street Southport, N.C. 28461



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees.

Name JAMES POPPE

Spouse Name (If married) GINA POPPE

Appointment(s) for which you are applying:

☒ ABC Board

☐ Forestry Committee

☐ Beautification Committee

☐ Parks and Recreation Committee

☐ Board of Adjustment

☐ Planning Board

Do you have a preference? ABC BOARD

Physical Address: 6174 Cottage Creek Road SOUTHPORT, NC 28461

Mailing Address: " " " "

Resident of Southport ☒ Yes ☐ No How Many Years? 9

State and County of Legal Residence BRUNSWICK COUNTY, NC 28461

Main Phone Number 910 338 6860 Secondary Number

E-mail Address jamespoppe@gmail.com

You may submit a resume along with your application detailing the following section if you so choose.

Education High School

Present Job/Employer RETIRED - DISTRICT DIRECTOR "SCORE" NORTH CAROLINA

Past Employment REGIONAL VICE PRESIDENT TRADER JOE'S MARKET - 31 YEARS

Current Civic/Community Participation VOLUNTEER 9 YEARS AT SCORE

Reasons you are qualified for this appointment (optional) MY INVOLVEMENT/EMPLOYMENT AT TRADER JOE'S BRINGS OPERATIONAL SKILLS FROM ONE OF THE NATIONS TOP FOOD & ALCOHOL RETAILERS. Additionally my wife and I OWNED UNCOCKED by the SEA from 2015 thru 2019.

Do you anticipate any conflicts of interest if appointed? Yes ☐ No ☒

Signature [Signature] Date 4/29/2022

Please Return to: City Clerk, Dorothy Dutton

ddutton@cityofsouthport.com or City of Southport Clerk: 1029 N. Howe Street Southport, N.C. 28461



MEMORANDUM TO THE BOARD OF ALDERMEN

FROM: Dorothy Dutton, City Clerk, CZO, CFM
DATE: August 2, 2022
SUBJECT : **Annexation #22-02, Gilbert-Beebe Annexation**
Parcel ID# 221MA00101

REQUEST:

William Beebe has petitioned the City of Southport for voluntary contiguous annexation of (6) x 0.14-acre tracts totaling 0.84-acres located at 1224 N. Caswell Avenue. The property is part of the Southport Heights Subdivision and includes lots 5-10. The property is owned by Chris Gilbert B., Etals, and the heirs have given authority to William Beebe to petition for annexation.

BACKGROUND:

Upon receipt of the petition for voluntary annexation, the City Clerk investigated the sufficiency of the request. This review included:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 4831 /PG 309)
3. Each identified heir (owner) has signed the petition and provided their address.
4. The properties are contiguous to existing city limits and are currently located in the City's extraterritorial jurisdiction.
5. These parcels are already within the ETJ of the City, and the rezoning to R-10 was approved at the June 2022 Board meeting.

Annexation is a requirement for the provision of City water and sewer. Public utilities are available with just a basic service connection.

At the June Board meeting, the Board accepted the petition, accepted the Clerk's Certificate of Sufficiency, and set the public hearing for the August 11, 2022 meeting.

This property is part of the area of Southport that closes the City limits, making it more contiguous. This particular property is at the corner of N. Caswell and 14th Street.

AFTER THE PUBLIC HEARING PROPOSED ACTION:

The Board should consider adopting the Annexation (ANX #22-02) Ordinance for the 0.84-acre tract identified as Parcel ID# 221MA00101, as presented.



ANNEXATION APPLICATION

City of Southport, NC

1029 N Howe Street, Southport, NC 28461 • Phone: (910) 457-7900 • Fax: (910) 457-7948

All applications for annexation into the City of Southport must be complete and accompanied by the application fee of \$150.00, payable in cash or by check made to the City of Southport. Annexation may also require a change in the zoning of the property. Please consult with the Planning & Zoning staff to determine whether rezoning is required. Any annexation petition that includes a rezoning will require a recommendation from the Planning Board on the rezoning before a hearing will be set by the Board of Aldermen for the Annexation. All applications must be complete and all fees must be paid in full before a petition will be forwarded to the Planning Board or Board of Aldermen. Applicants are responsible for attending all meetings where this petition will be considered.

Project Name (if applicable):

SECTION 1: APPLICANT INFORMATION

Applicant Name: William Beebe

Mailing Address: 501 Bramson Court Suite 400, Mount Pleasant, SC 29464

Phone: 804-516-6290

Fax:

Email: whitbeebe@rolinahomes.com

SECTION 2: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s):

Chris Gilbert, Kelly Cousino, Thomas Gilbert IV and Thomas Gilbert V

Mailing Address: 1046 SAM THOMPSON DR
AWENDAW, SC 29429-5998

Phone: 910-475-1224

Fax:

Email: 1224NCaswell@gmail.com

SECTION 3: PROPERTY INFORMATION

Street Address and/or
Description of Location: 1224 N Caswell Ave

Parcel Tax ID #(s): 221MA00101

Total Site Acres or
Square Feet: 36,834 SF

Current Zoning District(s): BD

Proposed Zoning Change(s): R-10

NOTE: If any change in zoning accompanies this annexation petition, a separate rezoning application is required.

SECTION 4: VESTED RIGHTS

Do you declare vested rights? ☐ YES ☒ NO

A vested right is the right to undertake and complete an approved site specific development plan or an approved phased development plan. A site specific development plan may include any of the following plans or approvals: A planned unit development plan, a subdivision plat, a minor or major site plan, a special use permit, a conditional or any other land-use approval designation as may be utilized by the City.

When land is annexed into the City of Southport and that land has an existing vested right from a site specific development plan approved by Brunswick County or another municipality, the property owner has the right develop the property according to the site specific development plan if (1) vested rights are declared at the time of annexation, (2) proof of such right is provided, and (3) the City determines based on the information provided that such right exists.

If you declare vested rights, please describe those rights in writing (use additional sheets as necessary):

If you declare vested rights, you must submit evidence of such right with this application. Evidence must be in sufficient detail to determine whether such right exists and the extent of such right. Necessary information may include an approved building permit, development permit, special use permit, site plan, preliminary plat, or PUD Site Plan.

SECTION 5: MUNICIPAL CONTIGUITY

An area is deemed contiguous if it either abuts directly on the primary Town boundary or is separated from the Town boundary by a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina. An area is not deemed contiguous if it abuts the boundary of a non-contiguous municipal area.

Is the territory petitioned for annexation contiguous to the primary boundary of the City of Southport?:

☒ Contiguous ☐ Non-Contiguous

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each annexation application use must include:

- A complete contiguous or non-contiguous annexation petition, signed by all owners of property included in the annexation territory.
- An application fee of \$150.00 with the application.
- One (1) 18" X 24" Mylar annexation map bearing the seal of a licensed surveyor.
- Two (2) paper copies of the sealed annexation map.
- One digital copy of the annexation map.
- One (1) paper copy of a legal metes and bounds description of the property bearing the seal of a licensed surveyor.
- One (1) electronic text document of the legal metes and bounds description
- One (1) paper copy of evidence of ownership (i.e. deed).
- Evidence of vested rights, if claimed.
- A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Annexation Application, 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: 

Date: 6/8/22

Petition Requesting Voluntary Contiguous Annexation

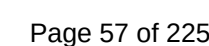
TO THE BOARD OF ALDERMEN OF THE CITY OF SOUTHPORT, NORTH CAROLINA:

1. We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the CITY OF SOUTHPORT.
2. The area to be annexed is contiguous to the City of Southport and the boundaries of such territory are described in the attached metes and bounds description (Exhibit "A") and annexation map (Exhibit "B"), attached hereto and incorporated herein by reference.

Vested rights, with respect to such property, have not been established, under N.C.G.S. 160A385.1, except as described in Exhibit "C", attached hereto and incorporated herein by reference.

Respectfully,

Printed Name	Mailing Address	Parcel ID #(s)	Vested Rights?	Signature	Date
William Beebe	501 Bramson Court Suite 400 Mount Pleasant, SC 29464	221MA00101	☐ Yes ☒ No		6/8/22
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		



Atlantic Coast Survey, PLLC

Professional Land Surveyors
(910) 292-4889

PO Box 12588
Wilmington, NC 28405

PROPERTY DESCRIPTION OF A 36,834 SQUARE FOOT TRACT TO BE ANNEXED BY THE CITY OF SOUTHPORT, NORTH CAROLINA, MADE FROM LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 7, SOUTHPORT HEIGHTS, MAP CABINET 14, PAGE 214, DEED BOOK 463, PAGE 804, BRUNSWICK COUNTY REGISTRY, BRUNSWICK COUNTY, NORTH CAROLINA.

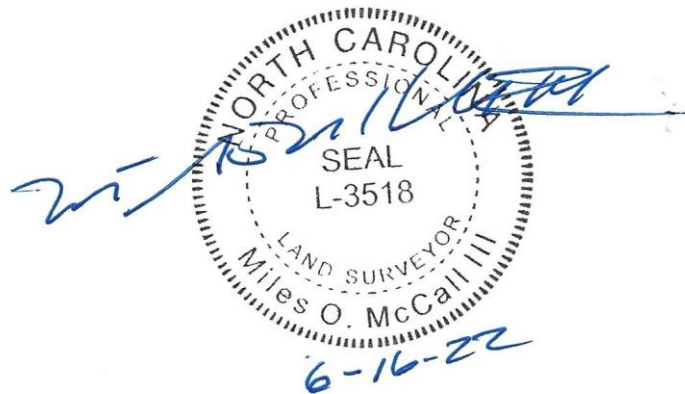
BEGINNING AT AN EXISTING IRON PIPE WHICH IS AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF W. 14TH STREET, A 60' PUBLIC RIGHT-OF-WAY, AND N. CASWELL AVENUE, AN 80' PUBLIC RIGHT-OF-WAY. SAID EXISTING IRON PIPE IS THE NORTHWESTERN CORNER OF LOT 10, MAP BOOK 23 PAGE 152.

THENCE ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY OF W. 14TH STREET N 69°23'31" E 122.77' TO A REBAR SET. SAID REBAR IS THE NORTHEASTERN MOST CORNER OF LOT 10 AND IS A COMMON CORNER WITH LOT 11.

THENCE DEPARTING THE AFOREMENTIONED RIGHT-OF-WAY OF W. 14TH STREET AND ALONG AND WITH THE REAR LINES OF LOTS 5 THRU 10, MAP BOOK 23 PAGE 152. S 20°38'04" E 300.00' TO A REBAR SET THE SOUTHEASTERN CORNER OF LOT 5 WHICH IS THE COMMON CORNER WITH LOT 4, MAP BOOK 14 PAGE 214

THENCE WITH THE COMMON LINE WITH LOT 4 S 69°21'56" W 122.77' TO A REBAR SET ON THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED N. CASWELL AVENUE.

THENCE WITH SAID RIGHT-OF-WAY N 20°38'04" W 300.06' TO THE POINT AND PLACE OF BEGINNING CONTAINING 36,834 SQUARE FEET MORE OR LESS.



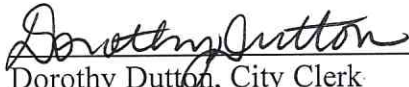
Certificate of Sufficiency-ANX #22-02

To the Board of Aldermen of the City of Southport, North Carolina:

I, Dorothy Dutton, City Clerk, do hereby certify that I investigated the petition attached hereto and have found as a fact in accordance with N.C.G.S. 160A-31:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 4831, PG 0309)
3. Each identified heir/owner has signed the petition and provided their address.
4. The property is contiguous to existing city limits.

In witness whereof, I have hereunto set my hand and affixed the Seal of the City of Southport, this 29th day of June, 2022.


Dorothy Dutton, City Clerk





**CITY OF SOUTHPORT BOARD OF ALDERMEN
RESOLUTION FIXING DATE OF PUBLIC HEARING ON ANNEXATION #22-02
PURSUANT TO N.C.G.S. 160A-31 FOR CONTIGUOUS ANNEXATION OF
PARCEL ID# 221MA00101**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made; and

WHEREAS, the Board of Aldermen has by resolution accepted the City Clerk's Certificate of Sufficiency investigating the sufficiency of the petition;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the City of Southport Community Building at 6:00 PM on the 11th of August, 2022.

Section 2. The area proposed for annexation is described as follows:

LOTS 5-10.

PROPERTY DESCRIPTION OF A 36,834 SQUARE FOOT TRACT TO BE ANNEXED BY THE CITY OF SOUTHPORT, NORTH CAROLINA, MADE FROM LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 7, SOUTHPORT HEIGHTS, MAP CABINET 14, PAGE 214, DEED BOOK 463, PAGE 804, BRUNSWICK COUNTY REGISTRY, BRUNSWICK COUNTY, NORTH CAROLINA.

BEGINNING AT AN EXISTING IRON PIPE WHICH IS AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF W. 14TH STREET, A 60' PUBLIC RIGHT-OF-WAY, AND N. CASWELL AVENUE, AN 80' PUBLIC RIGHT-OF-WAY. SAID EXISTING IRON PIPE IS THE NORTHWESTERN CORNER OF LOT 10, MAP BOOK 23 PAGE 152.

THENCE ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY OF W. 14TH STREET N 69°23'31" E 122.77' TO A REBAR SET. SAID REBAR IS THE NORTHEASTERN MOST CORNER OF LOT 10 AND IS A COMMON CORNER WITH LOT 11.

THENCE DEPARTING THE AFOREMENTIONED RIGHT-OF-WAY OF W. 14TH STREET AND ALONG AND WITH THE REAR LINES OF LOTS 5 THRU 10, MAP BOOK 23 PAGE 152. S 20°38'04" E 300.00' TO A REBAR SET THE SOUTHEASTERN CORNER OF LOT 5 WHICH IS THE COMMON CORNER WITH LOT 4, MAP BOOK 14 PAGE 214

THENCE WITH THE COMMON LINE WITH LOT 4 S 69°21'56" W 122.77' TO A REBAR SET ON THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED N. CASWELL AVENUE.

THENCE WITH SAID RIGHT-OF-WAY N 20°38'04" W 300.06' TO THE POINT AND PLACE OF BEGINNING CONTAINING 36,834 SQUARE FEET MORE OR LESS.

Section 3. Notice of the public hearing shall be published in *The State Port Pilot*, a newspaper having general circulation in the City of Southport and on the City of Southport's website, at least (10) days prior to the date of the public hearing.

Adopted this the 14th day of July, 2022.



Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

ATTEST:



Dorothy Dutton, City Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF
SOUTHPORT, NORTH CAROLINA
ANX# 22-02**

WHEREAS, the City of Southport has been petitioned under G.S.160A-31 to annex the area described below; and

WHEREAS, the Board of Aldermen has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Southport Community Building at 6:00 p.m. on August 11, 2022, after due notice by publication on July 27, 2022; and

WHEREAS, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Southport as of August 11, 2022:

LOTS 5-10.

PROPERTY DESCRIPTION OF A 36,834 SQUARE FOOT TRACT TO BE ANNEXED BY THE CITY OF SOUTHPORT, NORTH CAROLINA, MADE FROM LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 7, SOUTHPORT HEIGHTS, MAP CABINET 14, PAGE 214, DEED BOOK 463, PAGE 804, BRUNSWICK COUNTY REGISTRY, BRUNSWICK COUNTY, NORTH CAROLINA.

BEGINNING AT AN EXISTING IRON PIPE WHICH IS AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF W. 14TH STREET, A 60' PUBLIC RIGHT-OF-WAY, AND N. CASWELL AVENUE, AN 80' PUBLIC RIGHT-OF-WAY. SAID EXISTING IRON PIPE IS THE NORTHWESTERN CORNER OF LOT 10, MAP BOOK 23 PAGE 152.

THENCE ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY OF W. 14TH STREET N 69°23'31" E 122.77' TO A REBAR SET. SAID REBAR IS THE NORTHEASTERN MOST CORNER OF LOT 10 AND IS A COMMON CORNER WITH LOT 11.

THENCE DEPARTING THE AFOREMENTIONED RIGHT-OF-WAY OF W. 14TH STREET AND ALONG AND WITH THE REAR LINES OF LOTS 5 THRU 10, MAP BOOK 23 PAGE 152. S 20°38'04" E 300.00' TO A REBAR SET THE SOUTHEASTERN CORNER OF LOT 5 WHICH IS THE COMMON CORNER WITH LOT 4, MAP BOOK 14 PAGE 214

THENCE WITH THE COMMON LINE WITH LOT 4 S 69°21'56" W 122.77' TO A REBAR SET ON THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED N. CASWELL AVENUE.

THENCE WITH SAID RIGHT-OF-WAY N 20°38'04" W 300.06' TO THE POINT AND PLACE OF BEGINNING CONTAINING 36,834 SQUARE FEET MORE OR LESS.

THIS PROPERTY IS ALSO IDENTIFIED AS 1224 N. HOWE STREET OR PARCEL#221MA00101 ACCORDING TO A PLAT BY ATLANTIC COAST SURVEYING WHICH IS RECORDED IN MAP CABINET _____ AT PAGE _____ OF THE BRUNSWICK COUNTY REGISTER OF DEEDS.

Section 2. Upon and after August 11, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Southport and shall be entitled to the same privileges and benefits as other parts of the City of Southport. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Southport shall cause to be recorded in the office of the Register of Deeds of Brunswick County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this the 11th day of August, 2022.

City of Southport:

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk



MEMORANDUM TO THE BOARD OF ALDERMEN

FROM: Dorothy Dutton, City Clerk, CZO, CFM
DATE: August 2, 2022
SUBJECT: Annexation #22-03, Bill Clark Homes
Parcel ID# 22100028 Phase 1

REQUEST:

Bill Clark Homes has petitioned the City of Southport for voluntary **non-contiguous** annexation of a 25.59-acre tract located at between Robert Ruark Drive (SR 1852) and NC 211 Hwy. This tract is considered Phase 1 of Osprey Landing and meets the annexation standards as set forth in the development agreement that was approved September 9, 2021.

BACKGROUND:

Upon receipt of the petition for voluntary annexation, the City Clerk investigated the sufficiency of the request. This review included:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 3499/PG 1040)
3. Each identified owner has signed the petition and provided their address.
4. The property is non-contiguous to existing city limits but is within the required proximity.
5. The property is zoned R-20 in the ETJ of Southport.

Annexation is a requirement for the provision of City water and sewer. Public utilities are available with just a basic service connection. Rezoning is not required because it is already zoned as R-20.

At the meeting in July, the Board accepted the annexation petition, accepted the Clerk's Certificate of Sufficiency, and set the public hearing for August 11, 2022 meeting.

AFTER THE PUBLIC HEARING PROPOSED ACTION:

The Board should consider adopting the Annexation (ANX #22-03) Ordinance for the 25.59-acre tract identified as Parcel ID# 22100028, and Osprey Landing Phase 1, as presented.



ANNEXATION APPLICATION

City of Southport, NC

1029 N Howe Street, Southport, NC 28461 • Phone: (910) 457-7900 • Fax: (910) 457-7948

All applications for annexation into the City of Southport must be complete and accompanied by the application fee of \$150.00, payable in cash or by check made to the City of Southport. Annexation may also require a change in the zoning of the property. Please consult with the Planning & Zoning staff to determine whether rezoning is required. Any annexation petition that includes a rezoning will require a recommendation from the Planning Board on the rezoning before a hearing will be set by the Board of Aldermen for the Annexation. All applications must be complete and all fees must be paid in full before a petition will be forwarded to the Planning Board or Board of Aldermen. Applicants are responsible for attending all meetings where this petition will be considered.

Project Name (if applicable):
Osprey Landing - Phase 1

SECTION 1: APPLICANT INFORMATION

Applicant Name:
Paramounte Engineering, on behalf of Vanguard Farms (Contacts: Rob Balland and Mike Nichols)

Mailing Address:
122 Cinema Dr., Wilmington, NC 28403
mnichols@paramounte-eng.com

Phone: 910-791-6707 Fax: Email: rballand@paramounte-eng.com

SECTION 2: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s):
Vanguard Farms (Contact: Landon Weaver)

Mailing Address:
200 E. Arlington Blvd., Greenville, NC 27858

Phone: 252-353-2443 Fax: Email: lweaver@billclarkhomes.com

SECTION 3: PROPERTY INFORMATION

Street Address and/or
Description of Location: Parcel PIN 209717204327 & 209606295129, located at Robert Ruark Dr. SE

Parcel Tax ID #(s):
22100028 & 221NA0089
Total Site Acres or
Square Feet: 25.59 +/- Ac.

Current Zoning District(s):
PUD

Proposed Zoning Change(s):
PUD - No Change

NOTE: If any change in zoning accompanies this annexation petition, a separate rezoning application is required.

SECTION 4: VESTED RIGHTS

Do you declare vested rights? ☒ YES ☐ NO

A vested right is the right to undertake and complete an approved site specific development plan or an approved phased development plan. A site specific development plan may include any of the following plans or approvals: A planned unit development plan, a subdivision plat, a minor or major site plan, a special use permit, a conditional or any other land-use approval designation as may be utilized by the City.

When land is annexed into the City of Southport and that land has an existing vested right from a site specific development plan approved by Brunswick County or another municipality, the property owner has the right develop the property according to the site specific development plan if (1) vested rights are declared at the time of annexation, (2) proof of such right is provided, and (3) the City determines based on the information provided that such right exists.

If you declare vested rights, please describe those rights in writing (use additional sheets as necessary):

All rights as relate to approvals from various agencies, including the City of Southport, currently on file with the City Southport, including but not limited to: rezoning property to PUD, PUD Site Plan, PGB Site Plan, Preliminary Plat, Tree Remval, Grading and Erosion Control, Storm Water, Sewer and Water, TIA, Wetlands, *DEVELOPMENT AGREEMENT w/CITY*

If you declare vested rights, you must submit evidence of such right with this application. Evidence must be in sufficient detail to determine whether such right exists and the extent of such right. Necessary information may include an approved building permit, development permit, special use permit, site plan, preliminary plat, or PUD Site Plan.

SECTION 5: MUNICIPAL CONTIGUITY

An area is deemed contiguous if it either abuts directly on the primary Town boundary or is separated from the Town boundary by a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina. An area is not deemed contiguous if it abuts the boundary of a non-contiguous municipal area.

Is the territory petitioned for annexation contiguous to the primary boundary of the City of Southport?:

☐ Contiguous ☒ Non-Contiguous

SECTION 6: SUPPLIMENTAL INFORMATION REQUIRED

Each annexation application use must include:

- A complete contiguous or non-contiguous annexation petition, signed by all owners of property included in the annexation territory.
- An application fee of \$150.00 with the application.
- One (1) 18" X 24" Mylar annexation map bearing the seal of a licensed surveyor.
- Two (2) paper copies of the sealed annexation map.
- One digital copy of the annexation map.
- One (1) paper copy of a legal metes and bounds description of the property bearing the seal of a licensed surveyor.
- One (1) electronic text document of the legal metes and bounds description
- One (1) paper copy of evidence of ownership (i.e. deed).
- Evidence of vested rights, if claimed.
- A notarized letter of authorization, if acting as the agent for the property owner(s).

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Annexation Application, 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: _____

Kathryn Smith

Date: _____

6/22/2022

Petition Requesting Voluntary Contiguous Annexation

TO THE BOARD OF ALDERMEN OF THE CITY OF SOUTHPORT, NORTH CAROLINA:

1. We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the CITY OF SOUTHPORT.
2. The area to be annexed is contiguous to the City of Southport and the boundaries of such territory are described in the attached metes and bounds description (Exhibit "A") and annexation map (Exhibit "B"), attached hereto and incorporated herein by reference.

Vested rights, with respect to such property, have not been established, under N.C.G.S. 160A385.1, except as described in Exhibit "C", attached hereto and incorporated herein by reference.

Respectfully,

Printed Name	Mailing Address	Parcel ID #(s)	Vested Rights?	Signature	Date
Katheryn Smith Vanguard Farms	200 E. Arlington Blvd. Greenville, NC 27858	221000288 221NA008	☒ Yes ☐ No		6/22/2022
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		

1

18198.PE

S 03°12'04" E - 258.12 feet to a point:

Thence with a curve turning to the right with a radius of 170.00 feet, with an arc length of 22.34 feet, with a chord bearing of S 00°33'50" W, with a chord length of 22.33 feet, and a delta angle of 07°31'49", to a point;

N 86°47'56" E - 60.38 feet to a point;

Thence with a curve turning to the right with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of S 10°55'36" W, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 09°38'56" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 71.62 feet, with an arc length of 200.54 feet, with a chord bearing of S 41°25'17" W, with a chord length of 141.16 feet, and a delta angle of 160°25'48", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of N 87°30'31" W, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of S 70°49'46" W, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of S 38°34'44" W, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point;

S 01°09'18" E - 445.20 feet to a point on the northerly line of Tract 2 of Vanguard Farms, Inc.

Thence with the northerly line of Tract 2 of Vanguard Farms, Inc., N 88°56'20" E - 5.38 feet to a point at the northwestern corner Lot 7 of Smithville Woods – Section 1 (Map Cabinet P, Page 242).

Thence with the westerly line of Lot 7 of Vanguard Farms, Inc., S 01°03'38" E - 232.11 feet to an iron rod found;

Thence with line of Tract 2 of Vanguard Farms, Inc., the following courses:

S 89°07'59" W - 19.81 feet to a point;

N 01°06'31" W - 232.03 feet to a point;

S 89°27'11" W - 60.39 feet to a point;

S 01°09'18" E - 232.64 feet to a point;

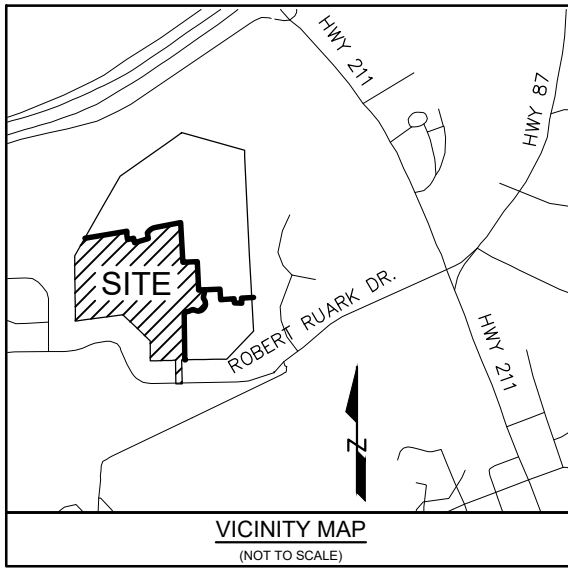
S 88°56'22" W - 20.00 feet to an iron rod found at the northeast corner of Lot 9 of Smithville Woods.

Thence with the northerly line of Smithville Woods – Section 1, N 01°03'38" W - 232.11 feet to an iron pipe found at the southeastern corner of Lot 6 of Smithville Woods – Section 1-B (Map Cabinet 18, Page 8);

Thence with the line of Smithville Woods – Section 1-B the following courses:

S 88°56'20" W - 233.99 feet to an iron rod found;

N 88°56'20" E - 5.38 feet to a point at the northwestern corner Lot 7 of Smithville Woods – Section 1 (Map Cabinet P, Page 242).



LINE	BEARING	DISTANCE
L1	N 75°57'02" E	60.12'
L2	N 10°04'07" W	58.09'
L3	N 86°47'56" E	60.38'
L4	N 88°56'20" E	5.38'
L5	S 89°07'59" W	19.81'
L6	S 89°27'11" W	60.39'
L7	S 88°56'22" W	20.00'
L8	S 03°09'18" E	104.00'
L9	S 03°11'25" E	39.38'
L10	S 87°23'33" E	70.36'
L11	N 03°11'25" W	50.00'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	430.00'	81.78'	10°53'48"	81.66'	S 05°15'34" E
C2	370.00'	46.22'	7°09'27"	46.19'	S 13°44'38" E
C3	146.42'	99.48'	38°55'34"	97.57'	N 57°50'12" E
C4	170.00'	22.34'	7°31'49"	22.33'	S 00°33'50" W

SITE DATA

SITE ADDRESS(S): ROBERT RUARKE DRIVE
SOUTHPORT, NORTH CAROLINA 28461

OWNER INFORMATION: VANGUARD FARMS, INC.
200 EARLINGTON BLVD S-R
GREENVILLE, NC 27858

TOTAL SITE AREA: PHASE ONE
1,114,802 SQ. FT.±, OR 25.59 AC.±

PAR ID: 22100028
PIN: 209717204327
DEED BOOK 3499, PAGE 1040

ZONING: R20

NOTES

- AREA CALCULATED BY COORDINATE METHOD.
- THE SUBJECT PARCEL IS LOCATED IN ZONE X - MINIMAL FLOOD RISK AREA - AS SHOWN BY FEMA PANEL NUMBER 3720209600K & 3720209700K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.
- UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- HORIZONTAL DATUM (NAD 83-2011) WAS ESTABLISHED UTILIZING A SURVEY GRADE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, _____, REVIEW OFFICER OF
BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATE OF ACCURACY AND MAPPING

I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS
DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS
DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO
OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING
IN NORTH CAROLINA (21 NCAC 56.1600). THIS 22nd DAY OF JUNE,
A.D., 2022.

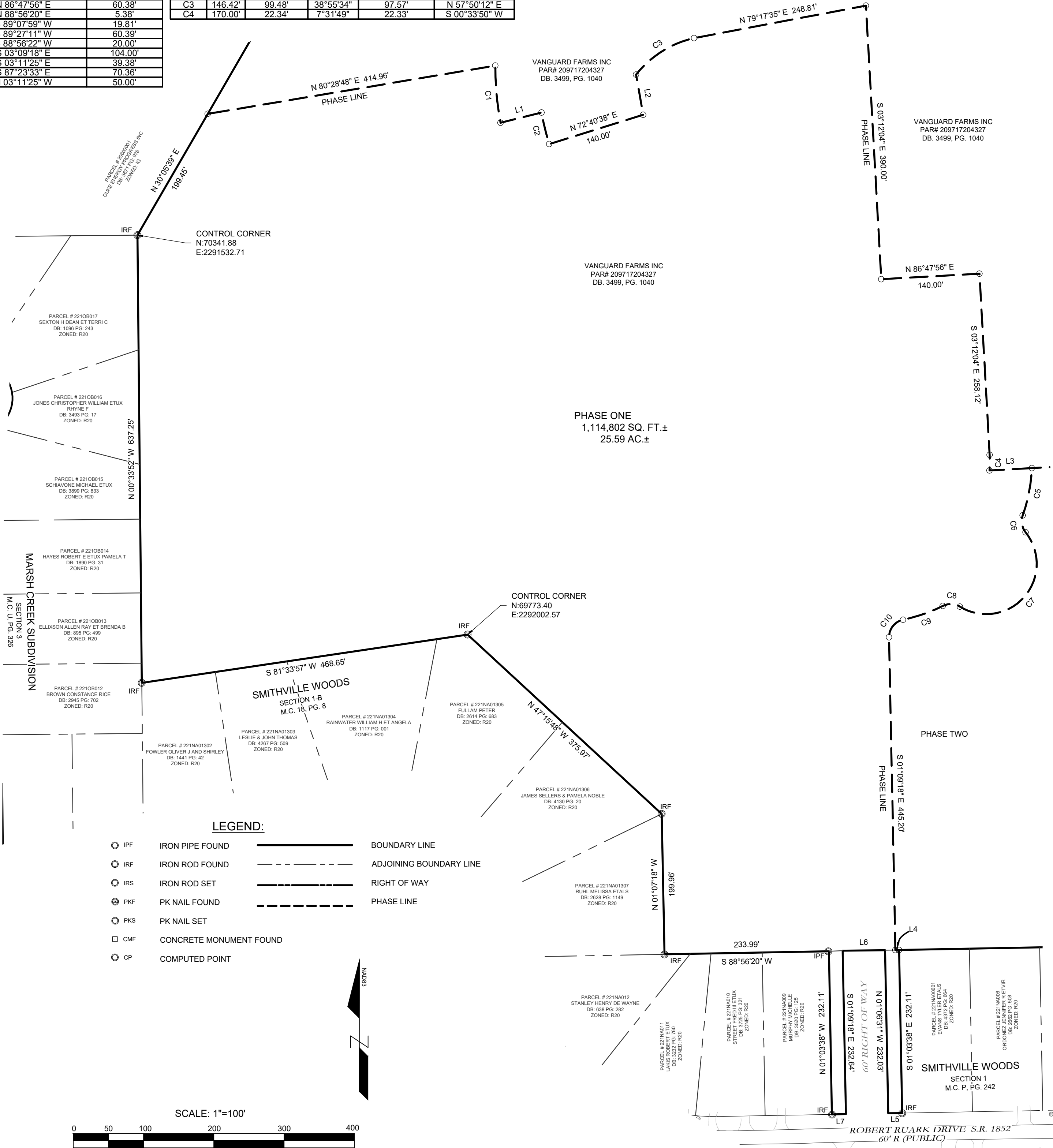
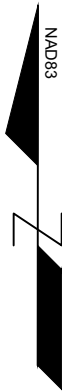
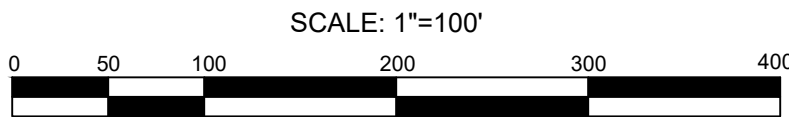
I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING
PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS
AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA A. EXLINE, PLS LICENSE NO. L-5421

MARSH CREEK SUBDIVISION
SECTION 3
M.C. U. PG. 326

LEGEND:

- | | | | |
|-------|-------------------------|-------|-------------------------|
| ○ IPF | IRON PIPE FOUND | ————— | BOUNDARY LINE |
| ○ IRF | IRON ROD FOUND | ----- | ADJOINING BOUNDARY LINE |
| ○ IRS | IRON ROD SET | ----- | RIGHT OF WAY |
| ⊙ PKF | PK NAIL FOUND | ----- | PHASE LINE |
| ○ PKS | PK NAIL SET | ----- | |
| □ CMF | CONCRETE MONUMENT FOUND | ----- | |
| ○ CP | COMPUTED POINT | ----- | |



CLIENT INFORMATION

BILL CLARK HOMES
127 RACINE DRIVE SUITE 201
WILMINGTON, NC 28403

PARAMOUNTE
ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

ANNEXATION MAP
OSPREY LANDING
PHASE ONE
ROBERT RUARK DRIVE
SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NC

SEAL

1 of 1

DATE: JUNE 22, 2022 SCALE: 1"=100'
PEI JOB#: 18198.PE

Certificate of Sufficiency-ANX #22-03 Phase 1

To the Board of Aldermen of the City of Southport, North Carolina:

I, Dorothy Dutton, City Clerk, do hereby certify that I investigated the petition attached hereto and have found as a fact in accordance with N.C.G.S. 160A-31:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 3499, PG 1040)
3. Each identified owner has signed the petition and provided their address.
4. The parcel is 25.59 acres identified as Osprey Landing Phase 1.
5. The property is non-contiguous to existing city limits.

In witness whereof, I have hereunto set my hand and affixed the Seal of the City of Southport, this 29th day of June 2022.


Dorothy Dutton, City Clerk





**CITY OF SOUTHPORT BOARD OF ALDERMEN
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO N.C.G.S. 160A-58.2 FOR NON-CONTIGUOUS ANNEXATION
OF PARCEL ID# 22100028 OSPREY LANDING PHASE 1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

WHEREAS, the Board of Aldermen has by resolution accepted the City Clerk's Certificate of Sufficiency investigating the sufficiency of the petition; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the City of Southport Community Building at 6:00 PM on the 11th of August, 2022.

Section 2. The area proposed for annexation is described as follows:

Vanguard Farms, Inc. Osprey Landing Phase 1 City of Southport Brunswick County, NC

Being a portion of that tract of land located in Smithville Township, Brunswick County, State of North Carolina; also known as a portion of Tract 1 and Tract 2 (Parcel ID: 22100028 and 221NA008) owned by Vanguard Farms, Inc., as shown in Deed Book 3499, Page 1040 of the Brunswick County Register of Deeds; said parcel being more particularly described as follows:

Beginning at an iron rod found on the northern corner of Lot 17 in Marsh Creek Subdivision – Section 3 (Map Cabinet U, Page 326, NC Grid Coordinates of N: 70341.88, E: 2291532.71). Said iron rod found is the Principal Place of Beginning for this description.

Thence with the easterly line of Duke Energy Progress, Inc., as shown in Deed Book 3671 at Page 978, N 30°05'39" E - 199.45 feet to a point;

*Thence with the line of Phase One through Vanguard Farms, Inc., the following courses;
N 80°28'48" E - 414.96 feet to a point;*

*Thence with a curve turning to the left with a radius of 430.00 feet, with an arc length of 81.78 feet, with a chord bearing of S 05°15'34" E, with a chord length of 81.66 feet, and a delta angle of 10°53'48", to a point;
N 75°57'02" E - 60.12 feet to a point;*

*Thence with a curve turning to the left with a radius of 370.00 feet, with an arc length of 46.22 feet, with a chord bearing of S 13°44'38" E, with a chord length of 46.19 feet, and a delta angle of 07°09'27", to a point;
N 72°40'38" E - 140.00 feet to a point; N 10°04'07" W - 58.09 feet to a point;*

Thence with a curve turning to the right with a radius of 146.42 feet, with an arc length of 99.48 feet, with a chord bearing of N 57°50'12" E, with a chord length of 97.57 feet, and a delta angle of 38°55'34", to a point;

N 79°17'35" E - 248.81 feet to a point;

S 03°12'04" E - 390.00 feet to a point;

N 86°47'56" E - 140.00 feet to a point;

S 03°12'04" E - 258.12 feet to a point;

Thence with a curve turning to the right with a radius of 170.00 feet, with an arc length of 22.34 feet, with a chord bearing of S 00°33'50" W, with a chord length of 22.33 feet, and a delta angle of 07°31'49", to a point; N 86°47'56" E - 60.38 feet to a point;

Thence with a curve turning to the right with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of S 10°55'36" W, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 09°38'56" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 71.62 feet, with an arc length of 200.54 feet, with a chord bearing of S 41°25'17" W, with a chord length of 141.16 feet, and a delta angle of 160°25'48", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of N 87°30'31" W, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of S 70°49'46" W, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of S 38°34'44" W, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point; S 01°09'18" E - 445.20 feet to a point on the northerly line of Tract 2 of Vanguard Farms, Inc.

Thence with the northerly line of Tract 2 of Vanguard Farms, Inc., N 88°56'20" E - 5.38 feet to a point at the northwestern corner Lot 7 of Smithville Woods – Section 1 (Map Cabinet P, Page 242).

Thence with the westerly line of Lot 7 of Vanguard Farms, Inc., S 01°03'38" E - 232.11 feet to an iron rod found;

Thence with line of Tract 2 of Vanguard Farms, Inc., the following courses: S 89°07'59" W - 19.81 feet to a point;

N 01°06'31" W - 232.03 feet to a point;

S 89°27'11" W - 60.39 feet to a point;

S 01°09'18" E - 232.64 feet to a point;

S 88°56'22" W - 20.00 feet to an iron rod found at the northeast corner of Lot 9 of Smithville Woods.

Thence with the northerly line of Smithville Woods – Section 1, N 01°03'38" W - 232.11 feet to an iron pipe found at the southeastern corner of Lot 6 of Smithville Woods – Section 1-B (Map Cabinet 18, Page 8);

Thence with the line of Smithville Woods – Section 1-B, the following courses: S 88°56'20" W – 233.99 feet to an iron rod found;

N 01°07'18" W - 199.96 feet to an iron rod found; N 47°15'48" W - 375.97 feet to an iron rod found; S 81°33'57" W - 468.65 feet to an iron rod found on the easterly line of Marsh Creek Subdivision.

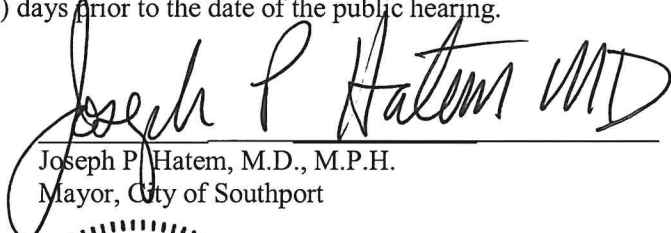
Thence with the easterly line of Marsh Creek Subdivision, N 00°33'52" W - 637.25 feet to an iron rod found.

Said iron rod found is the Principal Place of Beginning for this description.

Having an area of 1,114,802 square feet or 25.59 acres. Area is also shown on the attached map.

Section 3. Notice of the public hearing shall be published in *The State Port Pilot*, a newspaper having general circulation in the City of Southport and on the City of Southport's website at least (10) days prior to the date of the public hearing.

Adopted this the 14th day of July 2022.



Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

ATTEST:



Dorothy Dutton, City Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF SOUTHPORT, NORTH CAROLINA**

ANX# 22-03

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Board of Aldermen has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was held at the Community Building at 223 E. Bay Street, Southport, NC 28461 at 6:00 pm on August 11, 2022, after due notice by publication on July 27, 2022; and

WHEREAS, the Board of Aldermen finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the City of Southport;
- b. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any other city than to the City of Southport;
- c. The area described is so situated that the City of Southport will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. By Act of the North Carolina General Assembly, the City of Southport is not subject to the 10% limitation of G.S. 160A-58.1(b)(5); and

WHEREAS, the Board of Aldermen further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Board of Aldermen further finds that the petition is otherwise valid

and that the public health, safety, and welfare of the City and the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Southport as of August 11, 2022:

Vanguard Farms, Inc. Osprey Landing Phase 1 City of Southport Brunswick County, NC

Being a portion of that tract of land located in Smithville Township, Brunswick County, State of North Carolina; also known as a portion of Tract 1 and Tract 2 (Parcel ID: 22100028 and 221NA008) owned by Vanguard Farms, Inc., as shown in Deed Book 3499, Page 1040 of the Brunswick County Register of Deeds; said parcel being more particularly described as follows:

Beginning at an iron rod found on the northern corner of Lot 17 in Marsh Creek Subdivision – Section 3 (Map Cabinet U, Page 326, NC Grid Coordinates of N: 70341.88, E: 2291532.71). Said iron rod found is the Principal Place of Beginning for this description.

Thence with the easterly line of Duke Energy Progress, Inc., as shown in Deed Book 3671 at Page 978, N 30°05'39" E - 199.45 feet to a point;

*Thence with the line of Phase One through Vanguard Farms, Inc., the following courses;
N 80°28'48" E - 414.96 feet to a point;*

*Thence with a curve turning to the left with a radius of 430.00 feet, with an arc length of 81.78 feet, with a chord bearing of S 05°15'34" E, with a chord length of 81.66 feet, and a delta angle of 10°53'48", to a point;
N 75°57'02" E - 60.12 feet to a point;*

*Thence with a curve turning to the left with a radius of 370.00 feet, with an arc length of 46.22 feet, with a chord bearing of S 13°44'38" E, with a chord length of 46.19 feet, and a delta angle of 07°09'27", to a point;
N 72°40'38" E - 140.00 feet to a point; N 10°04'07" W - 58.09 feet to a point;*

Thence with a curve turning to the right with a radius of 146.42 feet, with an arc length of 99.48 feet, with a chord bearing of N 57°50'12" E, with a chord length of 97.57 feet, and a delta angle of 38°55'34", to a point;

*N 79°17'35" E - 248.81 feet to a point;
S 03°12'04" E - 390.00 feet to a point;
N 86°47'56" E - 140.00 feet to a point;
S 03°12'04" E - 258.12 feet to a point;*

*Thence with a curve turning to the right with a radius of 170.00 feet, with an arc length of 22.34 feet, with a chord bearing of S 00°33'50" W, with a chord length of 22.33 feet, and a delta angle of 07°31'49", to a point;
N 86°47'56" E - 60.38 feet to a point;*

Thence with a curve turning to the right with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of S 10°55'36" W, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 09°38'56" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 71.62 feet, with an arc length of 200.54 feet, with a chord bearing of S 41°25'17" W, with a chord length of 141.16 feet, and a delta angle of 160°25'48", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of N 87°30'31" W, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the right with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of S 70°49'46" W, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;

Thence with a reverse curve turning to the left with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of S 38°34'44" W, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point; S 01°09'18" E - 445.20 feet to a point on the northerly line of Tract 2 of Vanguard Farms, Inc.

Thence with the northerly line of Tract 2 of Vanguard Farms, Inc., N 88°56'20" E - 5.38 feet to a point at the northwestern corner Lot 7 of Smithville Woods – Section 1 (Map Cabinet P, Page 242).

Thence with the westerly line of Lot 7 of Vanguard Farms, Inc., S 01°03'38" E - 232.11 feet to an iron rod found;

Thence with line of Tract 2 of Vanguard Farms, Inc., the following courses: S 89°07'59" W - 19.81 feet to a point;

N 01°06'31" W - 232.03 feet to a point;

S 89°27'11" W - 60.39 feet to a point;

S 01°09'18" E - 232.64 feet to a point;

S 88°56'22" W - 20.00 feet to an iron rod found at the northeast corner of Lot 9 of Smithville Woods.

Thence with the northerly line of Smithville Woods – Section 1, N 01°03'38" W - 232.11 feet to an iron pipe found at the southeastern corner of Lot 6 of Smithville Woods – Section 1-B (Map Cabinet 18, Page 8);

Thence with the line of Smithville Woods – Section 1-B, the following courses: S 88°56'20" W – 233.99 feet to an iron rod found;

N 01°07'18" W - 199.96 feet to an iron rod found; N 47°15'48" W - 375.97 feet to an iron rod found; S 81°33'57" W - 468.65 feet to an iron rod found on the easterly line of Marsh Creek Subdivision.

Thence with the easterly line of Marsh Creek Subdivision, N 00°33'52" W - 637.25 feet to an iron rod found.

Said iron rod found is the Principal Place of Beginning for this description. Having an area of 1,114,802 square feet or 25.59 acres. This property is also identified as Parcel #22100028 according to a plat by Paramounte Engineering which is recorded in Map Cabinet _____ at Page _____ of the Brunswick County Register of Deeds.

Section 2. Upon and after August 11, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Southport and shall be entitled to the same privileges and benefits as other parts of the City of Southport. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Southport shall cause to be recorded in the office of the Register of Deeds of Brunswick County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Brunswick County Board of Elections, as required by G.S. 163-288.1.

Adopted this 11th day of August, 2022.

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk



MEMORANDUM TO THE BOARD OF ALDERMEN

FROM: Dorothy Dutton, City Clerk, CZO, CFM
DATE: August 2, 2022
SUBJECT: Annexation #22-04, Bill Clark Homes
Parcel ID# 22100028 Phase 2

REQUEST:

Bill Clark Homes has petitioned the City of Southport for voluntary **contiguous** annexation of an 8.35-acre tract located at between Robert Ruark Drive (SR 1852) and NC 211 Hwy. This tract is considered Phase 2 of Osprey Landing and meets the annexation standards as set forth in the development agreement that was approved September 9, 2021.

BACKGROUND:

Upon receipt of the petition for voluntary annexation, the City Clerk investigated the sufficiency of the request. This review included:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 3499/PG 1040)
3. Each identified owner has signed the petition and provided their address.
4. The property is contiguous to existing city limits on its east boundary with the Bonnet Way subdivision.
5. The property is zoned R-20 in the ETJ of Southport.

Annexation is a requirement for the provision of City water and sewer. Public utilities are available with just a basic service connection. Rezoning is not required because it is already in the City's zoning district and is zoned R-20.

At the meeting in July, the Board accepted the annexation petition, accepted the Clerk's Certificate of Sufficiency, and set the public hearing for the August 11, 2022 meeting.

AFTER THE PUBLIC HEARING

PROPOSED ACTION:

The Board should consider adopting the Annexation (ANX #22-04) Ordinance for the 8.35-acre tract identified as Parcel ID# 22100028, or Phase 2 of Osprey Landing, as presented.



ANNEXATION APPLICATION

City of Southport, NC

1029 N Howe Street, Southport, NC 28461 • Phone: (910) 457-7900 • Fax: (910) 457-7948

All applications for annexation into the City of Southport must be complete and accompanied by the application fee of \$150.00, payable in cash or by check made to the City of Southport. Annexation may also require a change in the zoning of the property. Please consult with the Planning & Zoning staff to determine whether rezoning is required. Any annexation petition that includes a rezoning will require a recommendation from the Planning Board on the rezoning before a hearing will be set by the Board of Aldermen for the Annexation. All applications must be complete and all fees must be paid in full before a petition will be forwarded to the Planning Board or Board of Aldermen. Applicants are responsible for attending all meetings where this petition will be considered.

Project Name (if applicable):
Osprey Landing - Phase 2

SECTION 1: APPLICANT INFORMATION

Applicant Name:
Paramounte Engineering, on behalf of Vanguard Farms (Contacts: Rob Balland and Mike Nichols)

Mailing Address:
122 Cinema Dr., Wilmington, NC 28403
mnichols@paramounte-eng.com

Phone: 910-791-6707

Fax:

Email: rballand@paramounte-eng.com

SECTION 2: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s):
Vanguard Farms (Contact: Landon Weaver)

Mailing Address:
200 E. Arlington Blvd., Greenville, NC 27858

Phone: 252-353-2443

Fax:

Email: lweaver@billclarkhomes.com

SECTION 3: PROPERTY INFORMATION

Street Address and/or
Description of Location: Parcel PIN 209717204327 & 209606295129, located at Robert Ruark Dr. SE

Parcel Tax ID #(s):
22100028 & 221NA0089

Total Site Acres or
Square Feet: 8.35 +/- Ac.

Current Zoning District(s):
PUD

Proposed Zoning Change(s):
PUD - No Change

NOTE: If any change is zoning accompanies this annexation petition, a separate rezoning application is required.

SECTION 7: APPLICANT/OWNER SIGNATURE

In filing this Annexation Application, 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: Kathryn Smith

Date: 6/22/2022

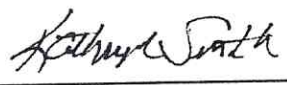
Petition Requesting Voluntary Contiguous Annexation

TO THE BOARD OF ALDERMEN OF THE CITY OF SOUTHPORT, NORTH CAROLINA:

1. We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the CITY OF SOUTHPORT.
2. The area to be annexed is contiguous to the City of Southport and the boundaries of such territory are described in the attached metes and bounds description (Exhibit "A") and annexation map (Exhibit "B"), attached hereto and incorporated herein by reference.

Vested rights, with respect to such property, have not been established, under N.C.G.S. 160A385.1, except as described in Exhibit "C", attached hereto and incorporated herein by reference.

Respectfully,

Printed Name	Mailing Address	Parcel ID #(s)	Vested Rights?	Signature	Date
Katheryn Smith Vanguard Farms	200 E. Arlington Blvd. Greenville, NC 27858	221000288 221NA008	☒ Yes ☐ No		6/22/2022
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		

**AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF WITH REGARD TO PERMIT APPLICATION**

Parcel: 22100028 & 221NA008

Owner: Vanguard Farms
200 E. Arlington Blvd.
Greenville, NC 27858

The undersigned owner(s), Vanguard Farms

Do hereby appoint Paramounte Engineering, Inc.

To act on my behalf as an agent for the purpose of petitioning City of Southport, North Carolina for a Non-Contiguous, Voluntary Annexation application to the City of Southport.

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment, or unless notified in writing by the property owner(s).

Date: 6/22/2022

Appointee's Name, Address & Telephone:

Robert Balland, PE
Paramounte Engineering
122 Cinema Drive
Wilmington, NC 28403
(910) 791-6707

Signature of Owner(s):

Kathryn Smith

Notarized:

NORTH CAROLINA
PITT COUNTY

I Penny Ann Pollard, a Notary Public of the County and State aforesaid, do hereby certify that Kathryn Smith personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and Notary Seal this 22nd day of June, 2022

Penny Ann Pollard
Notary Public Penny Ann Pollard
My Commission Expires: March 26, 2024

1

Thence with the Phase Two line through Vanguard Farms, Inc., the following courses:
N 01°09'18" W - 445.20 feet to a point;
Thence with a curve turning to the right with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of N 38°34'44" E, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point;
Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of N 70°49'46" E, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;
Thence with a reverse curve turning to the right with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 87°30'31" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

end

Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of N 10°55'36" E, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

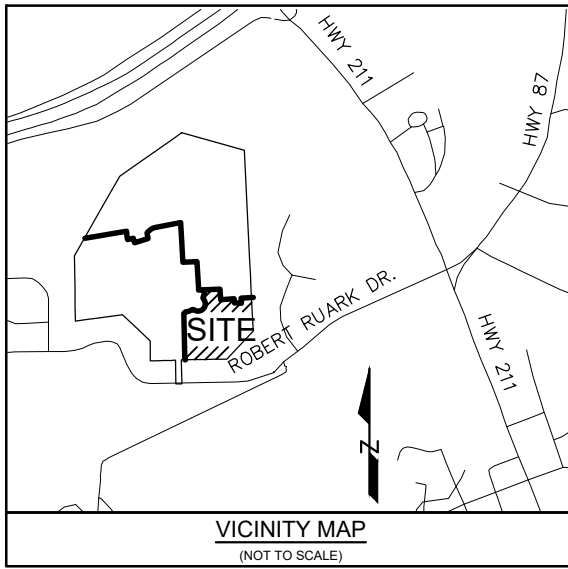
S 03°09'18" E - 104.00 feet to a point;

S 03°11'25" E - 39.38 feet to a point;

N 03°11'25" W - 50.00 feet to a point;

N 86°47'16" E - 119.97 feet to a point. Said point is the Principal Place of Beginning for this description.

A circular professional seal for Joshua A. Exline, a North Carolina Land Surveyor. The seal features the text "NORTH CAROLINA" at the top, "PROFESSIONAL" in the middle, "SEAL" and "L-5421" in the center, and "LAND SURVEYOR" at the bottom. The name "Joshua A. Exline" is written across the bottom of the seal. A purple ink signature is written over the seal, and the date "6/22/2022" is written in purple ink at the bottom right.



SITE DATA

SITE ADDRESS(S): ROBERT RUARKE DRIVE
SOUTHPORT, NORTH CAROLINA 28461

OWNER INFORMATION: VANGUARD FARMS, INC.
200 EARLINGTON BLVD S-R
GREENVILLE, NC 27858

TOTAL SITE AREA: PHASE TWO
363,548 SQ. FT.±, OR 8.35 AC.±

PAR ID: 22100028
PIN: 209717204327
DEED BOOK 3499, PAGE 1040

ZONING: R20

NOTES

- AREA CALCULATED BY COORDINATE METHOD.
- THE SUBJECT PARCEL IS LOCATED IN ZONE X - MINIMAL FLOOD RISK AREA - AS SHOWN BY FEMA PANEL NUMBER 3720209600K & 3720209700K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.
- UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- HORIZONTAL DATUM (NAD 83-2011) WAS ESTABLISHED UTILIZING A SURVEY GRADE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, REVIEW OFFICER OF
BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATE OF ACCURACY AND MAPPING

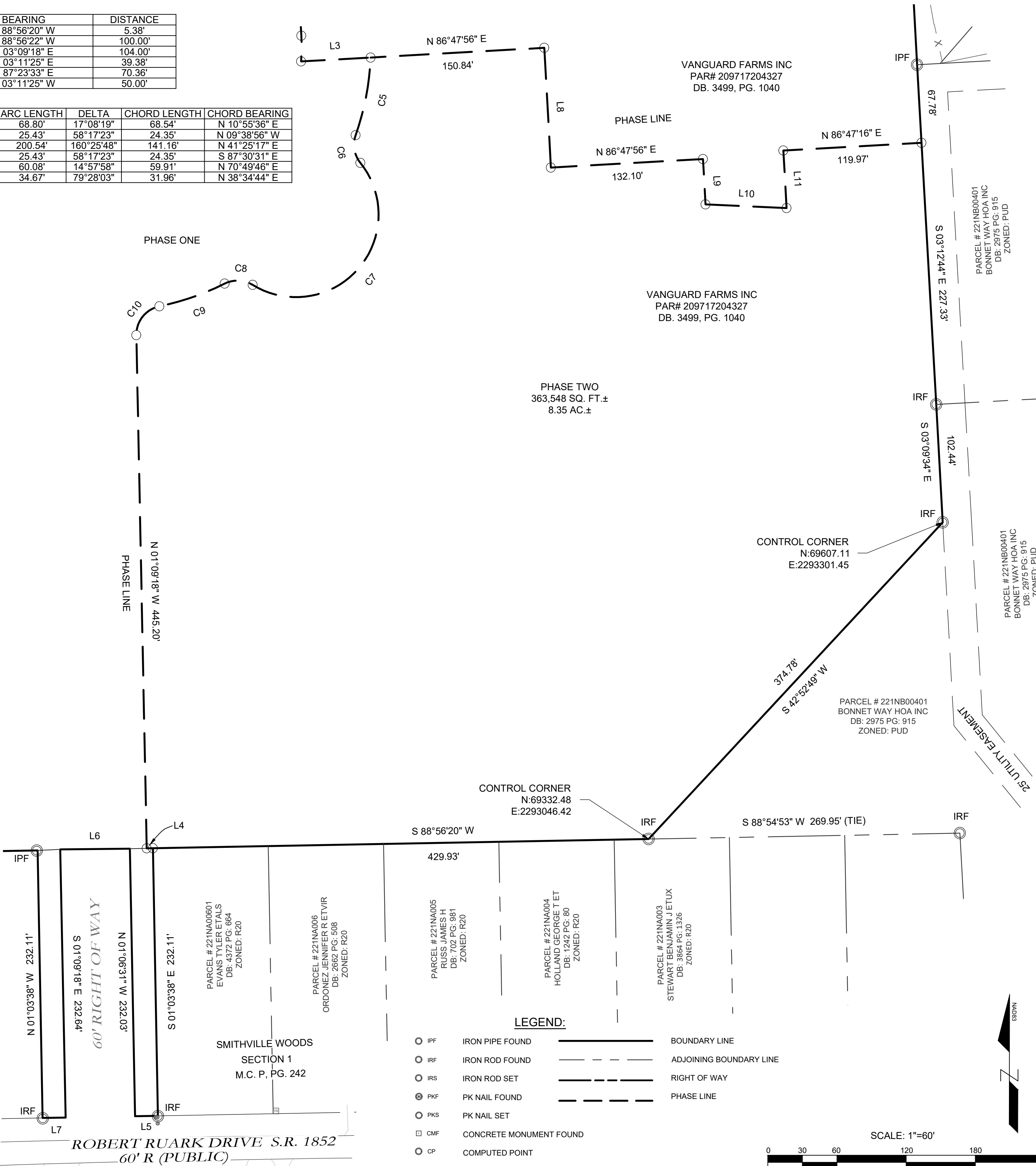
I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 22nd DAY OF JUNE, A.D., 2022.

I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA A. EXLINE, PLS LICENSE NO. L-5421

LINE	BEARING	DISTANCE
L4	S 88°56'20" W	5.38'
L5	S 88°56'22" W	100.00'
L6	S 03°09'18" E	104.00'
L7	S 03°11'25" E	39.38'
L8	S 87°23'33" E	70.36'
L9	N 03°11'25" W	50.00'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C5	230.00'	68.80'	17°08'19"	68.54'	N 10°55'36" E
C6	25.00'	25.43'	58°17'23"	24.35'	N 09°38'56" W
C7	71.62'	200.54'	160°25'48"	141.16'	N 41°25'17" E
C8	25.00'	25.43'	58°17'23"	24.35'	S 87°30'31" E
C9	230.00'	60.08'	14°57'58"	59.91'	N 70°49'46" E
C10	25.00'	34.67'	79°28'03"	31.96'	N 38°34'44" E



DATE

REVISIONS

CLIENT INFORMATION

BILL CLARK HOMES
127 RACINE DRIVE SUITE 201
WILMINGTON, NC 28403

PARAMOUNT
ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

ANNEXATION MAP
OSPREY LANDING
PHASE TWO
ROBERT ROURKE DRIVE
SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NC

SEAL

1 of 1

DATE: JUNE 22, 2022 SCALE: 1"=60'
PEI JOB#: 18198.PE

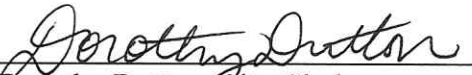
Certificate of Sufficiency-ANX #22-04 Phase 2

To the Board of Aldermen of the City of Southport, North Carolina:

I, Dorothy Dutton, City Clerk, do hereby certify that I investigated the petition attached hereto and have found as a fact in accordance with N.C.G.S. 160A-31:

1. The description is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner. (DB 3499, PG 1040)
3. Each identified owner has signed the petition and provided their address.
4. This parcel is 8.35 acres identified as Osprey Landing Phase 2.
5. The property is contiguous to existing city limits.

In witness whereof, I have hereunto set my hand and affixed the Seal of the City of Southport, this 29th day of June 2022.


Dorothy Dutton, City Clerk





**CITY OF SOUTHPORT BOARD OF ALDERMEN
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO N.C.G.S. 160A-58.2 FOR CONTIGUOUS ANNEXATION
OF PARCEL ID# 22100028 OSPREY LANDING PHASE 2**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

WHEREAS, the Board of Aldermen has by resolution accepted the City Clerk's Certificate of Sufficiency investigating the sufficiency of the petition; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the City of Southport Community Building at 6:00 p.m. on the 11th of August, 2022.

Section 2. The area proposed for annexation is described as follows:

Vanguard Farms, Inc. Osprey Landing Phase 2 Annexation City of Southport Brunswick County, NC

Being a portion of that tract of land located in Smithville Township, Brunswick County, State of North Carolina; also known as a portion of Tract 1 (Parcel ID: 22100028) owned by Vanguard Farms, Inc., as shown in Deed Book 3499, Page 1040 of the Brunswick County Register of Deeds; said parcel being more particularly described as follows:

Beginning at an iron rod found on the northwestern corner of Bonnet Way HOA, Inc., as shown in Deed Book 2975 at Page 915.

Thence with the westerly line of Bonnet Way HOA, Inc., S 03°12'44" E – 67.78 feet to a point. Said point is the Principal Place of Beginning for this description.

Thence with the westerly line of Bonnet Way HOA, Inc., the following courses;

S 03°12'44" E - 227.33 feet to an iron rod found;

S 03°09'34" E - 102.44 feet to an iron rod found;

S 42°52'49" W - 374.78 feet to an iron rod found on the northerly line of Smithville Woods – Section 1 (Map Cabinet P, Page 242).

Thence with the northerly line of Smithville Woods – Section 1 the following courses; S 88°56'20" W - 429.93 feet to a point; S 88°56'20" W - 5.38 feet to a point;

*Thence with the Phase Two line through Vanguard Farms, Inc., the following courses:
N 01°09'18" W - 445.20 feet to a point;*

Thence with a curve turning to the right with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of N 38°34'44" E, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point;

Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of N 70°49'46" E, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;

Thence with a reverse curve turning to the right with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 87°30'31" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the left with a radius of 71.62 feet, with an arc length of 200.54 feet, with a chord bearing of N 41°25'17" E, with a chord length of 141.16 feet, and a delta angle of 160°25'48", to a point;

Thence with a reverse curve turning to the right with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of N 09°38'56" W, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

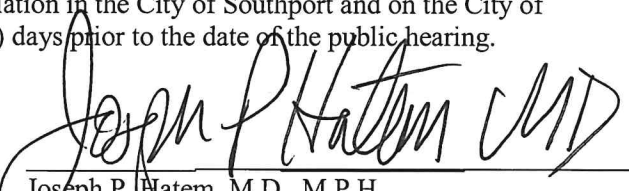
Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of N 10°55'36" E, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

*N 86°47'56" E - 150.84 feet to a point;
S 03°09'18" E - 104.00 feet to a point;
N 86°47'56" E - 132.10 feet to a point;
S 03°11'25" E - 39.38 feet to a point;
S 87°23'33" E - 70.36 feet to a point;
N 03°11'25" W - 50.00 feet to a point;
N 86°47'16" E - 119.97 feet to a point.*

*Said point is the Principal Place of Beginning for this description.
Having an area of 363,548 square feet or 8.35 acres. Area is also shown on the attached map.*

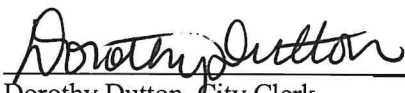
Section 3. Notice of the public hearing shall be published in *The State Port Pilot*, a newspaper having general circulation in the City of Southport and on the City of Southport's website, at least (10) days prior to the date of the public hearing.

Adopted this the 14th day of July 2022.



Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

ATTEST:



Dorothy Dutton, City Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF
SOUTHPORT, NORTH CAROLINA**
ANX# 22-04

WHEREAS, the City of Southport has been petitioned under G.S.160A-31 to annex the area described below; and

WHEREAS, the Board of Aldermen has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Southport Community Building at 6:00 p.m. on August 11, 2022, after due notice by publication on July 27, 2022; and

WHEREAS, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of Southport, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Southport as of August 11, 2022:

Vanguard Farms, Inc. Osprey Landing Phase 2 Annexation City of Southport Brunswick County, NC

Being a portion of that tract of land located in Smithville Township, Brunswick County, State of North Carolina; also known as a portion of Tract 1 (Parcel ID: 22100028) owned by Vanguard Farms, Inc., as shown in Deed Book 3499, Page 1040 of the Brunswick County Register of Deeds; said parcel being more particularly described as follows:

Beginning at an iron rod found on the northwestern corner of Bonnet Way HOA, Inc., as shown in Deed Book 2975 at Page 915.

Thence with the westerly line of Bonnet Way HOA, Inc., S 03°12'44" E – 67.78 feet to a point. Said point is the Principal Place of Beginning for this description.

Thence with the westerly line of Bonnet Way HOA, Inc., the following courses;

S 03°12'44" E - 227.33 feet to an iron rod found;

S 03°09'34" E - 102.44 feet to an iron rod found;

S 42°52'49" W - 374.78 feet to an iron rod found on the northerly line of Smithville Woods – Section 1 (Map Cabinet P, Page 242).

Thence with the northerly line of Smithville Woods – Section 1 the following courses; S 88°56'20" W - 429.93 feet to a point; S 88°56'20" W - 5.38 feet to a point;

Thence with the Phase Two line through Vanguard Farms, Inc., the following courses:

N 01°09'18" W - 445.20 feet to a point;

Thence with a curve turning to the right with a radius of 25.00 feet, with an arc length of 34.67 feet, with a chord bearing of N 38°34'44" E, with a chord length of 31.96 feet, and a delta angle of 79°28'03", to a point;

Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 60.08 feet, with a chord bearing of N 70°49'46" E, with a chord length of 59.91 feet, and a delta angle of 14°57'58", to a point;

Thence with a reverse curve turning to the right with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of S 87°30'31" E, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the left with a radius of 71.62 feet, with an arc length of 200.54 feet, with a chord bearing of N 41°25'17" E, with a chord length of 141.16 feet, and a delta angle of 160°25'48", to a point;

Thence with a reverse curve turning to the right with a radius of 25.00 feet, with an arc length of 25.43 feet, with a chord bearing of N 09°38'56" W, with a chord length of 24.35 feet, and a delta angle of 58°17'23", to a point;

Thence with a reverse curve turning to the left with a radius of 230.00 feet, with an arc length of 68.80 feet, with a chord bearing of N 10°55'36" E, with a chord length of 68.54 feet, and a delta angle of 17°08'19", to a point;

N 86°47'56" E - 150.84 feet to a point;

S 03°09'18" E - 104.00 feet to a point;

N 86°47'56" E - 132.10 feet to a point;

S 03°11'25" E - 39.38 feet to a point;

S 87°23'33" E - 70.36 feet to a point;

N 03°11'25" W - 50.00 feet to a point;

N 86°47'16" E - 119.97 feet to a point.

Said point is the Principal Place of Beginning for this description.

Having an area of 363,548 square feet or 8.35 acres. Area is also shown on the attached map.

This property is also identified as Parcel #22100028 according to a plat by Paramounte Engineering which is recorded in Map Cabinet _____ at Page _____ of the Brunswick County Register of Deeds.

Section 2. Upon and after August 11, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Southport and shall be entitled to the same privileges and benefits as other parts of the City of Southport. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Southport shall cause to be recorded in the office of the Register of Deeds of Brunswick County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this the 11th day of August, 2022.

City of Southport:

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk



BOARD OF ALDERMEN

MEMORANDUM

To: Mayor Hatem, and Members of the Board of Aldermen
From: Dorothy Dutton, City Clerk, CZO, CFM
Wes MacLeod, Local Government Services Director, CFCOG
Gordon Hargrove, City Manager, CZO
Re: Indigo PUD Master Development Plan, Submitted by East-West Partners in partnership with Bald Head Island Limited, designed by LandDesign
Date: 08/08/2022

BACKGROUND

In partnership with Bald Head Limited, East-West Partners has submitted a PUD Master Development Plan and Rezoning application that would rezone 346.57 acres of undeveloped property adjacent to Smithville Woods, Cades Cove, and Indigo Plantation from R-20 to PUD. A small portion of the property is within our corporate limits, with the majority of it being located within the Extra-Territorial Jurisdiction. Since it is split between the two, all of it is within our zoning jurisdiction. The developer has also submitted an annexation application in order to concurrently annex into the City if the Rezoning is approved.

PROCESS

A Planned Unit Development (PUD) is planned and developed as an integral unit, in a single development operation or a programmed series of development operations and according to an approved master development plan. All PUDs require an amendment to the City's zoning map and master development plan approval, followed by the major subdivision approval process. The minimum amount of land required for a PUD district is 9 acres of net buildable area within the corporate limits or 25 acres of net buildable area within the ETJ. This development is 346.57 acres; therefore, it meets the criteria.

The application for a PUD must be accompanied by an application to amend the zoning map (rezoning) to the planned unit development zoning district. The rezoning application should be submitted concurrently with the PUD master development plan. The approval process for a PUD Master Development Plan is the same as a zoning map amendment. The Planning Board typically provides an advisory recommendation on the PUD master development plan and rezoning within 90 days after introducing such a petition at a regularly scheduled meeting and

submits its recommendation to the Board of Aldermen. The Planning Board received an extension until July 21, 2022. In terms of timing, the PUD master development plan must be approved before the zoning map amendment. If the PUD master development plan is approved, it provides the framework for development within the PUD Zoning District. The master development plan includes the bubble diagram that illustrates the densities in different areas of the PUD, supporting information, and text which specifies the use or uses intended for the property, dimensional standards, and any development standards to be approved concurrently with the application. This could include features like parking, landscaping design guidelines, buffers, and streetscapes. The master development plan must also be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer. A licensed landscape architect sealed this plan.

The City established a technical review committee for this project. I will go into more detail about that process later. As I stated earlier, the Planning Board has 90 days following the receipt of the PUD master development plan and zoning map amendment application to make a recommendation on both. 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 officially adopted applicable plans. The Planning Board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters deemed appropriate by the Planning Board. However, 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 Board of Aldermen.

It is important to understand that the PUD master site plan and zoning map amendment application are legislative decisions. When speaking of legislative decisions in this context, it is important to note that we are not talking about the State Legislature. In this case, municipal legislative decisions are finalized by the Board of Aldermen as the local Governing Board after an advisory recommendation by the Planning Board. Because legislative decisions have such a significant impact on landowners, neighbors, and the public, state law mandates broad public notice and hearing requirements for these types of decisions. Much like legislative decisions in the General Assembly, broad public discussion and careful deliberation is vital for municipal legislative decisions. Substantial discretion is allowed in legislative decisions, and boards are not under any obligation to approve them.

PROPOSAL

As mentioned previously, the Indigo PUD master development plan comprises a tract that equals 346.57 acres. The overall size of the tract that Bald Head Island Limited owns is 375.08 acres. In terms of density, East-West Partners is proposing 1,542 dwelling units and 80,000 sf of non-residential use. This is an average of 4.1 dwelling units per acre on the total tract. The UDO allows 6 units per acre for PUDs. The PUD Master Development Plan's bubble diagram shows the different planned areas of the development and how they will differ in density, allowable uses, and allowable housing types. There are 5 different areas identified on the bubble diagram.

The first area is the Marina Village area. The proposed Marina Village area is 9.4 acres. In terms of residential, the developer proposes a mixture of Single-Family Townhomes, Duplexes, Multi-Family, and Condos in these areas totaling 188 units. This is equal to 20 dwelling units an acre for this portion of the tract. It is important to note that the product types may change, but the total number of units for each area will not change. The developers are also proposing retail, restaurant, and a commercial marina as non-residential uses for a total of 20,000 sf. The second area is the Residential Core area. The proposed Residential Core area is 58.1 acres. This area will be composed of a mixture of single-family detached, single-family attached townhomes, multi-family, duplexes, assisted living, and senior living for a total of 581 units. This equals 10 dwelling units an acre. 60,000 sf of non-residential retail and office uses are also proposed. The third area proposed is the Residential Center area. This area is 105 acres. Proposed residential uses are single-family detached, single-family attached, multi-family, and duplexes. The total amount of proposed units is 630 total units. This equals 6 dwelling units an acre. No non-residential areas are proposed in the Residential Center area. The fourth area is the Residential Edge area. This area consists of 47.6 acres. The proposed uses in this area are single-family detached homes. The proposed units are 143 total units. This equals 3 dwelling units an acre. The last area identified on the PUD master development bubble diagram is open space. In PUDs, 20% of the tract must be Open Space. Designated 404 wetlands are not allowed to be counted in this calculation. East-West Partners is proposing 75.4 acres of Open Space. 75 acres are required. The proposed PUD master development plan shows 39.3 acres for a nature park. The developers propose a dog park, swimming areas, walking trails, and ball fields. They are also proposing 20.9 acres for a Central Park and pocket park. The proposed uses for this area are a playground, docks, shaded areas, greens, and ball courts. The plan also shows 7.6 acres of linear greens. As shown on the plan, the linear greens will be composed of a green trail network. A Development Fiscal Impact Analysis on the General Fund and City Services is being completed by DPFG to examine further what the impacts will be if the development were to move forward. That analysis was presented to the Board of Aldermen and Planning Board at the joint workshop on July 18, 2022.

INFRASTRUCTURE

The neighborhood's primary entrance is proposed to be off Robert Ruark Dr. There will also be an additional village entrance off Indigo Plantation D on 9th street. For water and sewer, the City has communicated to the developer that it would be in their best interest to receive service from Brunswick County. The City does not have the excess capacity to serve this project, but the City is open to looping the project into the City's waterlines with an emergency valve for emergencies. For streets, three different types of ROWs are proposed. The first is the avenue Street. The avenue street is a 61 ft ROW with sidewalks and on-street parking on both sides of the street. The second street type is A-1. A-1 streets will be composed of 54 ft ROWs and will be located adjacent to park spaces where alley-loaded lots are designed to provide visitor parking. Street type A-2 is a 49 ft ROW with ribbon curb and ditch/swale sections along the road. The last street type is Type B. Type B is a 47' ROW and is what the developer envisions as the typical street section in the community where front-loaded lots exist. There will also be 20 ft alleys for the rear entry areas. All street types will have pedestrian sidewalks on both sides. In the same format as early 20th-century villages and neighborhoods oriented towards pedestrian walkability, these street types are akin to traditional neighborhood street designs. The UDO allows ROWs

less than 60 ft with the approval of the Fire Chief/Fire Marshal and if they are designed to NCDOT's Subdivision Design Manual. When they come back for preliminary plat approval, the street design must meet NCDOT's guidelines and be approved by the Fire Chief and Fire Marshal. The applicant has expressed the desire for the streets within the development to be publicly maintained. Public maintenance is preferable to the potential for private street networks. Private street networks often become dilapidated due to improperly funded Property Owner Association agreements, which may result in a request for the City to assume ownership and responsibility of substandard roadways down the road. The City is also working on an infrastructure impact analysis with WithersRavenel to estimate the impacts on the City's existing infrastructure. The City is implementing both of those projects now. The WithersRavenel Analysis was also presented to the Board of Aldermen and Planning Board at the joint workshop on July 18, 2022.

TRAFFIC IMPACT ANALYSIS STUDY

The TIA was completed by Jonathan Guy of Kimley-Horne. NCDOT approved the Project Indigo Traffic Impact Analysis (TIA) on March 3rd, 2022. Robert Ruark Dr, 9th Street, and a large portion of the intersections examined are State roads, so NCDOT has been involved in this process from the start along with City staff. City Staff met with District Engineer Ben Hughes to go over the required improvements. Of note is the first improvement. Ben Hughes mentioned that due to ROW constraints on Robert Ruark, some of the proposed improvements are not possible. Mr. Hughes suggested that the City require additional access connections at 11th street or Lord Thomas Avenue to mitigate the impacts at the 211/87 intersection. NCDOT requires the following improvements:

- **NC 211 (N. Howe Street) at NC 87 (River Road)/SR 1852 (Robert Ruark Drive)** (Signalized 4-legged Intersection)
 - Construct an additional eastbound left-turn lane on Robert Ruark Drive to provide dual left-turn lanes with 350 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper*
 - Construct a separate eastbound right turn lane on Robert Ruark Drive with 350 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper*
 - Modify signal timing and phasing

*It is understood that right of way constraints will likely render the proposed roadway mitigations un-constructible. Alternate and/or additional access connections are recommended to reduce impacts at this intersection

- **NC 211 (N. Howe Street) at SR 1209 (9th Street)** (Signalized 4-legged Intersection)
 - Construct an exclusive southbound right turn lane on NC 211 with 300 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper
 - Extend the existing eastbound left-turn lane on 9th Street up to the intersection of Lord Street
 - Optimize the signal timings

- **NC 211 (N. Howe Street) at 12th Street/Stuart Avenue** (Unsignalized 4-legged Intersection)
 - Install a traffic signal and the necessary communication equipment for the bordering signals on NC 211, including NC 87/Robert Ruark Drive, Fodale Avenue, and 9th Street
- **SR 1852 (Robert Ruark Drive) at Site Access 1** (Proposed unsignalized T-intersection)
 - Construct the site access with one ingress and two egress lane.
 - Provide stop control for the northbound approach.
 - Provide a 175-foot internal protected stem for the northbound approach.
 - Provide an exclusive westbound left turn lane on SR 1852 (Robert Ruark Drive) with 150 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper

REVIEW COMMITTEE REPORTS

The Hub Review Committee most recently met on June 8th. The Hub Committee discussed the requested illustrations for housing units superimposed on the lots and requested available housing prototypes. Two area maps were presented to the committee. The additional maps have been provided by the applicant and will be included in the digital agenda packet. They will also be available for the Vibe Board. There was also discussion on where an archaeological or cemetery study had been initiated. There was not. The Hub committee also asked if a protected species study had been initiated or completed. The developer answered that they had not completed a specialized study but that the information on species found in that area could be found on the Wildlife Resources website.

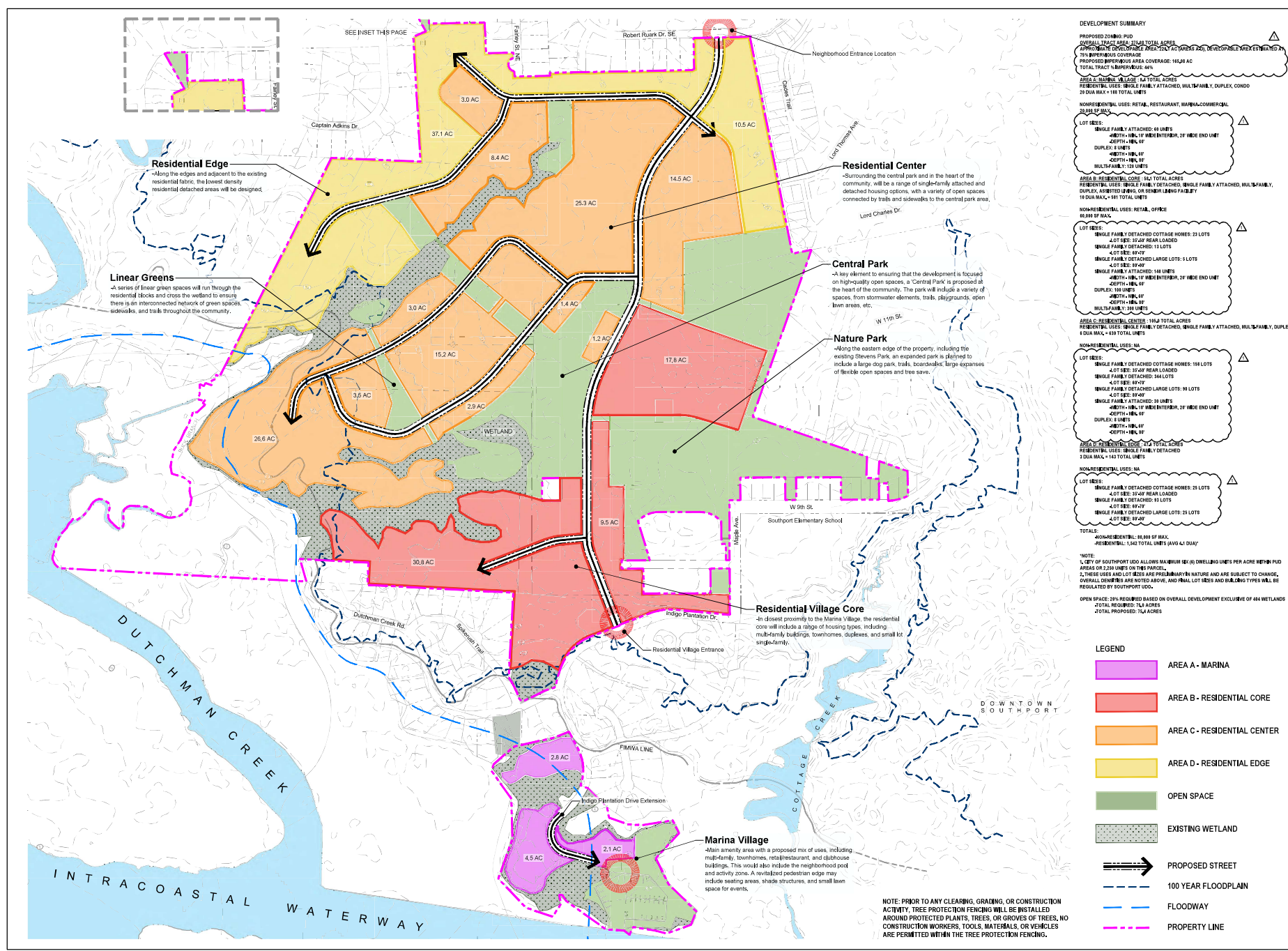
The Environmental Concerns committee last met on June 13th. There was discussion on wetland protection, stormwater management, conservation of habitat, and open space allocation for each neighborhood. The committee also suggested redesigning the open space area to allow for larger wildlife corridors.

The Infrastructure Committee had questions about who bores the legal responsibilities for utilities. Brunswick County will provide the Water and Sewer Service so the City will not have to bear any responsibility for that. The committee's biggest question is whether the City will have to pay capital costs for an updated substation to serve the development. The City Manager has been in conversation with the City's legal representation on that. It will ultimately need to be negotiated with the developer if the project moves forward.

The Traffic Impacts committee reviewed the TIA to ensure that nothing was missed. The committee also suggested a connection to 11th street as a solution to help distribute the traffic and to have another access point. The committee also recommended that the proposed development further connects to the existing community with pedestrian walkways and bike paths to reduce vehicular traffic.

The Design & Character committee requested a variety of documents that to this point have not all been received in the detail that was requested. They requested a parcel plan (color coded) showing each parcel and section of the property, including roads, parcels, open space, areas that cannot be utilized, and stormwater retention ponds. They also requested a massing/building

location plan, a prototypical parcel for each building type, a 3D massing model of each building type, and schematic drawings of each building type. The developer did provide a schematic overlayed with the proposed zoning and some sample architectural photos. The level of detail requested was not provided. The Chair of the Design & Character committee suggested that the Board not recommend approval of the development since it is inconsistent with the CAMA Land Use Plan and CAMA Future Land Use Map.



DEVELOPMENT SUMMARY

PROPOSED DOWNTOWN SOUTHPORT
OVERALL TRACT AREA: 25.0 AC TOTAL ACRES
APPROXIMATE DEVELOPMENT AREA: 15.2 AC (WETLANDS, DEVELOPMENT AREA EXCLUDING A 1.5 AC BUFFERING COVERAGE)
PROPOSED BUFFERING AREA COVERAGE: 16.8 AC
TOTAL TRACT BUFFERING AREA: 44.8 AC

AREA A - MARINA VILLAGE: 1.4 AC TOTAL ACRES
RESIDENTIAL USES: SINGLE FAMILY ATTACHED, MULTIFAMILY, DUPLEX, CONDO
20 DUA MAX = 180 TOTAL UNITS

NON-RESIDENTIAL USES: RETAIL, RESTAURANT, MARINA, COMMERCIAL
20 DUA OF MAX

LOT SIZES:
SINGLE FAMILY ATTACHED: 60 UNITS
WIDTH: 100 FT WIDE INTERIOR, 20 FT WIDE END UNIT
DEPTH: 100 FT
DUPLEX: 8 UNITS
WIDTH: 100 FT
DEPTH: 100 FT
MULTIFAMILY: 120 UNITS

AREA B - RESIDENTIAL CORE: 14.6 AC TOTAL ACRES
RESIDENTIAL USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY, DUPLEX, ASSEMBLED LIVING, OR SENIOR LIVING FACILITY
15 DUA MAX = 180 TOTAL UNITS

NON-RESIDENTIAL USES: RETAIL, OFFICE
15 DUA OF MAX

LOT SIZES:
SINGLE FAMILY DETACHED COTTAGE HOMES: 20 LOTS
4.0 FT SEE: 37' 0" REAR LOADED
SINGLE FAMILY DETACHED: 13 LOTS
4.0 FT SEE: 37' 0" REAR
SINGLE FAMILY DETACHED LARGE LOTS: 5 LOTS
4.0 FT SEE: 37' 0" REAR
SINGLE FAMILY ATTACHED: 140 UNITS
WIDTH: 100 FT WIDE INTERIOR, 20 FT WIDE END UNIT
DEPTH: 100 FT
DUPLEX: 10 UNITS
MULTIFAMILY: 120 UNITS

AREA C - RESIDENTIAL CENTER: 10.6 AC TOTAL ACRES
RESIDENTIAL USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY, DUPLEX
4 DUA MAX = 180 TOTAL UNITS

NON-RESIDENTIAL USES: NA

LOT SIZES:
SINGLE FAMILY DETACHED COTTAGE HOMES: 18 LOTS
4.0 FT SEE: 37' 0" REAR LOADED
SINGLE FAMILY DETACHED: 14 LOTS
4.0 FT SEE: 37' 0" REAR
SINGLE FAMILY DETACHED LARGE LOTS: 10 LOTS
4.0 FT SEE: 37' 0" REAR
SINGLE FAMILY ATTACHED: 20 UNITS
WIDTH: 100 FT WIDE INTERIOR, 20 FT WIDE END UNIT
DEPTH: 100 FT
DUPLEX: 10 UNITS
MULTIFAMILY: 120 UNITS

AREA D - RESIDENTIAL EDGE: 11.4 AC TOTAL ACRES
RESIDENTIAL USES: SINGLE FAMILY DETACHED
2 DUA MAX = 180 TOTAL UNITS

NON-RESIDENTIAL USES: NA

LOT SIZES:
SINGLE FAMILY DETACHED COTTAGE HOMES: 20 LOTS
4.0 FT SEE: 37' 0" REAR LOADED
SINGLE FAMILY DETACHED: 13 LOTS
4.0 FT SEE: 37' 0" REAR
SINGLE FAMILY DETACHED LARGE LOTS: 20 LOTS
4.0 FT SEE: 37' 0" REAR

TOTALS:
400+ RESIDENTIAL: 80,000 SF MAX.
RESIDENTIAL: 1,140 TOTAL UNITS (AVG 41 DUA)

NOTE:
1. CITY OF SOUTHPORT USDO ALLOWS MAXIMUM 180 (6) DWELLING UNITS PER ACRE WITHIN PUD AREAS OR 2.500 UNITS ON THE PARCELS.
2. THESE USES AND LOT SIZES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE, OVERALL DOWNTOWN SOUTHPORT AREAS ABOVE, AND FINAL LOT SIZES AND BUILDING TYPES WILL BE REGULATED BY SOUTHPORT USDO.

OPEN SPACE: 20% REQUIRED BASED ON OVERALL DEVELOPMENT EXCLUSIVE OF 44.8 WETLANDS
TOTAL REQUIRED: 7.5 ACRES
TOTAL PROPOSED: 7.5 ACRES

LEGEND

- AREA A - MARINA
- AREA B - RESIDENTIAL CORE
- AREA C - RESIDENTIAL CENTER
- AREA D - RESIDENTIAL EDGE
- OPEN SPACE
- EXISTING WETLAND
- PROPOSED STREET
- 100 YEAR FLOODPLAIN
- FLOODWAY
- PROPERTY LINE

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECEIVING SUBMITTAL	11.01.2021
2	RECEIVING SUBMITTAL	02.08.2022

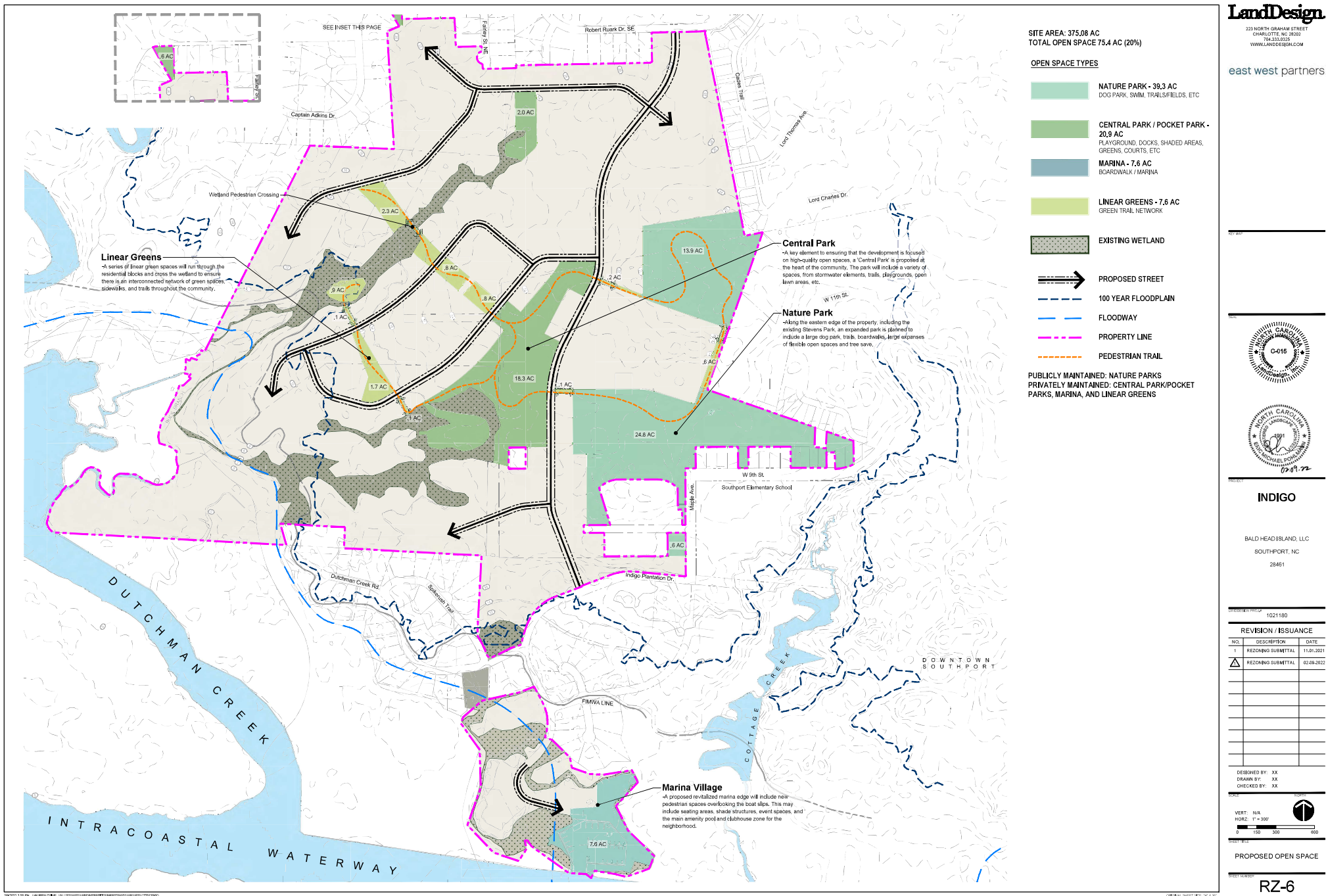
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A
HORIZ: 1" = 300'

0 150 300 600

MASTER DEVELOPMENT PLAN

RZ-3







STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 03, 2022

Jonathan Guy, PE
Kimley Horn

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Project Indigo in Southport, NC.

The NCDOT and Brunswick County staffs have reviewed the Project Indigo TIA dated February 8, 2022. This development consists of:

- o 330 dwelling units: Single-Family Detached Homes (LUC 210)
- o 340 dwelling units: Single-Family Attached homes (LUC 220)
- o 480 dwelling units: Recreational Homes (LUC 260)
- o 120 dwelling units: Senior Adult Housing – Detached Homes (LUC 251)
- o 200 dwelling units: Senior Adult Housing – Attached Homes (LUC 252)
- o 80,000 square feet: Medical-Dental Office (LUC 720)
- o 8,000 square feet: Retail (LUC 820)
- o Build Year: 2032

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

NC 211 (N. Howe Street) at NC 87 (River Road)/SR 1852 (Robert Ruark Drive)
(Signalized 4-legged Intersection)

- Construct an additional eastbound left-turn lane on Robert Ruark Drive to provide dual left turn lanes with 350 feet of storage, 50 feet of full-width deceleration and 100 feet of taper*
- Construct a separate eastbound right turn lane on Robert Ruark Drive with 350 feet of storage, 50 feet of full width deceleration and 100 feet of taper*
- Modify signal timing and phasing

*It is understood that right of way constraints will likely render the proposed roadway mitigations un-constructible. Alternate and/or additional access connections are recommended to reduce impacts at this intersection.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DISTRICT 3 ENGINEER'S OFFICE
300 DIVISION DRIVE
WILMINGTON, NC 28401-8883

Telephone: 910-398-9100
Customer Service: 1-877-368-4968
Website: ncdot.gov

Location:
300 DIVISION DRIVE
WILMINGTON, NC 28401

NC 211 (N. Howe Street) at 11th Street (Stop controlled 4-legged Intersection)

- No improvements are required.

NC 211 (N. Howe Street) at Fodale Avenue (Unsignalized T-Intersection)

- No improvements are required.

NC 211 (N. Howe Street) at SR 1209 (9th Street) (Signalized 4-legged Intersection)

- Construct an exclusive southbound right turn lane on NC 211 with 300 feet of storage, 50 feet of full width deceleration and 100 feet of taper
- Extend the existing eastbound left turn lane on 9th Street up to the intersection of Lord Street
- Optimize the signal timings

NC 211 (N. Howe Street) at SR 1194 (West Street) (Unsignalized 4-legged Intersection)

- No improvements are required.

NC 211 (N. Howe Street) at Moore Street (Signalized 4-legged Intersection)

- No improvements are required.

NC 211 (N. Howe Street) at 12th Street/Stuart Avenue (Unsignalized 4-legged Intersection)

- Install a traffic signal and the necessary communication equipment for the bordering signals on NC 211 including NC 87/Robert Ruark Drive, Fodale Avenue, and 9th Street

NC 211 (N. Howe Street) at Bay Street (Unsignalized T-Intersection)

- No improvements are required.

SR 1852 (Robert Ruark Drive) at Site Access 1 (Proposed unsignalized T-intersection)

- Construct the site access with one ingress and two egress lane.
- Provide stop control for the northbound approach.
- Provide a 175-foot internal protected stem for the northbound approach.
- Provide an exclusive westbound left turn lane on SR 1852 (Robert Ruark Drive) with 150 feet of storage, 50 feet of full width deceleration and 100 feet of taper

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE
District Engineer
Division 3, District 3

cc: Jon Roan, Deputy District Engineer, NCDOT
Aaron LeBeau, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Stonewall Mathis, PE, Deputy Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT
Marc Pages, Brunswick County Planning
Helen Bunch, Brunswick County Zoning Administrator
Thomas Llyod, Development Services Director, City of Southport

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DISTRICT 3 ENGINEER'S OFFICE
300 DIVISION DRIVE
WILMINGTON, NC 28401-8883

Telephone: 910-398-9100
Customer Service: 1-877-368-4968
Website: ncdot.gov

Location:
300 DIVISION DRIVE
WILMINGTON, NC 28401

**Indigo Plantation
Phase Two**

PUD and Rezoning Submissions

Planning Board Report/
Recommendations
to the Southport Board of Aldermen

July 21, 2022

The image shows the exterior of a blue wooden building with vertical plank siding. The facade is decorated with nautical-themed items: a large wooden kayak is mounted horizontally in the center, with several wooden oars arranged horizontally above and below it. A small, dark, rectangular light fixture is mounted on the wall above the entrance. The entrance is a dark doorway. In front of the building, several light green bicycles with brown seats and baskets are parked on wooden racks. Two large, round, green topiary plants in metal barrels are positioned on either side of the entrance. The text "project indigo" is overlaid in a large, white, serif font across the center of the image.

project indigo

generation

375-
acre site

Southport

Intracoastal Waterway

original **concept**

GREEN FINGERS

pocket parks

HAMLETS

PARK ENTRY

CENTRAL PARK

multi-family

RESIDENTIAL VILLAGE

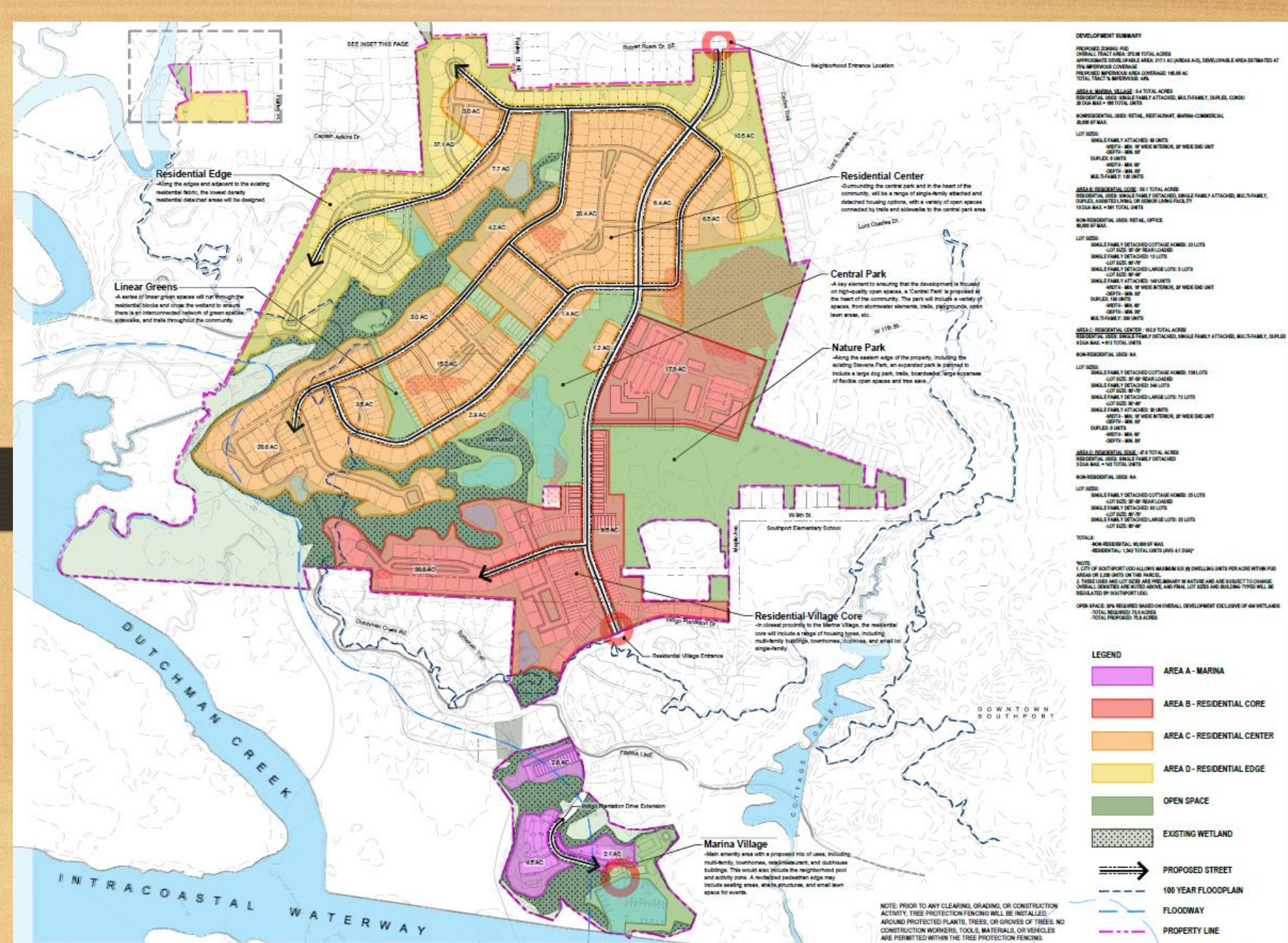
main entrance

medical office

duplexes + townhomes

MARINA VILLAGE

3-4 story
condo/apartments



development summary

Proposed Zoning: PUD

Overall Tract Area: 375.08 Total Acres

Approximate Developable Area: 220.01
Ac (Areas A-D)

Developable Area estimated at 75%
impervious coverage

Proposed impervious area coverage:
165.08 Ac

Total tract % impervious: 44%

NOTES

1. CITY OF SOUTHPORT UDO ALLOWS
MAXIMUM SIX (6) DWELLING UNITS PER ACRE
WITHIN PUD AREAS OR 2,250 UNITS ON THIS
PARCEL.

2. THESE USES AND LOT SIZES ARE
PRELIMINARY IN NATURE AND ARE SUBJECT
TO CHANGE.

3. OVERALL DENSITIES ARE NOTED ABOVE,
AND FINAL LOT SIZES AND BUILDING TYPES
WILL BE REGULATED BY SOUTHPORT UDO.

4. OPEN SPACE: 20% REQUIRED BASED ON
OVERALL DEVELOPMENT EXCLUSIVE OF 404
WETLANDS

development summary

Retail/Restaurant/Amenity	±30K
Office/Medical Office	±50K
Multi Family	±300 Units
Marina Village – Condo/Flats/Podium	±188 Units
Townhomes	±178
Duplexes	±108
Cottage Lot	±98
Residential Lot	±670
Total Residential Dwelling Units	1,542
Total Commercial / Amenity	80,000 SF

Traffic Impacts Subcommittee



Major Concerns/Discussions:

- Potential for 3K more cars on 9th Street & adjacent streets, Robert Ruark Drive
- Traffic Study used by East-West did not consider usage of 9th Street by a school

TRAFFIC Subcommittee Recommendations

IF the submission is approved, as a part of any Development Agreement executed:

- the Developer be required to create and fund a third access point to the project on 11th Street
- the Developer establish non-vehicle connectivity for Pedestrians, Bikes, and/or Electrical Vehicles to keep those separate from vehicular traffic
- the DOT proposed traffic signal be moved from 13th/Howe Street to 11th/Howe Street



Environmental Issues Subcommittee

Major Concerns/Discussions:

- **Wetland Protection**
- **Stormwater Management**
- **Conservation of habitat**
- **Open Space/density for each neighborhood of the development**

ENVIRONMENTAL



Protection of Wetlands (Carolina Bay)

Open Space and Density for each neighborhood (especially the Marina Area)

Clustered lots conserve habitat but increase impervious coverage (75%)



ENVIRONMENTAL

Open Space Corridor Connectivity

Drainage Patterns



ENVIRONMENTAL

Flora and Fauna Protection

Historic Remains

Soil Conditions

More UN-answered questions
than those answered

Infrastructure Issues Subcommittee



Major Concerns/Discussion:

- **Provision of Water/Sewer**
- **Provision of Electricity**

Infrastructure



Water and Sewer provided by County, at Developer's expense

City doesn't have electrical capacity for new PUD – would be req'd to partner with Developer to share approx \$3M costs of new substation/feeder

Infrastructure



Developer suggested adding add'l fees to property buyers' tap fees to mediate electric and water expenses

City's 'upside-down in the math' for awhile in projected expense-to-revenue

Design and Character Subcommittee



Major Concerns/Discussion:

- **Lack of Consistency with the UDO re: Existing Zoning District**
- **Lack of Consistency with CAMA Land Use Plan**
- **Stress on City's Traffic, Infrastructure, Environment, and Retail**



Design and Character

- **Indigo P2 submittal presents a contrast in character for Southport – ‘visual crowding’ & congestion**
- **# of units in Marina Village would require add'l ingress/egress**
- **No info provided for Multi-Family lot dimensions OR non-residential uses**

Planning Board's Recommendation

Approval of a project of this magnitude using incomplete information signifies a considerable risk for Southport. The Planning Board has determined that the Indigo Plantation Phase 2 Project – in a ‘big picture’ evaluation -- does not add overall value to the health, safety or welfare of Southport and its citizenry.

The Planning Board's recommendation to the Southport Board of Aldermen is that approval for the Indigo Plantation Phase 2 PUD and rezoning applications -- as submitted -- be denied.

INDIGO PLANTATION PHASE 2 DEVELOPMENT AND REZONING SUBMISSIONS
Planning Board Final Report and Recommendation to
Southport Board of Aldermen
July 21, 2022

The Planning Board's responsibility was to examine the submission's applicability to the Unified Development Ordinance, and what 'value' it (the submission) would add to Southport and, therefore, whether it would be in its best interest.

The Planning Board did not use the proposed tax-base increase in its considerations.

When the submission was presented to the Planning Board, a Hub Review Committee was established for oversight, and that Committee broke this submission down into areas considered most vital for consideration, establishing 4 subcommittees: Traffic Impacts, Infrastructure Issues, Character and Design, and Environment Issues.

Traffic Impacts Subcommittee

This Subcommittee was cognizant of the traffic increase that would come from developments underway already off Robert Ruark Drive, and then the communities springing up along the length of Hwy 211 down to Hwy 17. No doubt Southport will become a destination for all of these communities...no doubt our traffic will continue to increase. With the expansion of Hwy 211 itself, traffic will increase and snarl over the next couple years. And certainly, consideration has to be given to evacuation of Southport's citizenry for storms or any nuclear incident. These big-picture items versus Southport's small streets – intended for small neighborhood usage -- were discussed with the Developer.

Apparent was the substantial traffic-increase that would come for 9th Street and for the side streets feeding into 9th and Robert Ruark. As Southport grows, so will Elementary School traffic. So, as this Subcommittee looked at the impacts of a development with 1500 additional housing units, it surmised that

- **this Developer – if this submittal is approved – should be required, as a part of any Development Agreement executed, to create a third access point to the project on 11th Street.**

Another item the Subcommittee considered a Developer requirement:

- **establishing non-vehicle connectivity for Pedestrians, Bikes, and/or Electrical Vehicles to keep those separate from vehicular traffic.**

Section 4 (Subdivision Regulations) of the UDO drove the Subcommittee's concerns over these items.

Article 4: Subdivision Regulations, Page 4-7, 4.8 STREETS AND ROADWAY NETWORK, A. GENERAL 1. which states: *"The purpose of this section is to support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; increase effectiveness of municipal service delivery; and free up arterial capacity to better serve regional long distance travel needs."*

Additionally, this Subcommittee recommends that the DOT proposed traffic signal be moved from 13th/Howe Street to 11th/Howe Street.

With DOT having expressed that there is insufficient room for more dedicated turning lanes and access points – in addition to the significant traffic increase this community would create -- **this Subcommittee asks the Aldermen to have the City's Traffic Issues weigh heavily in their considerations of this proposal.**

Environmental Issues Subcommittee

The primary topics of concern for this Subcommittee were wetland protection; stormwater management; conservation of habitat; and open space/density for each neighborhood of the development.

The Subcommittee had concerns and delineated specific areas that were left unaddressed by the Developer:

- Protection of wetlands, especially the Carolina Bay wetland area on the east side of the property
- Open space allocation and density for each neighborhood – specifically the Marina area
- There are several acres of open space designated, but also 20 dwelling units/acre and parking requirements for the Marina, restaurant, and retail spaces. There doesn't seem to be enough land to accommodate all of the uses and Open Space.

- The number of lots within the neighborhoods, while clustered to conserve habitat, cause concern due to the amount of impervious area of the individual lots. It has been documented that the impervious coverage is 75%.
- Open space corridor connectivity. The large parcels of open space need to be connected with larger corridors to meet the intent of the open space requirements. Discussion included removing several lots to make sure all of the areas had adequate connectivity.
- While the reports for the coal ash disposal were made available, further research and discussion would be needed for consideration/approval of uses appropriate for that area.

Further, questions regarding drainage patterns, habitat (flora and fauna) protection, historic remains, and soil conditions were discussion-items not answered during this Subcommittee's meetings with the Developer.

Land Use Plan and Unified Development Ordinance References

Future Land Use Plan Designation – Low Density Residential Open Space for all proposed development parcels, which is based on existing residential development patterns, constraints to development, and location of infrastructure, including transportation networks.

Allowable density is 0-3 dwelling unit/acre

Multifamily is not an appropriate use

Post-development runoff cannot exceed predevelopment levels

Storm inundation maps show that this area has high susceptibility of inundation especially during slow-moving storms of any category.

There are still questions regarding contiguous parcels being considered for the PUD.

Planned Unit Development (PUD) Applicability - UDO 4.15.B.

Calculations of open space may not meet the requirements. No detailed information other than gross open space was made available for each area of the development.

Open Space Usableness - UDO Section 4.14 G.d.

Infrastructure Issues Subcommittee

The Fiscal and Infrastructure Impact Studies presented July 18, 2022 proved most beneficial to *this* Subcommittee, giving more clarity to 'the big picture' pros and cons of the financial impact on Southport should Indigo Phase 2 be approved as submitted.

The water and sewer will be provided by the County at the Developer's expense. The item that remained unanswered from prior discussions was provision of electricity; more insight was provided on July 18 at the Studies' presentation.

The City currently does not have electrical capacity to service a new PUD. A new electrical substation was discussed as essential. The Subcommittee's question was if the City is obligated to provide electrical service at its expense, or does the Developer pay that expense? It was announced July 18 that the City would be required to partner with the Developer, sharing the costs of a new substation.

To upgrade electrical, a new 10 MVA load substation added with new feeder from Duke Energy would be needed. The expense for this would be approximately \$3 million.

The Developer suggested adding additional fees to homeowner tap fees to help mediate this expense and the Developer's costs for sewer/water hookups with the County.

In conclusion, the Fiscal and Infrastructure Studies revealed that the City would net an approximate \$1.4 million in annual tax benefits of the annexed area *on completion* of the build-out of 1542 units (\$908/unit). The Subcommittee has stated that the actual net appears less than indicated by the Studies when the City's partnership costs are factored in – and the fact that the full build-out may take 10 years or more.

Public comment submitted regarding this Subcommittees work shows the citizenry vehemently opposed to absorbing costs or financing any part of the development's infrastructure. **The Subcommittee asks the Aldermen to consider how the outlined costs weigh against the burden the increased population will place on already-strained Southport.**

Character and Design Subcommittee

This Subcommittee has reached the following conclusions from its meetings with the Applicant and its review of applicable UDO citations.

1. Lack of Consistency with the existing Zoning (*UDO 2.9 C.7.*)

The Zoning dictates a maximum density of less than two dwellings per acre (R-20, UDO 3.9.2). UDO limits the maximum density to six dwellings per acre but requires a PUD to use a minimum lot area of 60% of the size of the lot in the prevailing zoning district. In this case, the prevailing Zoning is R-20, with a minimum lot size of 20,000 square feet which results in a lot size minimum for a PUD of 12,000 square feet. Consequently, the Indigo Project plan amply exceeds these limits. **The UDO unequivocally rules that consistency is a fundamental criterion for the evaluation of a PUD.**

2. Lack of Consistency with the Coastal Area Management Act (*Core Land Use Plan, CAMA*)

It designates the area of the proposed development as Low Density Residential which restricts the density as two to three units per acre (Core Land Use Plan, 12/10/2020, pages 142-145, Map 19). It also considers Multi-Family dwellings as an inappropriate use. The Indigo Project amply exceeds these density limits and includes proscribed Multi-Family dwellings. **The UDO regulations order that consistency shall be a fundamental criterion for the evaluation of a PUD.**

3. Potential Impacts and Benefits (*UDO 2.9 C.7.*)

The Indigo Project will not result in any urban benefits. On the contrary, it goes beyond the stipulated density limits as mentioned above, which will mean heavy damages regarding traffic, infrastructure, environment, over-burdened health services and retail. In general, it will deteriorate the manner in which the City of Southport currently functions. **The UDO rules that impacts and benefits shall be fundamental criterion for the evaluation of a PUD.**

4. Vested Rights (*Email from Gordon Hargrove, 04/25/2022*)

The Marina Area, incorporated as part of this proposal, was first zoned as Planned Residential District (PRD), which later changed designation to PUD. The approved and implemented use for this tract is for long-term parking, not Multi-Family dwellings. As a consequence, **there are no vested rights nor precedents for high density development.**

5. Applicability for a PUD (*UDO 4.15 B.*)

This article addresses land to be planned and developed as a unit. In the Extra Territorial Jurisdiction, it must be 25 acres or more on one or more contiguous parcels. The only exception to this adjacency refers to parcels on both sides of a street. **The Indigo Project comprises two distinct and separated parcels of land, and as such does not qualify for a PUD.**

6. Access for developments of 100 units or more (*UDO 3.7 A.2.*)

The UDO mandates that a project which surpasses the 100 units threshold, shall have two direct points of direct ingress and egress to onto a major or minor thoroughfare. **The Marina Village, which will have 188 dwellings, does not meet this criterion and thus will require an additional ingress and egress.**

7. Application Procedure and Documentation (*UDO 2.9 C.*)

The application process for a PUD enumerates documents to be presented illustrating the proposed plan. It is an extensive list, intended to clearly determine and solidify its characteristics. This definition guarantees that implementation will match the approved proposal.

In addition, the UDO authorizes the demand for any other information deemed necessary (UDO 2.9 C.3., and Table A.1, Submission Requirements, final item). A review of the submitted documents showed them to be imprecise and insufficient. The Indigo Project is of such magnitude and importance that it ought to have accurate information.

Requests for additional documentation were submitted to the Developer. The responses were a high-level conceptual sketch, and later additional drawings and architectural

design guidelines. The Developer team indicated that “considerable expense, time...” would be needed to furnish the information “and in lieu provided... alternatives that we feel achieve, or nearly achieve, the same ends.” The material submitted does not suffice to determine and solidify the characteristic of the Development. **Approval of this project using incomplete information signifies a considerable risk for Southport.**

8. Dimensional Standards (*UDO 4.15 E.1.*)

The UDO mandates a lot size minimum of 12,000 square feet (60% of the size of the lot in the prevailing zoning district, as mentioned above) and a minimum frontage of 40 feet. In addition to the increased density, the lots proposed in the Indigo Project violate the ordinance: lot size for an attached single-family dwelling is 1,080 square feet, with a width of 18 feet. The lot size for a single-family cottage home is 1,750 square feet, with a frontage of 35 feet. The lot size for a single-family detached home on a large lot is 7,200 square feet. **No information was provided for multi-family lot dimensions.** (Drawing RZ- 3D, issued on 06/13/2022) **No dimensional information was provided for non-residential uses.**

9. Residential Use Standards (*UDO 3.7 A.*)

The UDO does not include a standard for detached single-family dwellings, of which there are 230 units (Drawing RZ- 3D, issued on 06/13/2022). Instead, the correct building type for this morphology is Multi-Family Townhouse. **The mandated maximum density for a lot (UDO 3.7 A 5) is 11 dwellings per acre. Using a lot size for the proposed attached single-family dwelling (which in fact is a Townhouse) of 1,080 square feet, the resulting density is 40 units per acre.**

10. Urban Character and Image

The information provided to evaluate this aspect of the project has been limited to a few photographs, taken out of context, unrelated to the drawings, and which provide insufficient information. Building footprint and massing diagrams are also missing.

No architectural or engineering information was submitted (though requested) to review the consistency and impact of character and image

of this development juxtaposed to the surrounding areas. The Applicant stated that provision of the information would go beyond the scope of this review.

Examining the information provided in the plans of the proposed density and buildings, it is possible to infer that **there will be a contrast in character to Southport, and the perceptual impact will be of visual overcrowding and congestion. The UDO mandates that consistency and impact shall be fundamental criteria for the evaluation of a PUD.**

The reasonings above cause this Subcommittee to recommend that the Indigo P2 PUD submission as presented not be approved.

Planning Board's Recommendation

Approval of a project of this magnitude using incomplete information signifies a considerable risk for Southport. With the Subcommittees' findings, and citations of inconsistencies with applicable City Ordinance, the Planning Board has determined that the Indigo Plantation Phase 2 Project – in a 'big picture' evaluation -- does not add overall value to the health, safety or welfare of Southport and its citizenry.

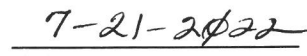
We would not be opposed to evaluation of a resubmission that takes into equal consideration the Developer's desire for maximum profits alongside the City's allegiance to preserving its historic character, small neighborhood feel and quaintness: a resubmission realistic with which our City can live.

The Planning Board's recommendation to the Southport Board of Aldermen is that approval for the Indigo Plantation Phase 2 PUD and rezoning applications -- as submitted -- be denied.

This recommendation was presented at the July 21, 2022 Planning Board meeting, and a unanimous vote taken by the Planning Board to advance these recommendations on to the Southport Board of Alderman.



Chair, City of Southport Planning Board



July 21, 2022



BOARD OF ALDERMEN

MEMORANDUM

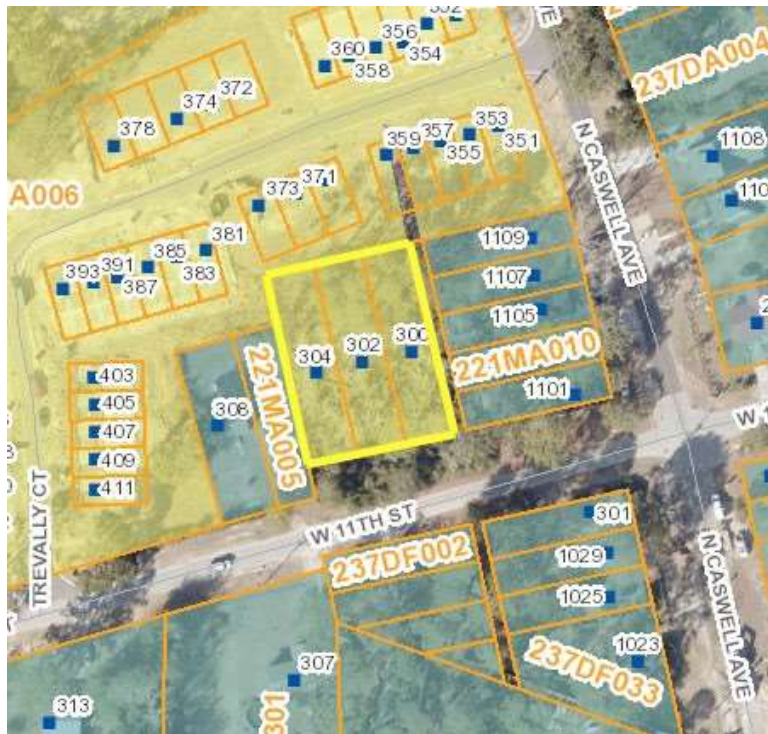
To: Mayor Hatem and Board of Aldermen
From: Dorothy Dutton, City Clerk, CZO, CFM
Gordon Hargrove, City Manager, CZO
Re: Zoning Map Amendment, MF to R-10, 300, 302, 304 W. 11th, submitted by Coastline Homes, Parcel ID ZZ1MA00803, ZZ1MA00802, ZZ1MA00801
Date: August 11, 2022

Background

The attached zoning map amendment application is for a .478 acre (20,821 sf) tract in the corporate limits on W. 11th street owned by Coastline Homes. It is currently zoned MF, and the applicant would like to rezone the property to R-10. The property consists of 3 existing lots in the historic Smith & Weeks Subdivision. The lots in this subdivision are 42 ft by 165 ft. R-10 would allow this lot to be developed for single-family residential uses using the nonconforming R-10 lot provisions found in the ordinance.

The Planning Board and Board of Aldermen may consider the following when deciding on a zoning map amendment: all uses allowed in that zoning district, impact on neighbors, economic impact, tax base increase, spot zoning, road capacity, adequate infrastructure, community opinion, property values, Consistency with the CAMA Land Use Plan, the future land use map, jobs, public services, buffering requirements, the environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income, affordable housing, owner vs. rental housing, or who the owner is when deciding.

Figure 1: Existing Zoning Map



The surrounding area consists of MF to the North and R-10 to the West, East, and South.

Figure 2: CAMA Future Land Use Map



The Future Land Use Map shows the property as Medium Density Residential. Medium Density Residential is defined as single family residences, appropriately located duplexes, and parks. The North shows High Density Residential, the East and West show Medium Density Residential with Medium Density residential South of 11th Street.

PROCESS

To rezone the property to R-10, a zoning map amendment must be approved. A consistency statement will also be required for the zoning map amendment, which may include a motion for a recommendation of approval or denial. Following a recommendation from the Planning Board, the zoning map amendment will be sent to the Board of Aldermen for their consideration. A duly advertised public hearing will be held and the rezoning will require mailing a notice of the hearing to each property owner to be rezoned and abutting property owner. A review committee was appointed to review this zoning map amendment.

REVIEW COMMITTEE REPORT

The Planning Board Review Committee met on July 12th to review the zoning map amendment. The committee went over the existing zoning and future land use map of the area. The future land use map shows this area as medium-density residential rather than multifamily. The committee found that rezoning this to R-10 would also be consistent with adjacent uses since it is single-family residential to the east, west, and south.

ACTION ITEM: CONSISTENCY STATEMENT- MAP AMENDMENT (REZONING)

The City of Southport Planning Board found that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map, and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Planning Board believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommends that the Board of Aldermen adopt the zoning map amendment.



**City of Southport Board of Aldermen
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: RZ-22-0512-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Board of Aldermen hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Board of Aldermen believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Board of Aldermen recommends adopting the zoning map amendment.

The statement and motion was seconded and passed _____.

Dorothy Dutton, City Clerk

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Southport CAMA Land Use Plan Rezoning Talking Points

- All uses allowed in a zoning district. Rezoning cannot be based on consideration of only one use or a partial list of uses allowed within a zoning district. That would be contract zoning. Contract zoning is against the law.
- The potential for spot zoning. Rezoning requests will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning where the sole purpose is to serve private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan.
- The likelihood of a zoning decision resulting in a strip development. Strip developments should be discouraged. These types of developments are typically commercial, extending along both sides of a major street. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
- Zoning regulations should be made in accordance with the Southport Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its particular suitability for uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Southport's planning jurisdiction.
- Does Southport need more land in the zoning class requested?
- Is there property in the City that might be more appropriate for this zoning?
- Is the request in accordance with the CAMA Land Use Plan?
- Will the request have a serious impact on traffic circulation, parking space, sewer, water, or other utilities?
- Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
- Will the request cause serious noise, odors, light, activity, or unusual disturbance?
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
- Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?

Rezoning Application

City of Southport, North Carolina

PAID
CK. NO. 3491
DATE 5/10/22



1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

Date: 5/12/22

FEE: \$ 500.00

Permit #: RZ-22-51222

Project Name (If Applicable): N/A

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 Town Council 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: Coastline Homes NC, LLC

Mailing Address: 5710 Oleander Drive, Suite 101A

City: Wilmington

State: NC

Zip Code: 28403

Phone: 910-443-2872

Email: pj@coastlinehomesnc.com

Street Address and/or Description of Location: 300, 302, 304 W. 11th Street, Southport

Parcel ID #: ZZ1MA00803, ZZ1MA00802, ZZ1MA00801

Site Acreage: 0.478

Number of Lots: 3

Current Zoning District: MF

Proposed Zoning District: R-10

T:\ApplicationForms\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

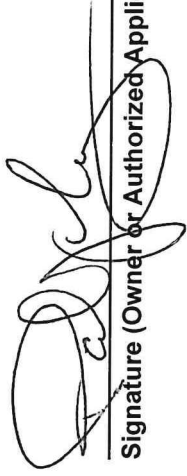
Please describe the changing conditions in the area or in the City of Southport that makes the proposed amendment necessary to the promotion of the public health, safety and general welfare, or that identifies an obvious error in the zoning map based upon the zoning classification or current land use 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)

Current zoning directly across the shared alley way is R-10. The City of Southport Future Land Use Plan has these lots zoned as Medium Density Residential to match the surrounding land. I am looking to decrease the density in this location which will be all around more appealing for location and surrounding area. Thank you.

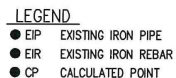
Rezoning Fees as of July 1, 2018

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)

5-12-22
Date

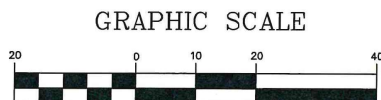


LOT 2R - LOTS 1-5 - BLOCK 15 - RECOMBINATION
MAP CABINET 132, PAGE 83
P.I.D. # 221MA00802 (302 WEST 11th STREET)

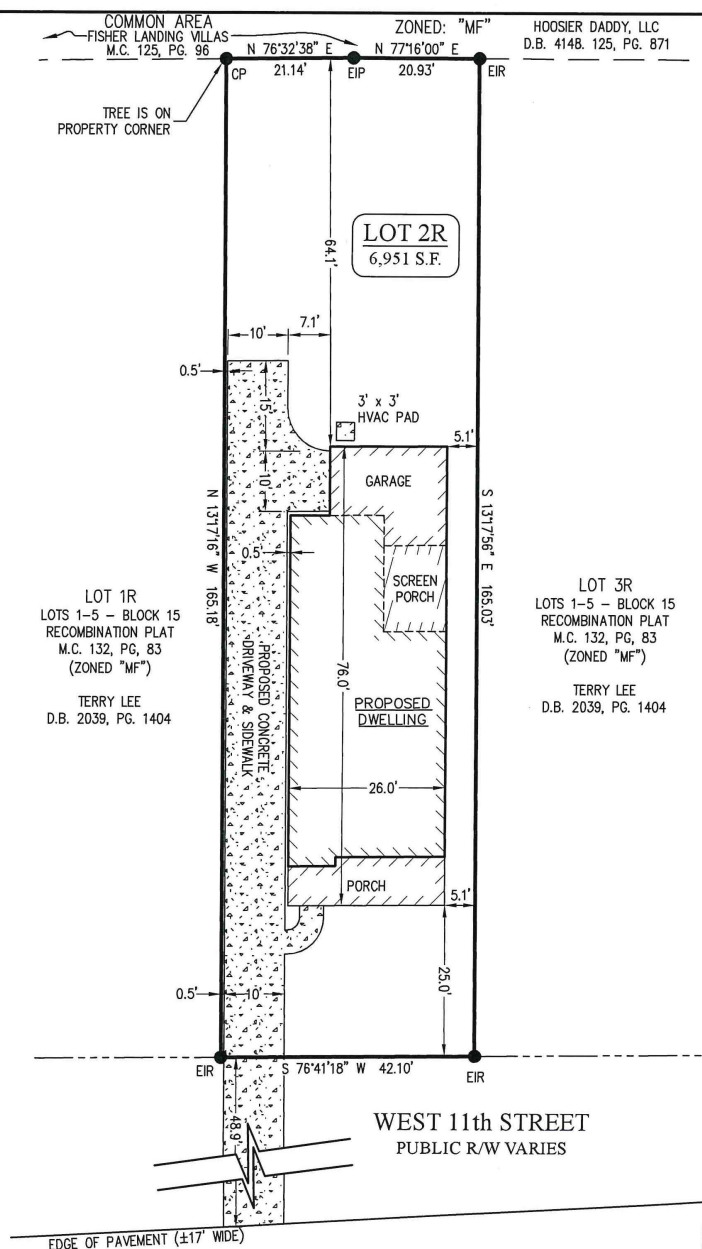
1. THIS IS A PLOT PLAN ON AN EXISTING PARCEL(S) OF LAND AND IS ONLY FOR THE PURPOSE OF SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED FOUNDATION.
2. FLOOD NOTE: BY GRAPHIC PLOTTING THE SUBJECT PARCEL APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK), ACCORDING TO DFIRM MAP 2720209600 K, EFFECTIVE DATE: AUGUST 28, 2018.
3. PROPERTY ZONE: "MF" (MULTI-FAMILY DISTRICT).
4. BUILDING SETBACKS PER "MF" ZONING: FRONT: 25' SIDE: 8' REAR: 20'
5. HOUSE PLAN PROVIDED BY COASTLINE HOMES.
6. BEARINGS FOR THIS SURVEY ARE BASED M.C. 125, PG. 96.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
8. THE IMPERVIOUS AREA SHOWN (IF ANY) IS AN ESTIMATE BASED ON THE FOUNDATION, DRIVEWAY AND WALKWAY LAYOUT AS SHOWN WITHIN THE BOUNDARIES OF THE LOT, AND INCLUDES ANY AREAS WITHIN THE PUBLIC R/W.
9. UTILITIES SHOWN - IF ANY - MAY OR MAY NOT BE ALL THAT ARE PRESENT ON SITE.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE
MILES G. MCCALL III, PLS 1-3518

5/9/22
DATE

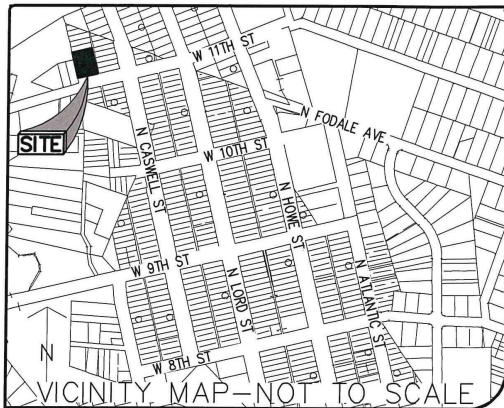


(IN FEET)
1 inch = 20 ft.



JOB NO: © 2022
22-1035.01

ATLANTIC COAST SURVEY, P.L.L.C.		LOT 2R LOTS 1-5 - BLOCK 15 RECOMBINATION PLAT NORTH CAROLINA BRUNSWICK COUNTY		LOT PLAN PREPARED FOR: COASTLINE HOMES 9705 WILSON BLVD WILMINGTON, NC 28403 PH: (910) 302-3381		No. <u>1</u> Revision <u>001</u> Date <u>02/25/2010</u> By <u>WES</u> Drawn by <u>WES</u> Checked by <u>WES</u> Date <u>02/25/2010</u>		Sheet No. <u>1</u>	
---------------------------------	--	--	--	---	--	--	--	--------------------	--



COASTLINE HOMES

LOT 3R - LOTS 1-5 - BLOCK 15 - RECOMBINATION
MAP CABINET 132, PAGE 83
P.I.D. # 221MA00803 (300 WEST 11th STREET)

GENERAL NOTES

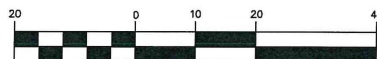
1. THIS IS A PLOT PLAN ON AN EXISTING PARCEL(S) OF LAND AND IS ONLY FOR THE PURPOSE OF SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED FOUNDATION.
2. FLOOD NOTE: BY GRAPHIC PLOTTING THE SUBJECT PARCEL APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "X" (MINIMAL FLOOD RISK), ACCORDING TO DFIRM MAP 2720209600 K, EFFECTIVE DATE: AUGUST 28, 2018.
3. PROPERTY ZONED: "MF" (MULTI-FAMILY DISTRICT).
4. BUILDING SETBACKS PER "MF" ZONING: FRONT: 25' SIDE: 8' REAR: 20'
5. HOUSE PLAN PROVIDED BY COASTLINE HOMES.
6. BEARINGS FOR THIS SURVEY ARE BASED M.C. 125, PG. 96.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
8. THE IMPERVIOUS AREA SHOWN (IF ANY) IS AN ESTIMATE BASED ON THE FOUNDATION, DRIVEWAY AND WALKWAY LAYOUT AS SHOWN WITHIN THE BOUNDARIES OF THE LOT, AND INCLUDES ANY AREAS WITHIN THE PUBLIC R/W.
9. UTILITIES SHOWN - IF ANY - MAY OR MAY NOT BE ALL THAT ARE PRESENT ON SITE.

I HEREBY CERTIFY TO COASTLINE HOMES THAT THIS PLOT PLAN EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORDED PARCEL & PROPOSED HOUSE FOOTPRINT, AND THAT THE PLOT PLAN WAS PREPARED UNDER MY SUPERVISION.

PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE
MILES G. MCCALL III, PLS L-3576

5/9/22
DATE

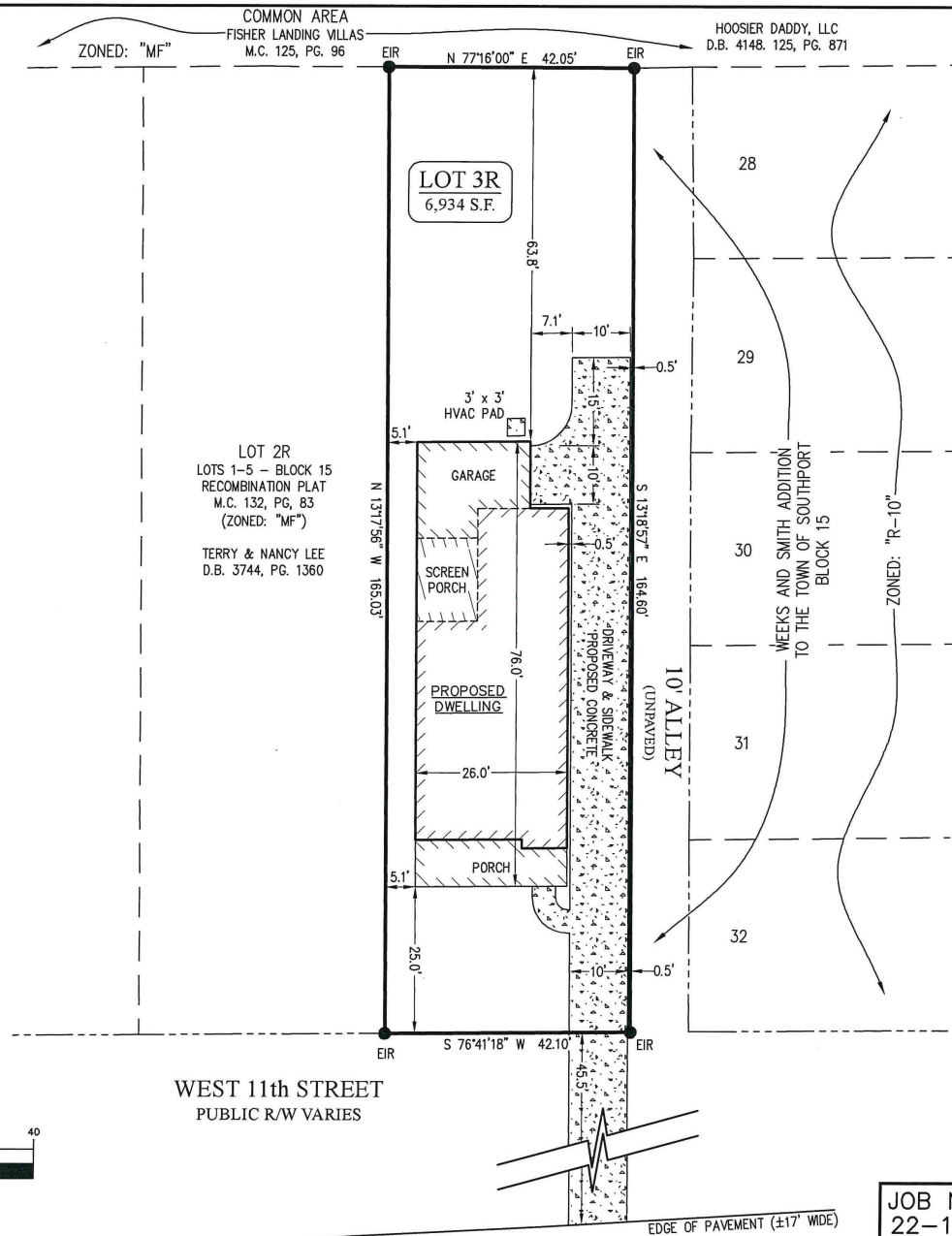
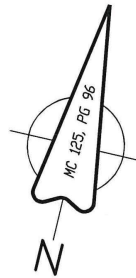
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- CP CALCULATED POINT



JOB NO: © 2022
22-1035.01

Sheet No.	1
Scale	1" = 20'
Drawn By	PLS
Check By	PLS
Date	5/9/22
Revision	
No.	
Prepared For:	COASTLINE HOMES
Site Address:	300 WEST 11TH STREET, WILMINGTON, NC 28405
Phone:	(910) 302-3381
Plot Plan	
LOT 3R LOTS 1-5 - BLOCK 15 RECOMBINATION PLAT	
Surveyor	MILES G. MCCALL III, PLS L-3576
Atlantic Coast Survey, PLLC	
P-0822	
PO Box 13868	Wilmington, NC 28405
(910) 292-4889	www.atlanticcoastsurvey.com

**ORDINANCE APPROVING A REZONING MAP AMENDMENT REZONING THREE PARCELS
TOTALING 0.478-ACRES FROM MF TO R-10
PARCELS 221MA00803, 221MA00802, 221MA00801**

THAT WHEREAS, the City has enacted a Unified Development Ordinance, other land use ordinances, and a zoning map that controls land development within both the City's incorporated areas and within its extraterritorial area; and

WHEREAS, in order to promote the public health, safety, and general welfare and to promote the best interest of the City and community, it is necessary for the City Board of Aldermen from time to time to consider appropriate revisions, modifications, and additions to the City's zoning map; and

WHEREAS, the applicant, Coastline Homes, has prepared and submitted an application for a zoning map amendment to rezone the parcels mentioned above; and

WHEREAS, the Planning Board has thoroughly reviewed this matter and found the proposed zoning map amendment to be consistent with the City of Southport CAMA Core Land Use Plan and recommends its approval; and

WHEREAS, pursuant to N.C. General Statutes and city ordinances, a public hearing, properly noticed was held on August 11, 2022, before the Board of Aldermen regarding this issue; and

WHEREAS, after considering the public hearing response and the recommendation of the Planning Board, the Board of Aldermen finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014, and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii); and

WHEREAS, the Board of Aldermen further finds that the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area;

NOW, THEREFORE, BE IT ORDAINED by the City of Southport Board of Aldermen that The Official Zoning Map of the City of Southport, an element of the Unified Development Ordinance of the City, is amended by changing the zoning classification of the below-described property from M.F. to R-10.

Tax Parcel IDs of properties to be rezoned:

221MA00803, 221MA00802, and 221MA00801

This ordinance shall be effective upon its adoption, and the Official Zoning Map of the City of Southport shall be revised accordingly.

This the 11th day of August 2022.

City of Southport

Joseph P. Hatem, MD, M.P.H
Mayor, City of Southport

Dorothy Dutton, City Clerk



PLANNING BOARD

MEMORANDUM

To: Mayor Hatem, and Members of the Board of Aldermen
From: Dorothy Dutton, City Clerk, CZO, CFM
Gordon Hargrove, City Manager, CZO
Re: Zoning Map Amendment, BD to R-10, 1208 N. Caswell Ave, submitted by Heidi Paiva,
Parcel ID 221MAO00104 (RZ 22-0609-01)
Date: August 7, 2022

Background

The attached zoning map amendment application is for a .141 acre (6,138.5 sf) tract in the ETJ owned by Heidi Paiva at 1208 N Caswell St. It is currently zoned BD and the applicant would like to rezone the property to R-10. The property consists of 1 existing lot in the historic Southport Heights subdivision, originally platted in 1910. The lots in this subdivision are 50 ft by 123 ft. R-10 would allow this lot to be developed for single-family residential uses using the nonconforming R-10 lot provisions found in the ordinance. This rezoning would be consistent with the two previous rezonings that the Planning Board recommended at the May 19th meeting. Those tracts were rezoned from MF/BD to R-10 and the 6/09 Board of Aldermen meeting. This zoning map amendment would bring this property in line with the ones directly to the north and south of it. Depending on the Board's comfort level, a statement of consistency could be adopted, or this could be examined by a review committee.

The Planning Board and Board of Aldermen may consider the following when deciding on a zoning map amendment: all uses allowed in that zoning district, impact on neighbors, economic impact, tax base increase, spot zoning, road capacity, adequate infrastructure, community opinion, property values, Consistency with the CAMA Land Use Plan, the future land use map, jobs, public services, buffering requirements, the environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income, affordable housing, owner vs. rental housing, or who the owner is when deciding.

Figure 1: Existing Zoning Map



The surrounding area consists of R-10 to the North, East, and South. There is MF across N Caswell to the West.

Figure 2: CAMA Future Land Use Map



The Future Land Use Map shows the property as High Density Residential. High Density Residential is defined as a variety of single and multi-family residential uses. The allowable density is 11 units per acre. The North shows Light Commercial, the East shows High Density Residential with Medium Density residential below 12th St.

PROCESS

To rezone the property to R-10, a zoning map amendment must be approved. A consistency statement will also be required for the zoning map amendment, which may include a motion for a recommendation of approval or denial. Following a recommendation from the Planning Board, the zoning map amendment will be sent to the Board of Aldermen for their consideration. A duly advertised public hearing will be held and the rezoning will require mailing a notice of the hearing to each property owner to be rezoned and abutting property owner. A review committee was appointed to review this zoning map amendment.

REVIEW COMMITTEE REPORT

The Review Committee met on July 12th to review the zoning map amendment. The committee went over the existing zoning and future land use map of the area. The future land use map shows this area as high-density residential rather than Business District. The committee found that rezoning this to R-10 would also be consistent with adjacent uses since it is single-family residential to the east, west, and south. It was the consensus of the Review Committee to recommend that the Planning Board rezone it to R-10.

There was a question brought up at the previous meeting about whether this rezoning would constitute spot zoning. According to the UNC School of Government, Spot Zoning is defined as *the practice of zoning a relatively small area differently from the surrounding property*. These cases typically involve property that is owned by one person and a rezoning that only benefits one person and not the overall public interest. When determining whether something is spot zoning, it is important to consider the size of the tract in question, the compatibility of the proposed zoning with the comprehensive plan, the compatibility of the proposed zoning with the surrounding area, and the relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Staff argues that this is the opposite of spot zoning since the rezoning is compatible with the comprehensive plan, the proposed zoning is more compatible with the surrounding area as single family residential as opposed to Business District, and the permitted uses in R-10 are more compatible with the surrounding residential zoning than the permitted uses in Business District. Otherwise, there would be one small tract zoned Business District adjacent to areas largely zoned R-10 and MF.

ACTION ITEM: CONSISTENCY STATEMENT- MAP AMENDMENT (REZONING)

The City of Southport Board of Aldermen hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map, and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Board of Aldermen believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Planning Board recommended approval at their July meeting.



**City of Southport Board of Aldermen
Statement of Plan Consistency and 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: RZ-22-0609-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Board of Aldermen hereby finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map, and it is consistent with the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii). Further, the Board of Aldermen believes the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because of the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area. The Board of Aldermen recommends adopting the zoning map amendment.

The statement and motion was seconded and passed _____.

Dorothy Dutton, City Clerk

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Southport CAMA Land Use Plan Rezoning Talking Points

- All uses allowed in a zoning district. Rezoning requests cannot be based on consideration of only one use or a partial list of uses allowed within a zoning district. That would be contract zoning. Contract zoning is against the law.
- The potential for spot zoning. Rezoning requests will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning where the sole purpose is to serve private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan.
- The likelihood of a zoning decision resulting in a strip development. Strip developments should be discouraged. These types of developments are typically commercial, extending along both sides of a major street. Strip development may severely reduce traffic-carrying capacity of abutting streets by allowing for excessive and conflicting curb cuts.
- Zoning regulations should be made in accordance with the Southport Land Use Plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its particular suitability for uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Southport's planning jurisdiction.
- Does Southport need more land in the zoning class requested?
- Is there property in the City that might be more appropriate for this zoning?
- Is the request in accordance with the CAMA Land Use Plan?
- Will the request have a serious impact on traffic circulation, parking space, sewer, water, or other utilities?
- Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?
- Will the request cause serious noise, odors, light, activity, or unusual disturbance?
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?
- Does the request adversely impact any CAMA AEC's or other environmentally sensitive areas including water quality?

Zoning Map Amendment

City of Southport, North Carolina

PAIDCK. NO. 1334DATE 6/10/22 JD

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. RZ 22-0609-01 FEE: \$ 500.00 Date Received: 6/9/22

Applicant's Name: Heidi PaivaMailing Address: 43134 Watercrest Sq, Unit 205 City: ChantillyState: VA Zip Code: 20152 Phone: 703-405-2287Email: hpaiva49@gmail.comProperty Owner's Name: Heidi PaivaAddress of Owner: 43134 Watercrest Sq, Unit 205 City: ChantillyState: VA Zip Code: 20152 Phone: 703-405-2287Email: hpaiva49@gmail.comProject Name: Rezoning of 1208 N. CaswellProject Address and/or Description of Location: 1208 N. Caswell Ave, Southport, NC (vacant lot)Parcel ID #: 221MA00104 Number of Lots: 1 Site Acreage: .14 acCurrent Zoning District: City of Southport Proposed Zoning District: City of Southport

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 the 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 2.7.D 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 of future residents, owner vs. renter housing, or who the owner is when deciding.

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

- A. Boundaries indicated as approximately following the centerlines of alleys, streets, highways, streams, or railroads shall be construed to follow such centerline;
- B. Boundaries indicated as approximately following lot lines, city limits, or extraterritorial boundary lines, shall be construed as following such lines, limits, or boundaries;
- C. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such shorelines;
- D. Where a district boundary divides a lot each part of the lot or tract so divided shall be used in conformity with the regulations established by this ordinance for the district in which said part is located, nor shall a change in lot line be construed to have modified a zoning district boundary;
- E. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- F. Where any further uncertainty exists, the UDO Administrator shall interpret the intent of the map as to location of such boundaries.

Future Land Use Map Designation: High density residential

Is the proposed zoning consistent with the Land Use Plan? (Check One and Describe Below):

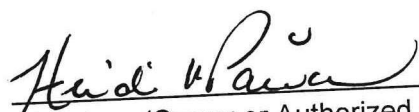
☒ Yes ☐ No

Looking to change the location from commercial to residential zoning. All adjacent properties are currently in the process of being changed to residential.

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)

It would be highly beneficial for the City of Southport to change the location of 1208 N. Caswell Ave from a commercial zoning to residential. As previously stated, all of the surrounding properties are currently being rezoned to residential and having one small commercial lot just wouldn't make sense for that specific location.

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)

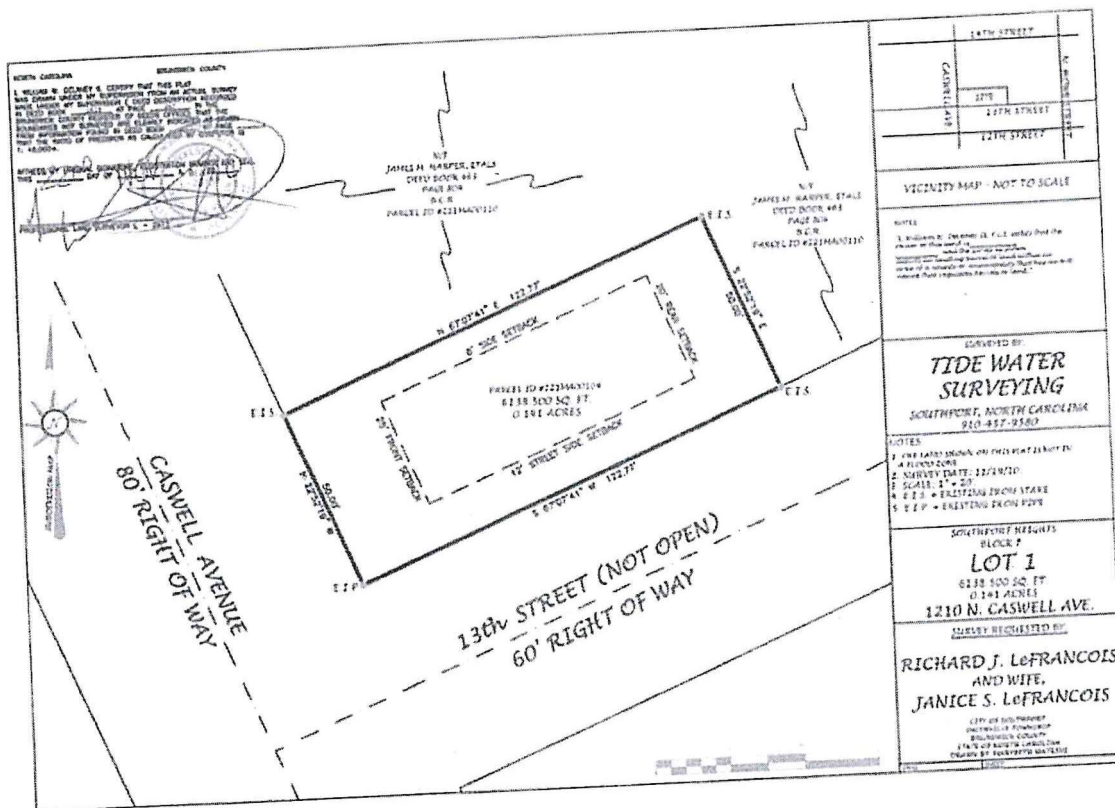
06/03/2022

Date

APPROVED BY:

UDO Administrator

Date



**ORDINANCE APPROVING A REZONING MAP AMENDMENT REZONING A
0.141-ACRE PARCEL FROM BD TO R-10
PARCEL 221MAO00104**

THAT WHEREAS, the City has enacted a Unified Development Ordinance, other land use ordinances, and a zoning map that controls land development within both the City's incorporated areas and within its extraterritorial area; and

WHEREAS, in order to promote the public health, safety, and general welfare and to promote the best interest of the City and community, it is necessary for the City Board of Aldermen from time to time to consider appropriate revisions, modifications, and additions to the City's zoning map; and

WHEREAS, the applicant, Heidi Paiva, has prepared and submitted an application for a zoning map amendment to rezone the parcels mentioned above; and

WHEREAS, the Planning Board has thoroughly reviewed this matter and found the proposed zoning map amendment to be consistent with the City of Southport CAMA Core Land Use Plan and recommends its approval; and

WHEREAS, pursuant to N.C. General Statutes and city ordinances, a public hearing, properly noticed was held on August 11, 2022, before the Board of Aldermen regarding this issue; and

WHEREAS, after considering the public hearing response and the recommendation of the Planning Board, the Board of Aldermen finds that the proposed zoning map amendment is consistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014, and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning map amendment is consistent with the future land use map and the CAMA land use plan because it encourages in-fill development within the City's districts and promotes efficient use of land (Objective 2 iii); and

WHEREAS, the Board of Aldermen further finds that the zoning map amendment is reasonable and in the public interest because the properties are more suitable for the uses permitted in the R-10 Zoning District and because the R-10 zoning district's dimensional requirements and development standards are better for the small nonconforming lots in this area;

NOW, THEREFORE, BE IT ORDAINED by the City of Southport Board of Aldermen that The Official Zoning Map of the City of Southport, an element of the Unified Development Ordinance of the City, is amended by changing the zoning classification of the below-described property from BD to R-10.

Tax Parcel ID of property to be rezoned:

221MAO00104

This ordinance shall be effective upon its adoption, and the Official Zoning Map of the City of Southport shall be revised accordingly.

This the 11th day of August 2022.

City of Southport

Joseph P. Hatem, MD, M.P.H
Mayor, City of Southport

Dorothy Dutton, City Clerk



Board of Aldermen

MEMORANDUM

To: Mayor Hatem, Members of the Board of Aldermen
From: Dorothy Dutton, City Clerk, CZO, CFM
 Gordon Hargrove, City Manager, CZO
Re: Zoning Text Amendment, Section 3.5 Table of Permitted and Special Uses, submitted by Terin Ellis
Date: August 8, 2022

BACKGROUND

Attached is a request to amend the table of permitted uses. The applicant is requesting that the table be modified to make Commercial Recreation, Outdoor permitted by right in the Business District. Commercial Recreation, Outdoor is defined as a commercial facility that is typically outdoors and that provides entertainment, recreational, and amusement opportunities. Examples include water parks, mazes, and miniature golf. It is important to note that this would allow Commercial Recreation, Outdoor uses in all of the Business District. Below is the amendment that the applicant has proposed:

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 #
CLUBS OR LODGE		SS	SS			SS		SS	PS	PS				3.8.F
COMMERCIAL PARKING LOTS	812930						SS	SS	SS	PS	SS			3.8.G
COMMERCIAL RECREATION, INDOOR						S		S	P	P				
COMMERCIAL RECREATION, OUTDOOR									P	P				

PROCESS

In order to amend the Unified Development Ordinance, a zoning text amendment must be approved by the Board of Aldermen. The Planning Board must review the text amendment and adopt a statement of consistency and recommendation. Following a recommendation from the Planning Board, the zoning text amendment is then sent to the Board of Aldermen for their consideration. A duly advertised public hearing is then held to gain public feedback on the text amendment prior to a decision. For the first step in the process, the Planning Board appointed a review committee to review the zoning map amendment. Chair Hodgins, Chris Jones, and Dick Sloan were appointed to the committee.

REVIEW COMMITTEE REPORT

The Review Committee met on July 30th to review the zoning text amendment. Present were the committee members staff, and the applicant Terin Ellis. The committee discussed the proposed change. There were concerns raised about whether this would be an appropriate use in the Business District and whether it would fit in with the uses that are already allowed in BD as well as the character of BD. There were also safety concerns about outdoor recreation being too close to the road. Even more so with the amount of traffic on Howe Street. The committee members felt like this would be more appropriate in a zoning district like Highway Commercial. Highway Commercial would have more restrictive dimensional standards like setbacks and buffers to keep outdoor recreation a more appropriate distance from the road. It was the consensus of the review committee to recommend the denial of the zoning text amendment.

ACTION ITEM: CONSISTENCY STATEMENT- TEXT AMENDMENT

The City of Southport Planning Board hereby finds that the proposed zoning text amendment is inconsistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning text amendment is inconsistent with the CAMA Land Use Plan core value of preserving the city's historic character, Policy

7.9 (The City will encourage development that supports its Vision and Core Values, protect its resources, and preserve its atmosphere). Further, the amendment is not in the public interest because the outdoor recreation use is not compatible with the uses in the Business District. The Planning Board recommends that the Board of Aldermen **DENY** the zoning map amendment.



City of Southport Board of Aldermen
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: ZA-22-0531-01

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Board of Aldermen hereby finds that the proposed zoning text amendment is inconsistent with the 2015 CAMA Land Use Plan adopted on November 13, 2014 and subsequently amended by the Board of Aldermen. More specifically, the proposed zoning text amendment is inconsistent with the CAMA Land Use Plan core value of preserving the city's historic character, Policy 7.9 (The City will encourage development that supports its Vision and Core Values, protect its resources, and preserve its atmosphere). Further, the amendment is not in the public interest because the outdoor recreation use is not compatible with the uses in the Business District. The Board of Aldermen recommends **DENYING** the zoning text amendment.

The statement and motion was seconded and passed _____.

Dorothy Dutton, City Clerk

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Text Amendment

City of Southport, North Carolina

PAID

CK. NO. CASH
DATE 5/31/22 JD



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. ZA 22-0531-01 FEE: \$ 100.00 Date Received: 5/31/22

Applicant's Name: Terin Ellis
Mailing Address: 593 Lockwood Folly Rd SE City: Bolivia
State: NC Zip Code: 28422 Phone: 910 583 0601
Email: EllisTerin@gmail.com

Section 3.5 Table of Permitted and Special Uses

Current Section Impacted by Proposed Text Amendment: [REDACTED]

Please describe the conditions that makes the proposed text amendment necessary for the promotion of public health, safety, and general welfare; or that identifies an obvious error in the UDO. Also explain why the proposal is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary).

zoning this area for outdoor recreation would
promote general welfare for residents of all ages.

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

Terin Ellis
Signature (Applicant)

5/31/2022
Date

APPROVED BY:

UDO Administrator

Date

City of Southport
Unified Development Ordinance (UDO)

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 n #
CLUBS OR LODGE		SS	SS			SS		SS	PS	PS				3.8.F
COMMERCIAL PARKING LOTS	812930						SS	SS	SS	PS	SS			3.8.G
COMMERCIAL RECREATION, INDOOR						S		S	P	P				
COMMERCIAL RECREATION, OUTDOOR									<u>P</u>	P				
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE	811310									P	P	P		
CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	234										P	P		
CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.						P	P	P	P	P				
DANCE STUDIOS	611610					P	P	P	P	P				
DAYCARE, ADULT AND CHILD	624120						SS	SS	PS	PS				3.8.H
DIVERS, COMMERCIAL								P	P	P	P	P		
DRY CLEANERS	812320					SS		PS	PS	PS				3.8.I
DRY STORAGE										PS	PS	PS		3.8.J
EDUCATIONAL FACILITY		S	S	S	S	S	P	P	P	P				
ELECTRONIC GAMING OPERATIONS										SS				3.8.K
EXTERMINATING SERVICES	561710							PS	P S	P	P	P		3.8.L
FARMERS'S MARKET	445230	SS				SS		SS	PS	PS			S S	3.8.M
FARM MACHINERY SALE AND SERVICE									S	P	P			

**ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY
OF SOUTHPORT, NORTH CAROLINA
(ARTICLE 3.5 TABLE OF PERMITTED AND SPECIAL USES)**

THAT WHEREAS, the City has enacted a Unified Development Ordinance and other land use ordinances that control land development within both the City's incorporated areas and within its extraterritorial area; and

WHEREAS, in order to promote the public health, safety, and general welfare and to promote the best interests of the City and Community, it is necessary from time to time for the Planning Board and Board of Aldermen to consider appropriate revisions, modifications, and additions to the City's land use ordinances; and

WHEREAS, the applicant, Terin Ellis, has requested a UDO text amendment to amend Article 3.5: Table of Permitted and Special Uses with regard to Outdoor Recreation; and

WHEREAS, the Planning Board has thoroughly reviewed this matter and found the proposed text amendment to Article 3.5 to be inconsistent with the City of Southport CAMA Core Land Use Plan and recommends its denial; and

WHEREAS, pursuant to N.C. General Statutes and City ordinances, a properly noticed public hearing, was held on August 11, 2022 where public comment was heard and considered by the Board of Aldermen; and

WHEREAS, the Board of Aldermen, after considering this public response and the recommendation of the Planning Board, hereby finds that this text amendment is consistent with the City's 2015 CAMA Core Land Use Plan originally adopted November 13, 2014 and subsequently amended; and

WHEREAS, the Board of Aldermen further finds that the proposed text amendment is reasonable and in the public interest because it would allow increased services to the residents of Southport in the Business District;

NOW, THEREFORE, BE IT ORDAINED by the City of Southport Board of Aldermen that the proposed zoning text amendment of Article 3.5 concerning Outdoor Recreation as shown in Exhibit A is hereby adopted and shall become effective immediately.

Adopted this the 11th day of August 2022.

Joseph P. Hatem, M.D., M.P.H.
Mayor, City of Southport

Dorothy Dutton, City Clerk

Forestry Committee, Regular Meeting May 10th, 2022

The regular meeting of the Southport Forestry Committee met May 10th. Attendees included Scott, Gerry, Roxy, Marianne, Fred, Jean, Lowe, Karen, and Chris. Thomas had other commitments and was not present.

In the first old business, the April meeting minutes were approved without any changes.

In old business about the UDO, Chris had no comments, but Scott mentioned that he has attended the last two planning board subcommittee meetings that has been dealing with fines and penalties for the removal of regulated trees. He mentioned that only 10 percent of fines go for tree replacement with the majority for education and that enforcement can be difficult.

Jean asked if committee members might be able to access tree removal permits for existing homes as she has a concern for regulated trees being cut down without permits. She mentioned a house on Stuart where approximately 8 regulated trees on 2 properties were marked for cutting and that she had told the homeowner that they would have to have permits. One week later, the trees were in the process of being cut down, but Jean did not know if the owners had gotten approval. Jean asked Chris at the meeting to check on the cutting, then sent a text to Chris with the address for him to follow through. As of this writing, the tree removal has been stopped and the remaining regulated conifer trees do not have any of their branches. At the meeting, Chris told us that the permits were on a closed online system and not available for us to see. A discussion followed about the benefits to the committee of knowing information about permits. This led to a discussion about how Brunswick County sales agents needed to be informed about the UDO for existing homes as well as new developments. Jean said that she would be glad to contact the BCAR and find out the process so that Real Estate brokers could have the needed UDO information.

Scott mentioned that Marjorie Jones had concerns about the new development next to the Hammocks and tree preservation. They walked through the area and the trees to be saved had indeed been marked. Gerry mentioned getting out the information about cutting regulated trees and permits with a public service announcement. Scott disagreed, stating that he thought that there had been enough press. Lowe mentioned that about 6 months ago, a new homeowner in the Turtlewood development got tired of waiting for permits and clear cut his lot and was fined 4500.00.

There was some discussion about the City of Southport website and its lack of user friendliness. It is difficult to find permits, the UDO, and other information.

In looking for new committee members, Scott has received only one application. Advertisements thus far have not produced any new applicants. Fred will remain on until a new member can be found. Fred also mentioned that the Garrison tree was leafing out and looking better.

There was a brief discussion about the poor pruning practices on power lines by New South Power that has damaged many of the trees on Howe. Karen said that the problem will be solved once the power lines are buried underground.

Gerry recommended reading the most recent National Geographic magazine with articles about climate change.

With no other business, the meeting was adjourned. The next meeting is June 14th.

Cheers' Corner with Darrell Cheers



We often talk about the three R's; rigor, relevance, and relationships, when talking about our students. Relationships is the R that I consider the most important not only with students but also with colleagues. Last month after missing two years of attending our CTE Summer Conference in person due to COVID we returned to meeting in

person. The conference was held July 18-21 in downtown Winston-Salem. The sessions I attended were very timely and full of valuable information and resources to help me continually improve the quality of the CTE program in Brunswick County Schools. The content was very valuable but interacting with my colleagues from across the state that I had not seen in over 2 years was invaluable. In our fast-paced lives it may seem more convenient to schedule a web meeting to allow us to remain in our offices, homes, etc. and not travel to a central location to meet in person but we thrive on human interaction. We try our best with virtual meetings but there is no substitute for the interaction that occurs when we are together in person. Sociology researchers at the University of Texas at Austin found that human interaction has the ability to affect one's health in both positive ways. We are made to interact, socialize, and gather into groups. Much of what I learn when attending a conference or meeting occurs in a conversation with an individual or small group outside of a formal presentation. It's very difficult to recreate these interactions in a virtual environment.

There are limited situations where a quick virtual meeting might best meet our needs but we absolutely need human interaction for our well-being. Our students ultimately benefit when we take time to care for ourselves, including our human interactions with our colleagues.

Best regards,
Darrell

Southeast Region CTE Administrator of the Year!



Congratulations to Mr. Darrell Cheers, our Assistant Superintendent and Chief Accountability Officer for being selected as the North Carolina Association for Career & Technical Education Administrative Division's Southeast Region Administrator of the Year. Mr. Cheers is pictured here receiving this prestigious award and recognition from Mrs. Amanda Dixon the Southeast CTE Regional Coordinator with the North Carolina Department of Public Instruction.

Honorary State FFA Degree Recipient!



Congratulations to Kelly Richardson, Agriculture Instructor at West Brunswick High School, for being selected as a recipient of the Honorary North Carolina State FFA Degree. Mrs. Richardson earned this honor for her many years of service to the state FFA organization and was presented this award at the 2022 State FFA Convention. This is a distinguishing honor only earned by those nominated by their peers.

Thanks so much Mrs. Richardson for your support of the FFA organization and for all you do in preparing your students for future success!

SBHS HOSA Blood Drive



The South Brunswick High School HOSA chapter recently assisted with a very successful community blood drive. The event took place on July 21st from 1:00pm until 6:00pm and 28 pints of blood was donated which could save 84 lives.

WBHS Students Attend the HOSA International Leadership Conference



Connor Evans, Mrs. Sheila Gerald-Evans, and Logan Franklin are pictured here enjoying a little downtime while attending the conference which was held in Nashville, Tennessee.

Kelly Richardson & Zach Roberts - West Brunswick High School

North Carolina FFA State Convention 2022

Eight members of the West Brunswick High School FFA Chapter recently attended the 93rd North Carolina FFA State Convention. The students competed in the Food Science Career Development Event in which they had to complete a written test, nutrition fact label, food triangle test, sensory test, safety inspection, and basically act as an FDA inspector.

The foods team had a successful event and team members were as follows:

Allie Stevens - 9th Grade
Caden Davis - 9th Grade
Henry Perez - 9th Grade
Colby Willets - 12th Grade

In the Floral Design Career Development Event students completed a written test, applied math calculations, completed a plant identification assessment and created a 3 flower bud vase.

The Floriculture team finished 2nd in the state which was a first for our West Brunswick FFA Chapter! The team members were:

Bailey Kluttz - 10th grade
Gunnar Blake - 10th grade
Trinity Clark - 11th grade
Kylie Keaton - 12th grade



While in Raleigh, students had the opportunity to see the State Capitol, tour the Natural Science and Natural History Museums, and Legislative Building, and for some this was their first trip to the Capital. While there Trinity Clark had the opportunity to meet and speak with Representative Mr. Charlie Miller and visit the legislative chambers. This was a dream of hers as she is interested in pursuing a career in law.



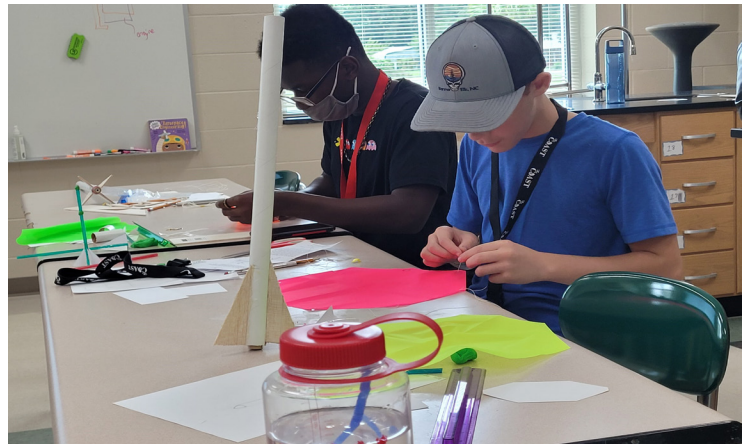
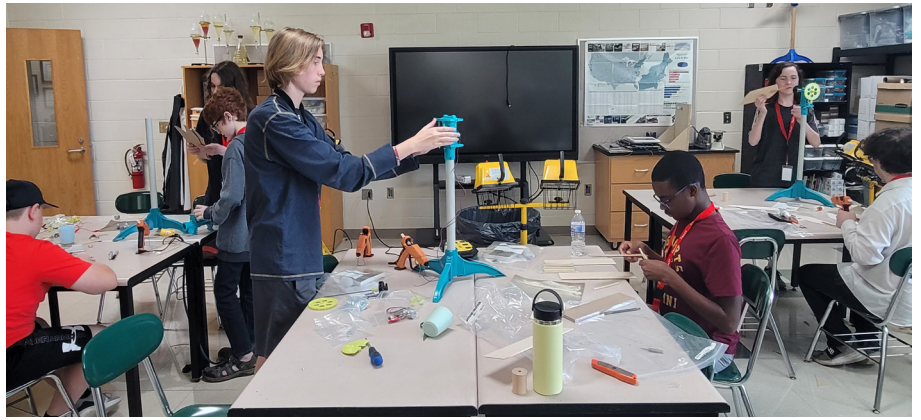
Fun was had by all and we would like to thank our students, families, staff, administration, and local businesses that always support our program. We could not provide these opportunities without your help. Currently we have two FFA members attending the NC FFA Camp at White Lake. The students are learning all about team building and leadership skill development while having fun and playing sports with other FFA members from across the state. Next month we will be visiting students working on their SAE projects, attending the CTE summer conference in Winston-Salem, and ending our summer travel back at White Lake with the NC FFA State Leadership Conference. Mr. Roberts and Mrs. Richardson truly appreciate working with these wonderful young individuals and love seeing them excel.

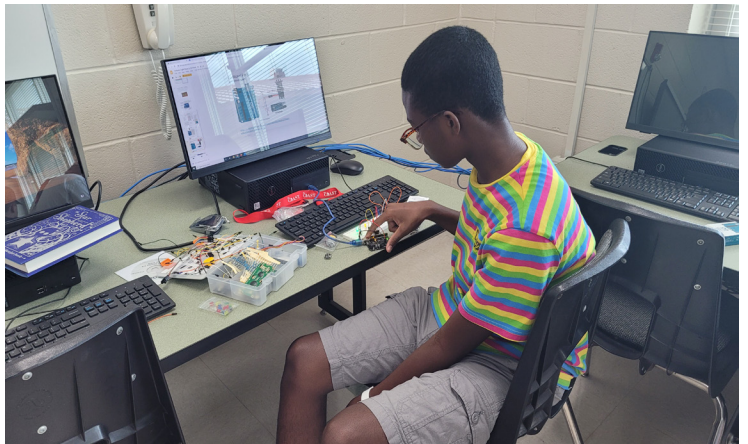
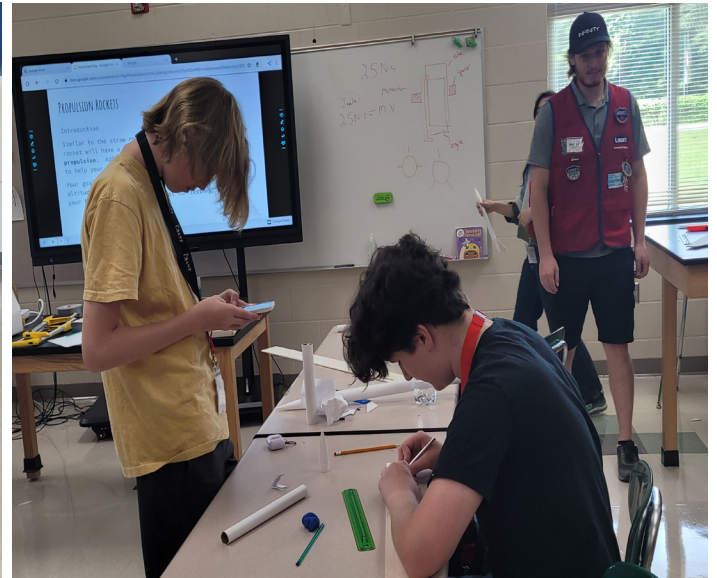
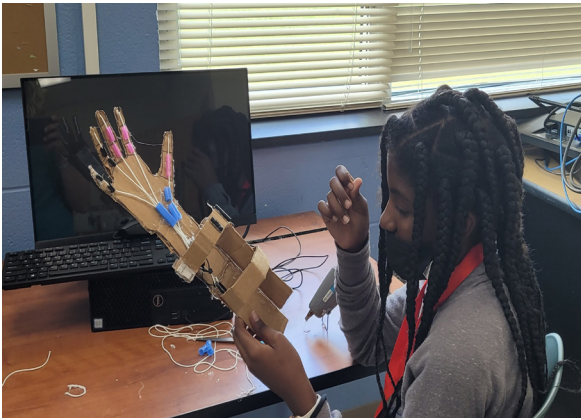
CTE Career Accelerator Summer STEM Camp

Our CTE career accelerator summer STEM camp held at the COAST from July 11th - 27th was a tremendous success this year. Students had the opportunity to complete many unique STEM focused hands-on projects in the engineering and automotive career pathway areas. The final day of the camp culminated with a STEM project showcase attended by parents, staff and business representatives.

Thanks so much to each student, staff member, parent, and business representative that supported our program this year. Your help and support was vital to the overwhelming success of this initiative.







LOCAL EMPLOYMENT OPPORTUNITIES



A proud partner of the
AmericanJobCenter®
network

Brunswick NCWorks Career Center Jobs Spotlight 7.22.22

Guest Service Agency River Hotel of Southport

Southport, NC

Job #: 12262817

- Guest services that include registration and check-out
- Demonstrate proficiency in Roomkey
- Review arrivals noting special requests, blocking rooms as needed

Meat Wrapper Hillcrest Corporation

Shallotte, NC

Job #: 12279278

- Wrap meats for deli and meats department
- Cut meats using machines, as needed (will train)
- Provide excellent customer service
- Monitor/answer phone calls

Fiscal Grant Technician II Brunswick County Government

Bolivia, NC

Job #: 12261833

- Performs clerical duties of an accounting nature
- Coordinate review of grant requirements and compliance on a periodic cycle
- Reviewing eligibility and preparing County requests for reimbursement of grants

Billboard Installer Lamar Advertising

Oak Island, NC

Job #: 12262745

\$17 - \$18 per hour

- Install and maintain billboards, including installation of advertisements
- Maintenance of billboards to include construction work

Deputy Utility Billing Manager Brunswick County

Bolivia, NC

Job #: 12261687

- Bachelor's degree and five (5) years of experience in clerical and bookkeeping
- Assigns customer service representatives and meter readers to perform scheduled and non-scheduled work
- Analyzes and prepares a variety of reports

The NCWorks Career Center does not discriminate on the basis of race, color national origin, sex, religion, age or disability in the employment or the provision of services. Auxiliary aids and services for individuals with disabilities are available upon request

Brunswick NCWorks Career Center
5300-7 Main Street
Shallotte, NC, 28470
910.754.6120
ncworks.1800@nccommerce.com

Fulltime Inside Sales Reps, Shallotte, NC –Pawn Shop Sales-Pay: \$10.00 – \$12.00 per hour-40 hours per week and must be flexible to work within the store hours as needed. Store Hours are Monday-Friday 9:00 7:00 pm, Saturday 9:00 am – 6:00 pm, and Sundays 1:00 pm-5:00 pm (Only Open Sundays Thanksgiving – Christmas only).

Fulltime County Custodian, Bolivia, NC- Cleaning Exp preferred- Monday-Friday-Hours: 10:30 am- 6:30 pm -General custodial services, Cleaning and disinfecting of high touch surfaces, Bathrooms, lobbies, offices, lounges, hallways- Must pass background, Drug Screen and MVR- Pay: 12.00 Per Hour-Temp to Perm with Benefits.

Building Maintenance (Handy Person) Southport, NC- Training will be 7:30 to 4:00 Monday to Friday, then Tuesday, Wednesday, Thursday 8 am to 5 pm and Friday/Saturday 10:30 am to 7- General Repairing and Maintenance of property, mechanical, electrical, and structural aspects of the buildings and grounds. Maintain appearance and cleanliness of Facility in/exterior- Lift up to 50 lbs., push, pull walk around crawl sit and stand. Work in the elements and endure heat. MUST HAVE a valid driver's license. \$16.00 -Temp-Perm with Benefits Package!

Cheerwine Distribution- NC and SC- Go to www.carostaff.com, click on Jobs Tab, Click on Cheerwine Jobs, find your job and location, and apply. 910-754-5393.

Fulltime Inside Sales Reps, Wilmington, NC –Pawn Shop Sales-Pay: \$10.00 – \$12.00 per hour-40 hours per week and must be flexible to work within the store hours as needed. Store Hours are Monday-Friday 9:00 7:00 pm, Saturday 9:00 am – 6:00 pm, and Sundays 1:00 pm-5:00 pm (Only Open Sundays Thanksgiving – Christmas only).

Grounds Keeper/Maintenance Worker, Sunset Beach, NC- Golf Course, mowing grass, weed eating, Raking Bunkers, Laying Sod and Painting. General cleanup around the golf course. Hours: 6:30am to 3:00pm Monday through Friday Rate of Pay: \$11.00 - \$12.00 per hour DOE

Packers in Leland, NC!!! Packing products, placing packaging on pallets for shipping. Must lift 25lbs. Able to stand for long periods of time. Able to withstand working in the heat, Fans/water/electrolytes are provided throughout your shift. Attire: Closed toe shoes, beard/hair net. FULL benefits after 90 days-401K AFTER 6 MONTHS PTO 2 DAYS AFTER HIRED ON. ACCRUE 1WK VACATION 1 YR. 1st Shift: 7 am to 3 pm, \$11.00, 2nd Shift: 3pm to 11pm, \$11.75, 3rd Shift 11pm - 7am - \$12.25

Delivery Drivers-Shallotte, NC!!- Drive and deliver furniture to homes between Myrtle Beach/Wilmington. Driving a box truck (automatic)-Valid License. Experience driving box trucks. Must lift to 50lb. Monday to Saturday 9:00am to 5:00 pm- \$13.00

Kit Assemblers *NO Exp. Required** – Leland, NC!!!!**-M-F 8:30am – 4:30pm- Pack kits, including sub and final assembly Identify and pull defective items and quality assurance inspection of kits when required Basic computer skills used to clock in and out, on the job training: Shorts/Sneakers/Knee length shorts/Pants/T-Shirt.

Jessica Abernathy Office Manager
PO Box 1614 Shallotte, NC 28459
Phone (910) 754-5393 Fax (910) 754-5433
www.carostaff.com jabernathy@carostaff.com



Golf Course Maintenance, Southport, NC- Maintaining the Golf Courses-6:00 am – 2:00 pm Monday – Thursday, Friday, and Saturday 6:30 am to 10:30 am. Landscaping and upkeep of the greens, etc.-Rate: \$14.00-Southport, NC-Temp to Perm with Benefits.

2 Tire Technicians - Rockingham, NC – Working with heavy equipment ranging from motor graders to off dump trucks working in suspension, front end alignments, struts, tire changes, oil changes, road calls, and must be able to help run the shop. Training will be provided, but successful candidates must have a background within the automotive industry. Monday - Friday 8:00am - 5:00pm Full Time/Perm Pay: 15-16.

General and Skilled Labor – Brunswick County - Pay Depends on job and skill set and requirements for the certain job.

Landscapers, Southport, NC- Upkeep of grounds -6:30 am - 2:30 pm- Monday – Friday- rotate every other Saturday or Sunday 6:30 am to 10:30- \$14.00- T/Perm

Hotel Housekeepers Fulltime, Southport, NC- Cleans and maintains all public areas, storage areas and administrative areas. Clean rooms. Make beds, clean bath, showers, and toilet. Dusts, vacuum, run supplies and service items to guestrooms as requested Maintain public areas, hallways other spaces assigned. Polishes metalwork and furniture. Collects soiled linens for laundering and received and stores linen supplies. Vacuums floors. Cleans restrooms. Removes trash Office cleaning Refurnishes areas with supplies . Removes and disposes of trash. Completes projects Be available for work weekends and holidays. Lifting 50 lbs. maximum with frequent lifting and/or carrying of objects weighing up to 25 lbs. Requires climbing, balancing, stooping, kneeling, crouching, crawling, reaching, handling, seeing, feeling. 9:00am to 4:00pm- \$12.00 - \$15.00

Fulltime Lake Attendants-Help with general Maintenance. You will need to help with cleaning, customer service, and making sure that everything is ready and good to go every morning. Duties: Regulate chemicals in pools AED/CPR Certified (they will certify you) Operate weed eater, zero turn mower Weed trimming Pressure washing Lay mulch clean trash, grills, fire pits Able to swim. Weekend Availability: Shift: 8:00am to 4:30pm- 8:30am to 5:00pm- 10:30am to 7:00p Rate of Pay: \$13.00 per hour-Background Check**

Fulltime Housekeepers in Longs, SC- Change Lines in a timely manner Cleaning and check supplies in the follow locations: Cottages, Bathhouse, Game room, Laundry Room, Exercise room, Banquet Hall, and the common grounds Pushing, pulling, climbing, bending, lifting to fifty pounds Walking, sitting, or standing for extended periods of time. Shifts from 8am to 4:30pm- \$13.00 per hour-Background Check.

Tax Preparer, Shallotte, NC- Do simple and complex, individual, and small business Federal and State tax returns. Seasonal position, full time during the tax season, possibly part time off season. Qualifications: Prior individual and business tax preparation experience in a tax practice or retail setting required Knowledge of tax laws, tax concepts, and a familiarity with form 1040 and schedules. Ability to expand expertise and obtain a tax credential or certification. Customer service skills. In-depth knowledge tax laws, regulations and deadlines Proficiency with common tax preparation, word processing and spreadsheet software. Great organization skills, Strong written and verbal communication skills and keen attention to detail Obtain signatures and payments Attend professional education courses. Promoting our services and expertise to prospects and clients. Rate of Pay: \$16.00 - \$20.00 in promoting our services and expertise to prospects and clients. Hours: 8:30am to 6:00pm Monday through Friday 9:00am to 1:00pm Saturday.

Quality Inspectors for 2nd Shift in Leland, NC- Perform in process inspections as per Pacon Process Specifications. Includes: Initiating inspection reports at start of shift & changeovers Document the results Performing 2nd inspection when OOS results found 2nd Shift: 3pm to 11pm \$13.75 Per Hour Attire: Closed-toe shoes, beard/hairnet-FULL MEDICAL/DENTAL/VISION AFTER 90 DAYS, 401K AFTER 6 MONTHS PTO 2 DAYS AFTER HIRED ON, ACCRUE 1WK VACATION 1 YR To apply: You may apply in person Monday – Friday 8am to 11am at 4480 Main St. Shallotte, NC Monday- Friday 8 am to 11 am and 1 pm to 4 pm. You may call 910-754-5393 for any questions, ask for Ryan.

Call 910-754-5393 for further questions. You may also stop by Monday-Friday 8 am to 11 am and 1 pm to 4 pm to 4480 Main St. Shallotte, NC.



Your career, your future.



Find My
Interests



Explore
Occupations



Plan My
Career



Education &
Training



Job
Search



Make budget choices and get a summary of state or county costs in 12 major expense categories. Link to occupations with salaries that match your life choices.



INTEREST
FINDER

What kind of person are you? Are you Artistic? Social? Realistic? Answer this short quiz to identify your personality type.



CAREER CLUSTER
MATCH

Uncover which Career Clusters match your combination of work, skill and academic interests and then explore the occupations included in that cluster.



Ken Buck
Career Ready Coordinator
Brunswick County Schools
910-312-2783 (Office)
910-274-1042 (Cell)
Twitter: @kbuck_CTE

If you are receiving this newsletter via a forward and would like to be added to our distribution list please complete the request form by [clicking here](#).

In compliance with federal law, Brunswick County Schools' CTE programs administer all educational programs, employment activities and admissions without discrimination because of race, religion, national or ethnic origin, color, age, military status, disability or gender, except where exemption is appropriate and allowed by law.



**Planning Board Meeting Minutes
Southport Community Building
223 E. Bay Street
July 21, 2022
6:00 P.M.**

Members Present: Sue Hodgins, Will Hewett, Christopher Jones, Gustavo Mibelli, Fred Fiss, Mo Meehan, Scott Jones, and Dick Sloan

Members Absent: Donnie Joyner

Staff Present: Thomas Lloyd, Development Services Director
Tori Deviney, Permit Technician

Board of Aldermen Karen Mosteller and John Allen
Liaisons:

1. Chair Sue Hodgins called the meeting to order at 6:01 p.m.
2. Mr. Scott Jones gave the Invocation.
3. Chair Hodgins led the Pledge of Allegiance.

In the absence of Mr. Donnie Joyner, Alternate Member Mr. Fred Fiss was appointed as a voting member.

Motion to approve the June 16, 2022, meeting minutes by Mr. Scott Jones, and seconded by Mr. Dick Sloan.
Unanimous vote; motion carried.

4. Motion to approve the agenda by Vice-Chair Hewett and seconded by Ms. Meehan
Unanimous vote; motion carried.
5. Public Comment:

Vice-Chair Hewett motioned to enter Public Comment and was seconded by Mr. Mibelli.
Unanimous vote; motion carried.

1. Mr. Adam Steadman, 5968 Dutchman Creek Rd; has concerns about the traffic impacts from the proposed Indigo Phase 2 development. He recommended that connections should be directed further North to 11th or 12th Street. He also suggested facilitating roundabouts to keep the traffic flowing from the corridor at Indigo Plantation Dr. to Robert Ruark Dr.
2. Mr. Ray Martino, 6065 Sullivans Ridge Rd; is in favor of promoting sensible growth. He said that currently, local businesses are having staffing issues which make it difficult to manage their daily operations. He favors promoting affordable housing, senior living, and job growth.
3. Bob Lambert, 109 W. Nash St; lives directly behind the proposed project at 115 N. Howe St. (formerly Carr Insurance). He said that he is not against people making changes to their property, but there should be some compromise on how it will affect the surrounding neighbors.

4. Shirley Sullivan. 5003 Seaward Crt; stated that the Phase 2 Indigo Plantation Project does not have the demographics for a development like this. She said the Traffic Impact and Fiscal studies should reflect that the development would burden the City. She said the project does meet the requirements for the City's CAMA Land Use Plan, Comprehensive Core Land Use Plan, or the Future Land Use Plan. She implored the Board to vote against a recommendation for approval.

Since there were no other questions or comments from the public, Vice-Chair Hewett motioned to close out of Public Comment, seconded by Ms. Meehan.

Unanimous vote; motion carried.

6. Old Business:

- I. **Planned Unit Development Master Development Plan: Indigo Plantation Phase 2, submitted by East West Partners Management Co. Inc. and Bald Head Island Limited, LLC.**
- II. **RZ-21-1104-01: Indigo Plantation Phase 2: 346.57 acres; R-20 to PUD; submitted by East West Partners Management Co. Inc. and Bald Head Island Limited, LLC**

Chair Hodgin came to the podium and reviewed the Indigo Phase 2 Development. She reiterated that the 375-acre property is zoned in the R-20 district and can be developed even if it is not annexed into the City's corporal limits. However, the UDO will apply to the property located within the ETJ. She stated that even though the property will develop, it would be beneficial to see that it is constructed in a way that is for the betterment of Southport and in a respectful manner to the existing neighborhoods and the environment. She said the property owners, the Mitchells, had selected their buyer and developer as E. West Partners. She said although some of the Mitchells may be involved as investors, neither they nor Bald Head Island Limited would be directly involved in the development.

She said the PUD and RZ request application was formally submitted in March 2020. The Planning Board's responsibility was to examine the submission's applicability to the UDO and to determine what is in the best interest of Southport. The one thing that the Planning Board did not use as a form of measurement was the increased tax base for the City. She said this discussion had been held up many times in presentations to discuss the request for rezoning and the potential for annexation. She stated that this consideration is not the Planning Board's charge.

Chair Hodgin stated that the Planning Board formed a Hub Committee for oversight as soon as the applications were submitted. This committee broke into four subcommittees to review over 1500 housing units in the most vital areas for consideration. The four subcommittees consisted of Traffic Impacts, Infrastructure Issues, Character and Design, and Environmental Issues. The public was able to submit questions and comments on the City's online survey for review and response. The meetings were noticed and open to the public. Questions and concerns were addressed either online or at the full Board meetings. Because the Fiscal and Infrastructure Impact studies were not received by the June deadline, the applicant and the City agreed to an extension so that the reports could be reviewed in detail. Since the studies were not received until recently the Board and the City requested another extension but the applicant disagreed. The consensus of the Planning Board was that there was limited information in the studies to affect their summarization and recommendation. She said the Planning Board will now leave the detailed review of the studies to the Board of Aldermen before they make their final decision. She thanked the Board for their hard work and dedication throughout this process.

There was a summarization of each subcommittee.

1. Traffic Impacts: Subcommittee; Vice-Chair Hewett, Ms. Meehan, and Mr. Chris Jones.

Major Concerns and Discussions:

- The potential for 3K more cars on 9th Street, Robert Ruark Drive, and adjacent Streets.
- The Traffic Study used by E. West Partners did not consider the amount of usage on 9th street by a school.
- Traffic Subcommittee Recommendations: IF the submission is approved, as a part of any Development Agreement executed:
 - The developer would be required to develop and fund a 3rd access point to the project on 11th St.
 - The developer establishes non-vehicle connectivity for pedestrians, bikes, and/or electrical vehicles separate from vehicular traffic.
 - The DOT proposed traffic signal be moved from 13th/Howe St. to 11th/Howe St.

2. Environmental Issues: Subcommittee; Ms. Meehan, Mr. Mibelli, Mr. Scott Jones, and alternate Vice Chair Hewett.

- Wetland Protection (specifically in the Carolina Bay area on the East side of the property)
- Stormwater Management. Storm inundation maps show this area has potential for high levels of inundation, especially during slow-moving storms.
- Conservation of Habitat. Although the clustered lots are intended to preserve the habitat, it will increase the impervious coverage on each lot.
- Open Space allocation and Density for each neighborhood (specifically in the marina area). With the proposed 20 dwelling units per acre, marina, restaurant, retail spaces, and parking requirements it appears that there will not be enough land to accommodate these uses and the open space requirement.

3. Infrastructure Issues: Subcommittee; Fiss, Mr. Sloan, and Mr. Chris Jones

- Provision of water and sewer will be provided and serviced by the county.
- The City does not have the electrical capacity for a PUD. The City would have to partner with the developer to share approximately \$3M of the cost for a new substation/feeder.
- The developer suggested adding additional fees to buyers' tap fees to mediate electric and water expenses.
- Concluded that the City will be "upside down in the math" in projected expense to revenue.

4 Design and Character: Subcommittee; Mr. Mibelli, Mr. Sloan, Mr. Fiss, and alternate Mr. Joyner

- Lack of Consistency with the UDO (existing zoning district)
- Lack of Consistency with the CAMA Land Use Plan
- The development goes beyond the stipulated density limits which will cause heavy stress on traffic, infrastructure, environment, health services, and businesses.
- Development presents a contrast in character for the City of Southport
- The Marina area incorporated as part of the proposal was originally zoned as Planned Residential District which was later renamed and designated Planned Unit Development. The approved and implemented use for this tract is for long-term parking, not multi-family dwellings. As a consequence, there are no vested rights for high-density development.
- Applicability for PUD in accordance with the UDO is land to be planned and developed as a unit. In the ETJ it must be 25 acres or more on one or more continuous parcels. The only exception is for parcels on both sides of the street. The Indigo Phase 2 project comprises two distinct and separated parcels of land and as such does not qualify for a PUD.

- Access for developments with 100 units or more the UDO mandates that a project that surpasses the 100 unit threshold shall have two direct points of direct ingress and egress onto a major or minor thoroughfare. The Marina Village which is proposed to have 188 dwellings does not meet these criteria. This would additional ingress and egress points.
- The Subcommittee concluded that the materials submitted do not suffice to solidify and determine the characteristics of development and the dimensional standards.

Chair Hodgins stated that approval for a project of this magnitude using incomplete information signifies a considerable risk for Southport. With the Subcommittee's findings and citations of inconsistencies applicable to the City Ordinance, the Planning Board has determined that the Indigo Plantation Phase 2 Project "in the big picture" does not add overall value to the health, safety, and welfare of Southport and its citizenry. The Planning Board would not be opposed to the evaluation of a resubmission that takes into equal consideration the developer's desire for maximum profits alongside the City's allegiance to preserving its historic character and small neighborhood feel. A resubmission that is realistic to what our City can live with. The Planning Board's recommendation to the Board of Aldermen is that approval for the Indigo Plantation Phase 2 PUD and the associated rezoning request as submitted be denied.

Mr. Chad Paul with Bald Island Limited thanked the Board and the Subcommittees for their hard work and thorough review of the project. He thought it was a great process for addressing questions and concerns from both the Board and the Public. He stated that the application for the Planned Unit Development Plan and Rezoning was formally submitted in March 2020 prior to the updated UDO that was adopted by the Board on September 9, 2020. He said the submitted applications were complete and they agreed to wait until after the completion of the UDO to start review. He questioned whether the outcome of the assessment of the project would be different if the process for approval would have started before the UDO was updated.

The Statement of Plan Consistency and Zoning Recommendation was read by Ms. Meehan that recommended the denial of the submitted application and zoning map amendment to the Board of Aldermen.

A motion was made by Ms. Meehan to adopt the Statement of Plan Consistency and Zoning Recommendation that recommended denial of the Indigo Phase 2 development plan and zoning map amendment to the Board of Aldermen, seconded by Mr. Chris Jones.

Unanimous vote; motion carried.

2. Zoning Map Amendment: RZ-22-0512-01; 300,302,304 W. 11th St; MF to R-10; submitted by Coastline Homes.

Development Services Director, Mr. Lloyd gave an overview of the proposed amendment. He explained that the application is for a .478 acre (20,821 sf) tract in the corporate limits on W. 11th St. owned by Coastline Homes. It is currently zoned in MF and the applicant would like to rezone the property to R-10. The property consists of 3 existing lots in the historic Smith and Weeks Subdivision. The lots in the subdivision are 42 ft by 165 ft. R-10 would allow this lot to be developed for single-family residential uses using the nonconforming R-10 lot provisions found in the ordinance.

A Review Committee was established that consisted of Vice-chair Hewett, Christopher Jones, and Scott Jones and met on July 12th to review the proposed amendment. The committee went over the existing zoning and future land use map of the area. The future land use map shows this area as medium-density residential rather than multifamily. The committee found that rezoning this to R-10 would be consistent with the adjacent uses since it is single-family

residential to the east, west, and south. It was the consensus of the Review Committee to recommend approval.

Vice-Chair Hewett read the Statement of Plan and Consistency and Zoning Recommendation that recommended approval to the Board of Aldermen.

A motion was made to adopt the Statement of Plan and Consistency and Zoning recommending approval by Vice-Chair Hewett and seconded by Scott Jones.

Unanimous vote; motion carried.

3. Zoning Map Amendment; RZ-22-0609-01: 1208 N. Caswell; BD to R-10, submitted by Heidi Paiva.

Mr. Lloyd explained that the Zoning Map Amendment application is for a .141 acre. (6,138 sf) tract in the ETJ owned by Heidi Paiva at 1208 N. Caswell St. It is currently zoned BD, and the applicant would like to rezone the property to R-10. The property is one existing lot in the Historic Southport Heights Subdivision. The lots in this Subdivision are 50 ft by 123 ft. The rezoning would be consistent with the two previous rezonings that the Planning Board recommended at the May 19th meeting. This Zoning Map Amendment would bring this property in line with those directly north and south.

A Review Committee was appointed that consisted of Vice-Chair Hewett, Mr. Christopher Jones, and Mr. Scott Jones and met on July 12th to review the zoning map amendment. The committee went over the existing zoning and future land use map of the area. The future land use map shows this area as a high-density residential rather than Business District. The committee found that rezoning this to R-10 would also be consistent with adjacent uses since it is single-family residential to the east, west, and south. It was the consensus of the Review Committee to recommend that the Planning Board rezone it to R-10.

There was a question brought up at the previous meeting about whether this rezoning would constitute spot zoning. According to the UNC School of Government, Spot Zoning is defined as the practice of zoning a relatively small area differently from the surrounding property. These cases typically involve property that is owned by one person and rezoning that only benefits one person and not the overall public interest. When determining whether something is spot zoning, it is important to consider the size of the tract in question, the compatibility of the proposed zoning with the comprehensive plan, the compatibility of the proposed zoning with the surrounding area, and the relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. Staff argues that this is the opposite of spot zoning since the rezoning is compatible with the comprehensive plan, the proposed zoning is more compatible with the surrounding area as single-family residential as opposed to Business District, and the permitted uses in R-10 are more compatible with the surrounding residential zoning than the permitted uses in Business District. Otherwise, there would be one small tract zoned Business District adjacent to areas largely zoned R-10 and MF.

The Statement of Plan and Consistency and Zoning Recommendation was read by Mr. Chris Jones that recommended approval to the Board of Aldermen.

A motion was made by Mr. Chris Jones to adopt the Consistency Statement that recommended approval to the Board of Aldermen and was seconded by Mr. Mibelli.

Unanimous vote; motion carried

4. Zoning Text Amendment, Section 3.5 Table of Permitted and Special Uses, submitted by Terin Ellis.

The applicant is requesting that the table be modified to make Commercial Recreation, Outdoor permitted by right in the Business District. Commercial Recreation, Outdoor is defined as a commercial facility that is typically outdoors and that provides entertainment, recreational, and amusement opportunities. Examples include water parks, mazes, and miniature golf. It is important to note that this would allow Commercial Recreation, Outdoor uses in all of the Business District.

A Review Committee was appointed that consisted of Christopher Jones, Dick Sloan, and Sue Hodgins. The Review Committee met on July 30th to review the zoning text amendment. Present were the committee members staff, and the applicant Terin Ellis. The committee discussed the proposed change. There were concerns raised about whether this would be an appropriate use in the Business District and whether it would fit in with the uses that are already allowed in BD as well as the character of BD. There were also safety concerns about outdoor recreation being too close to the road. Even more so with the amount of traffic on Howe Street. The committee members felt like this would be more appropriate in a zoning district like Highway Commercial. Highway Commercial would have more restrictive dimensional standards like setbacks and buffers to keep outdoor recreation a more appropriate distance from the road. It was the consensus of the Review Committee to recommend the denial of the zoning text amendment.

The Statement of Plan and Consistency and Zoning Recommendation was read by Chris Jones that recommended denial of the amendment to the Board of Aldermen.

A motion was made by Chris Jones to adopt the Statement of Consistency that recommended denial of the zoning text amendment and was seconded by Dick Sloan.

Unanimous vote; motion carried.

5. Major Site Plan: 115 N. Howe St. Mixed-Use Development; submitted by Barbee Enterprises of Southport Inc.

Mr. Lloyd presented the Major Site Plan application for the redevelopment of an existing property within the City Limits. The property is located at 115 N. Howe St., at the corner of N. Howe and W. Nash St. The site area is 15,608 sf or (.38 acres). It is zoned in the Central Business District. The existing structure is proposed to be demolished and replaced with a new structure proposed as a multi-story building 102 feet by 90 feet. The layout on the site would add an additional 3,886 sf for a total of 14,317 sf. The Site Plan proposes four residential dwelling units. The Sketch Plan will be reviewed in detail to ensure all requirements are met and in accordance with the UDO.

A Review Committee was appointed and met on July 15th at 3:30 pm. The Review Committee consisted of Chair Sue Hodgins, Gustavo Mibelli, Fred Fiss, and staff. Also present were the project manager Ron Greger and the property owners Frankie & Eric Beacham. The committee started out discussing the importance of the Central Business District in Southport and how it was important to have architectural design that matched the character of Southport. The review committee mentioned that missing from the application was a Traffic Impact Study, lighting plan, and signage plan. A traffic impact study is required for any project that exceeds 500 trips a day. If an applicant feels like their project does not exceed 500 trips a day, they need to have a traffic engineer submit documentation as to why this is the case using ITRE Trip Generation Manual.

The applicant said that they would get back together with their civil engineer and work on that documentation. A review committee also indicated that they were concerned with the lack of parking for these uses. Although the CBD does not require off-street parking for nonresidential uses, they were concerned with the lack of parking for the intensity of uses at this location. There was discussion on the 8 parking spaces for nonresidential uses and how one of those parking spaces was handicapped. They asked if the dwelling units be able to use this spot if they did not have a handicapped placard. Staff indicated that they would not. Mr. Mibelli brought up the 5 ft

parking setback from the property line and how it needed to be shown on the plan. Mr. Greger indicated he would get that modified. He also asked whether there would be an elevator structure to the rooftop bar in order to comply with ADA requirements. The elevator shaft would need to be in line with zoning requirements. The committee also discussed that the corner visibility needed to be clarified and discussed the increase in impervious areas on the site. While the site already has 11,431 sf of impervious area, there would be an additional 2,886 added to the site if developed as proposed.

The committee further discussed the architectural compatibility. Mr. Greger said they were willing to talk about architectural considerations within reason. He indicated that they would talk to a local architect in Wilmington to get further ideas on how to soften the building and make it more compatible with Southport. There was also discussion on whether the applicant was aware of potential changes to the City's lighting policy and becoming Dark Sky Compliant. Mr. Fiss asked about the occupancy and whether there was enough Egress according to the fire code. It was his understanding that there would need to be 3 stairwells. Mr. Greger indicated that they were considering adjusting that and that they would need to resubmit an updated version. There was also discussion on grease interceptors, recycling containers, and the dumpster. Mr. Fiss conveyed to the applicant that folks around town indicated that they would be more comfortable with a two-story structure rather than a 38-foot tall building. Mr. Greger indicated that this was a good way to introduce the project and that they gained valuable feedback. He indicated that he would incorporate some changes and bring the plan back as a resubmittal.

It was the consensus of the Board to table the site plan until the plan was resubmitted and further information was provided by the applicant.

6. Zoning Text Amendment: Tree Preservation Changes

Mr. Lloyd gave an update on the progress of the proposed amendment. He stated the Forestry Committee helped come up with suggestions on how to utilize the current tree ordinance with language that becomes more apparent to the current Tree and Landscape Preservation Ordinance. He said there are several things that the ordinance is lacking in qualifying for a Tree City USA Community for the Arbor Day Foundation. He said there is certain language that needs to be implemented to qualify for the Tree City USA Community. The NC Urban Forestry Council also said that the ordinance should be more about ensuring the preservation of existing trees vs replanting new trees. The draft of the proposed amendments was provided to the Board for review. Mr. Lloyd felt that legal counsel would help intake on how to disperse penalty funds. Civil penalties currently go to the school system. Other things to consider would be if the City would consider putting a lien on the property until the fees are paid. The Board will continue to work on the proposed amendment and provide updates to the proposed language and discussions with the City Attorney.

New Business:

1. Zoning Map Amendment: R-22-0701-01: 1403 Howe St; PUD to BD, submitted by RDK Investments.

Mr. Lloyd gave an over of the application. The zoning map amendment is for a 0.35-acre tract within the City limits. The property is located on N. Howe Street, at the corner of N. Howe and W. 14th Street. It is currently zoned PUD, and the applicant would like to rezone it to BD. The legal description indicates that it is part of the Southport Heights subdivision that was originally platted in 1910. The parcel is approximately 101 feet by 150 feet. The BD does not designate a minimum lot size, only a 10- foot setback, and a 40-foot maximum height. The proposed zoning map amendment would remove PUD zoning and replace it with BD zoning on the zoning map. This

would match most of the adjacent properties and would encourage the continuity of the Business District.

It was the consensus of the Board to establish a Review Committee. Vice Chair Hewett, Dick Sloan, and Chris Jones were appointed to the Committee.

2. Establishment of Central Business District Review Committee

At its meeting on July 14th, the Board of Aldermen requested that the Planning Board consider appointing a committee to review zoning regulations in the UDO pertaining to the City's Central Business District. Staff recommends the appointment of that committee.

Chair Hodgins, Dick Sloan, and Fred Fiss were appointed to the Committee.

3. Exterior Lighting Amendment.

During the Street Light Policy update process, the Street Light Committee recognized the need to also update the City's Code of Ordinances to include general exterior lighting consistent with the lighting ordinance in the UDO and the street light policy. While changes to the Code of Ordinances do not require Planning Board review, the Committee understands that lighting is important to the community at large and an essential element in the planning process. Prior to final consideration, the committee recommends submitting the draft language for the Exterior Lighting amendment to the Planning Board for review.

Vice Chair Hewett, Chris Jones, and Chair Hodgins were appointed to the Review Committee.

I. New Business/ Board Comments

Mr. Mibelli mentioned that the experience from the last two major site plan applications such as the Indigo Plantation Phase 2 project and the site plan for the mixed-use development at 115 N. Howe St. has been different and challenging. He said that we can learn from the experience in various ways such as through a preliminary meeting between the developer, the consultant working on the project, and the City Planner and UDO Administrator. He said he felt that the Developers with the Indigo Plantation Phase 2 project acted as if they were entitled to the development and that having preliminary discussions prior to the detail of the review would be beneficial to the dialogue for appropriate concerns. He said that Article 2:5 mentions a determination and interpretations of the Ordinance, and he would like to extrapolate that slightly and ask that the next UDO Administrator provides their opinion on whether a project is in complete accordance with the UDO regulations and requirements, or completely out of line. Mr. Mibelli said that interpretations of keywords in the UDO are not defined or explained clearly. He said this would save time when discussions arise such as "the corridors linking, different green areas, and the coal ash parcel for recreation". He said the ordinance states that coal ash cannot be used in recreational spaces. He said he believes that it is the responsibility of the property owner to mitigate that the property is safe and in good condition. Mr. Mibelli feels like these issues need to be discussed and revised in the UDO to ensure that the language is defined clearly.

Mr. Sloan is not in favor of the proposed three-story mixed-use development at 115 N. Howe St. He said that a rooftop bar would not only be a potential safety hazard but also a nuisance to the adjacent residents. He recommends that the third story be eliminated from that project.

Vice-Chair Hewett was in agreement with Mr. Mibelli and recommended that the Board have workshops to discuss and review certain language to help improve the interpretations and determinations of the policies and procedures in the UDO.

Chair Hodgkin confirmed Mr. Fiss' return to Alternate Member status.

Adjournment:

There being no further business, Vice-Chair Hewett made a motion to adjourn, and second by Mr. Gustavo Mibelli. ***Unanimous vote; motion carried.***

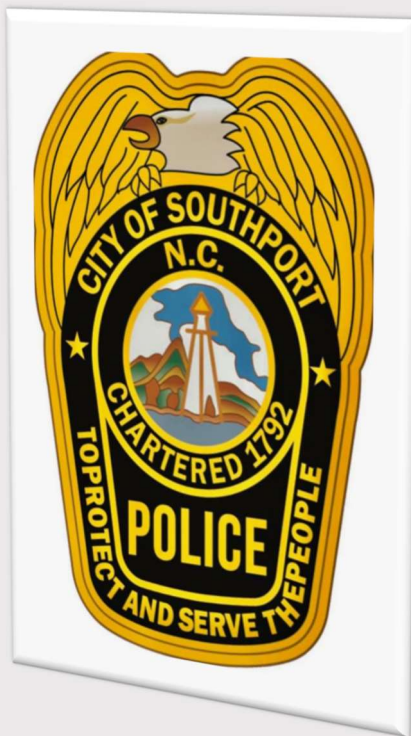
Meeting adjourned at 8:00 P.M.

Sue Hodgkin, Chair

Tanya Shannon, Deputy Clerk



POLICE



Monthly Summary

JULY 2022

Chief Todd Coring
910-457-7913
tcoring@cityofsouthport.com
Facebook SouthportPoliceDepartmentNC

Southport Police Department

INCIDENT / OFFENSES

Total Calls for Service: 658

Below are some of the call types

General Calls

Alarms – 35
Meet Complainant – 56
Suspicious Persons/Activity – 50
Reports – 48
Shoplifter – 2
Disturbance & Domestic Calls – 22
911 Hang-Ups – 25

Traffic Calls

Traffic Stops – 132
Motor Vehicle Accidents – 13
Hit/Runs – 5
Drunk Driver/C&R/ATL -16
Assist Motorist – 15
Traffic Control - 2
Assist EMS – 90
Assist Fire – 13

ARREST / CITATION / CHARGES

Arrest – 12
Citations & Warnings – 12
Investigations – 68
ABC Applications – 1
City Permits (Noise/Events/FILM) – 11
Special Events/Checks/Patrols – 101



"We preform partnerships with communities to improve the quality of life for all citizens who visit or call Southport home."

Community, Professionalism & Integrity

Utility Billing
Service Requests Report by Service Date

000005-07-2022	7/5/2022	Closed	7/5/2022	Sewer Line Blocked
000104-06-2022	6/21/2022	Closed	7/5/2022	Extension granted July 5, 2022
000139-06-2022	6/27/2022	Closed	7/5/2022	Extension GRANTED TO JULY 5, 2022
000001-07-2022	7/5/2022	Closed	7/6/2022	Check Water Meter - customer feels like there is a meter issue w/irrigation
000003-07-2022	7/5/2022	Closed	7/6/2022	Check Water Meter - customer states this is new construction constant flow of water in irrigation & odd usage w/ house meter 252-205-1398 Matt Watson
000009-07-2022	7/6/2022	Closed	7/6/2022	Miscellaneous PLEASE JET LINES, CUSTOMER IS HAVING BLOCKAGE ISSUES.
000011-07-2022	7/7/2022	Closed	7/6/2022	Inspect RPZ
000017-07-2022	7/6/2022	Closed	7/6/2022	Meter Change Out
000002-07-2022	7/5/2022	Closed	7/7/2022	Install Water Meter
000012-07-2022	7/7/2022	Closed	7/7/2022	Install Irrigation Tap - FEES PAID
000123-06-2022	6/22/2022	Closed	7/7/2022	Extension granted to July 5, 2022
000124-06-2022	6/22/2022	Closed	7/7/2022	Inspect RPZ/Install IRR Meter - FEES PAID
000128-06-2022	6/23/2022	Closed	7/7/2022	Extension 1 of 1 244.95 to be paid by 7/7/2022
000131-06-2022	6/24/2022	Closed	7/7/2022	Extension GRANTED UNTIL 7/5/2022
000136-06-2022	6/24/2022	Closed	7/7/2022	Extension GRANTED UNTIL 7/5/2022
000138-06-2022	6/24/2022	Closed	7/7/2022	Extension GRANTED UNTIL THE 7/5/2022
000004-07-2022	7/5/2022	Closed	7/8/2022	Trim Branches at the franklin art gallery. Thad Brewer 662-379-3270

000008-07-2022	7/6/2022	Closed	7/8/2022	Check Water Meter STATES HE SHOULD NO BE USING 5000G A MONTH
000013-07-2022	7/8/2022	Closed	7/8/2022	Check Water Meter/ NOT WORKING. CUSTOMERS HAVE BEEN BACK IN TOWN SINCE MAY HOWEVER, THEIR WATER METER SHOWS ZERO CONSUMPTION IN MINET. NO CONSUMPTION HAS SHOWN SINCE SEP, 2019 HOWEVER THEY ARE BEING BILLED FOR IRRIGATION AND THE BILLS ARE PRETTY HIGH.
000014-07-2022	7/8/2022	Closed	7/8/2022	Remove IRRIGATION METER. CUSTOMER HAS HAD A WELL DRILLED TO REPLACE THE IRRIGATION METER, THE METER NEEDS TO BE PICKED UP.
000015-07-2022	7/8/2022	Closed	7/8/2022	Miscellaneous/ INSPECT IRRIGATION METER, WATER COLLECTING INSIDE
000016-07-2022	7/8/2022	Closed	7/8/2022	Check Water Mete
000018-07-2022	7/8/2022	Cancel	7/8/2022	Check Water Meter - NO WATER GOING INTO UNIT. RDM IS ON
000019-07-2022	7/8/2022	Closed	7/8/2022	Miscellaneous LOCATE METER FOR PLUMBER
000025-07-2022	7/11/2022	Closed	7/8/2022	Meter Change Out
000034-05-2022	5/10/2022	Closed	7/8/2022	Check Water Meter; Meter was changed out on April 16th, but no reads in MiNet since it was changed out.
000137-04-2022	4/27/2022	Closed	7/8/2022	Check Water Meter NO READING SINCE METER SWAPPED OUT ON 4/16/22
000141-06-2022	6/27/2022	Closed	7/8/2022	Extension GRANTED UNTIL 7/7/2022
000167-06-2022	6/29/2022	Closed	7/8/2022	Miscellaneous ON THE EAST SIDE OF THE COMMUNITY BUILDING THERE IS AN OVERGROWN SHRUB AND POISON SUMAC GROWING UP THE POLE. PLEASE TRIM SHRUB AND REMOVE POISON SUMAC VINE.
000176-06-2022	6/30/2022	Closed	7/8/2022	Install Irrigation Tap
000180-06-2022	6/30/2022	Closed	7/8/2022	Miscellaneous - per GH the elevator needs repaired
000007-07-2022	7/6/2022	Closed	7/11/2022	Check Water Meter HIGH FLOW ALERT in MINET but there are times of no readings. Node issue?
000008-06-2022	6/2/2022	Closed	7/11/2022	Check Water Meter - CUSTOMER BELIEVES THE METERS COULD BE SWAPPED. STATES THAT THEY HAVE BEEN USING IRRIGATION BUT VERY LITTLE CONSUMPTION BILLED. HIGH CONSUMPTION ON HOUSE METER

000020-07-2022	7/8/2022	Closed	7/11/2022	Miscellaneous CUSTOMER STATES THERE IS WATER IN HIS METER, METER IS NOT WORKING PROPERLY.
000022-06-2022	6/3/2022	Closed	7/11/2022	Check Irrigation Meter; No usage history since 5/12/22 and customer called regarding high usage on bill.
000023-07-2022	7/11/2022	Closed	7/11/2022	Cut-Off Non-Pay
000024-07-2022	7/11/2022	Closed	7/11/2022	Cut-Off Non-Pay
000026-07-2022	7/11/2022	Closed	7/11/2022	Reconnect - paid
000098-06-2022	6/17/2022	Cancel	7/11/2022	- Investigate low water pressure at Ports Of Call - Investigate if a tap can be installed in the warehouse at the back of ports of call in the Alley
000132-06-2022	6/24/2022	Closed	7/11/2022	Reconnect BILL HAS BEEN PAID, RESTORE SERVICES
000134-03-2022	3/29/2022	Cancel	7/11/2022	Miscellaneous THIS HAS A NEG READING IN MINET. PLEASE EXPLAIN
000144-06-2022	6/27/2022	Closed	7/11/2022	Extension
000019-06-2022	6/2/2022	Closed	7/12/2022	Install Irrigation Tap PERMIT & TAP HAS BEEN PAID
000028-07-2022	7/12/2022	Closed	7/12/2022	Leak Detected CUSTOMER STATES THAT THERE IS A SEWER LEAK
000031-07-2022	7/12/2022	Closed	7/12/2022	Trim Branches CUSTOMER REQ DEAD TREE LIMBS TRIMMED AT CORNER OF W WEST & LORD. HANGING OVER SIDEWALKS
000038-07-2022	7/13/2022	Closed	7/12/2022	Inspect RPZ/Install IRR Meter
000137-06-2022	6/24/2022	Cancel	7/12/2022	Install Water Meter
000010-07-2022	7/6/2022	Closed	7/13/2022	Miscellaneous CUSTOMER HAS A TREE AT THE END OF HER YARD CLOSE TO THE STREET THAT IS DYING, SHE NEEDS SOMEONE TO IDENTIFY WHETHER THIS IS CITY PROPERTY OR HER RESPONSIBILITY. PLEASE CALL CUSTOMER AFTER IDENTIFYING. 910-547-5991
000029-07-2022	7/12/2022	Closed	7/13/2022	Install Water Sewer Tap THIS REQUEST WAS ALREADY SENT 6/24 BUT UNDER OWNERS INFORMATION INSTEAD OF THE BUILDERS. PLEASE DISREGARD THE ORIGINAL REQUEST. THIS REQUEST IS VALID
000030-07-2022	7/12/2022	Closed	7/13/2022	Install Water Meter THIS REQUEST WAS ORIGINALLY SENT 6/24 UNDER WRONG ACCOUNT. PLEASE DISREGARD. THIS REQUEST AND ACCOUNT ARE VALID.

000033-07-2022	7/12/2022	Closed	7/13/2022	Check Water Meter - WAS AN IRRIGATION METER INSTALLED FOR THIS ACCT?
000034-07-2022	7/13/2022	Closed	7/13/2022	Check Water Meter JEFF 910-465-1542 W/MR ROTOR PLUMB POSSIBLE BROKEN METER
000035-07-2022	7/13/2022	Closed	7/13/2022	Sewer Line Blocked
000037-07-2022	7/13/2022	Closed	7/13/2022	Miscellaneous CUSTOMER LOSING WATER PRESSURE, THE PRESSURE HAS PROGRESSIVLEY GOTTEN WORSE OVER THE LAST 6 MONTHS
000040-07-2022	7/14/2022	Closed	7/13/2022	Meter Change Out - BAD METER
000041-07-2022	7/14/2022	Closed	7/14/2022	Check Water Meter POSSIBLE REGISTER ISSUE. THIS IS THE LOCATION MC & TS DISCUSSED
000042-07-2022	7/14/2022	Closed	7/14/2022	Miscellaneous CHECK IRRIGATION METER, CUSTOMER STATES THAT THE METER IS RACING, HE FEELS THAT IS NOT WORKING PROPERLY AND IS CAUSING AN EXCESSIVE AMOUNTS OF WATER TO RUN THROUGH IN A SHORT PERIOD OF TIME.
000044-07-2022	7/14/2022	Closed	7/14/2022	Check Water Meter- POSSIBLE REGISTER/NODE ERROR? NO USAGE EVER BILLED. APPEARS CUST LIVES THERE. MANUAL READ & MULTI?
000045-07-2022	7/14/2022	Closed	7/14/2022	Leak Detected - cust states she had plumber out & that he states it is city issue no leak at her house.
000046-07-2022	7/14/2022	Closed	7/15/2022	Miscellaneous CUSTOMERS METER LID WAS CRUSHED BY LANDSCAPERS, NEEDS REPLACEMENT. HER CONCERN IS THAT THIS IS THE SECOND TIME ITS BEEN DAMAGED AND SHE IS WONDERING CAN IT BE ADJUSTED IN ORDER TO PREVENT THIS FROM HAPPENING AGAIN.
000053-07-2022	7/15/2022	Closed	7/15/2022	Miscellaneous; PLEASE LOCATE AND FLAG METER FOR THIS UNIT, PER CUSTOMER REQUEST
000054-07-2022	7/15/2022	Closed	7/15/2022	Install Irrigation Tap
000055-07-2022	7/15/2022	Closed	7/15/2022	Miscellaneous WATER IS POURING OUT OF THE METER
000057-07-2022	7/18/2022	Closed	7/18/2022	Check Water Meter- CUST SAYS THAT HE READS THE METER EVERYDAY & THAT HE BELIVES HE HAS A PRESSURE DIFFERENTIAL THAT CAUSES A SPIKE IN WATER USAGE EVERY 8 DAYS BOB COTTER 910-547-6319
000058-07-2022	7/18/2022	Closed	7/18/2022	Check Water Meter - CUST STATES THE IRR METER SHOULDN'T BE RUNNING AT THE TIMES & AMT THAT IS DOES
000063-07-2022	7/18/2022	Closed	7/18/2022	Miscellaneous PER CUSTOMER -NEEDS THE METER READER DISCONNECTED IN ORDER TO INSTALL NEW METER LID.

000064-07-2022	7/18/2022	Closed	7/18/2022	Miscellaneous FIRE HYDRANT IS LEAKING AT THE HOLLY DR AND PARK AVE EXTENSION
000070-07-2022	7/19/2022	Closed	7/18/2022	Meter Change Out
000060-07-2022	7/18/2022	Closed	7/19/2022	Miscellaneous CUSTOMER AT 215 N CASWELL AVE CALLED COMPLAINING ABOUT 4 HOLES THAT ARE IN THE STREET, WOULD LIKE THEM FILLED
000065-07-2022	7/18/2022	Closed	7/19/2022	Install Irrigation Tap - IS THERE AN EXISTING IRRIGATION TAP AT THIS LOCATION?
000067-07-2022	7/19/2022	Closed	7/19/2022	Sewer Line Blocked CUSTOMER SAYS THAT SEWER LINE IS BACKED UP
000068-07-2022	7/19/2022	Closed	7/19/2022	Leak Detected THERE IS A HOSE LEAKING AT THE CORNER OF HOWE AND EAST NASH STREET. CUSTOMER SAYS ITS A HOSE (MAYBE A POSSIBLE PIPE) STICKING UP OUT OF THE GROUND AND IS LEAKING.
000069-07-2022	7/19/2022	Closed	7/19/2022	Miscellaneous CUSTOMER HAS CALLED A PLUMBER DUE TO SOME ISSUES AND THEY NEED THE GRIDER PUMP LOCATED.
000074-07-2022	7/20/2022	Closed	7/20/2022	Leak Detected customer called said water is coming out of pipe at sub station near franklin sq park
000050-07-2022	7/14/2022	Closed	7/21/2022	Miscellaneous GRASS NEEDS CUT DIRECTLY ACROSS FROM 215 N CASWELL, GRASS AND WEEDS OVERGROWN.
000061-07-2022	7/18/2022	Closed	7/21/2022	Trim Branches - trim tree & branches that cross over side walk. cust feels this is a safety issue
000071-07-2022	7/19/2022	Closed	7/21/2022	Check Water Meter - NO FLOW FOR SEVERAL MONTHS. NODE OR REGISTER ISSUE? MAY NEED TO CHANGE OUT METER per ts check to see if box is under water, if so clean box. check meter node & clean wire connections. get reading. low meter supply cannot change
000072-07-2022	7/20/2022	Closed	7/21/2022	Miscellaneous THERE ARE VINES STRANGLING A TREE BUT IS LOCATED ON CITY PROPERTY. CUSTOMER WOULD LIKE VINES CUT AND REMOVED FROM TREE.
000075-07-2022	7/20/2022	Closed	7/21/2022	Check Water Meter - PLEASE VERIFY WHAT METER NUMBER, MULTI & READ FOR THIS LOCATION
000088-07-2022	7/22/2022	Closed	7/21/2022	Check Water Meter - PLEASE VERIFY WHAT METER NUMBER, MULTI & READ FOR THIS LOCATION
000073-07-2022	7/20/2022	Closed	7/22/2022	Miscellaneous COMPLAINS OF LOW WATER PRESSURE
000076-07-2022	7/21/2022	Closed	7/22/2022	Meter Change Out - meter is reading backwards bad node/register?
000077-07-2022	7/21/2022	Closed	7/22/2022	Meter Reading Needed

000078-07-2022	7/21/2022	Closed	7/22/2022	Meter Reading Needed - READING BACKWARDS IN MINET
000079-07-2022	7/21/2022	Closed	7/22/2022	Meter Reading Needed - READING BACKWARDS IN MINET
000080-07-2022	7/21/2022	Closed	7/22/2022	READING BACKWARDS IN MINET
000082-07-2022	7/22/2022	Closed	7/22/2022	Check Water Meter & provide read. reading backwards in minet
000086-07-2022	7/22/2022	Closed	7/22/2022	Leak Detected - irrigation looks to be stuck running at 10 plus gallons a hour & then 700 gallons then back to 10
000090-07-2022	7/22/2022	Closed	7/22/2022	Check Water Meter 15665535 & provide read for billing
000094-05-2022	5/25/2022	Closed	7/22/2022	meter swap? check meter reading backwards bad node/register? NEED READING
000102-07-2022	7/25/2022	Closed	7/22/2022	Check Water Meter 15664736 NO READS OR HISTORY IN MINET. DOES THE METER HAVE ISSUE WITH NODE OR REGISTER? DOES IT NEED TO BE SWAPPED?
000087-07-2022	7/22/2022	Closed	7/25/2022	Check Water Meter & provide reading. reading backwards in minet
000092-07-2022	7/22/2022	Closed	7/25/2022	Miscellaneous CUSTOMER HAS A MAPLE TREE THAT SHE SAYS HAS ROOTS THAT ARE CLOSE TO REACHING THE WATER METER .
000098-07-2022	7/25/2022	Closed	7/25/2022	Reconnect
000104-07-2022	7/25/2022	Closed	7/25/2022	Turn meter off - CUSTOMER REQUESTS WATER TO BE TURNED OFF DUE TO LEAK
000105-07-2022	7/25/2022	Closed	7/25/2022	Leak Detected - please turn off water per cust request
000130-06-2022	6/23/2022	Closed	7/25/2022	Extension - WILL PAY 35 APPLICATION ON NEXT BILLING
000036-07-2022	7/13/2022	Closed	7/26/2022	Install Irrigation Tap
000109-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000110-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000111-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID

000112-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000113-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000114-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000115-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000116-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000117-07-2022	7/26/2022	Closed	7/26/2022	Reconnect paid
000119-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000120-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000121-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000122-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000123-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000124-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000125-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000126-07-2022	7/26/2022	Closed	7/26/2022	Reconnect-PAID
000127-07-2022	7/26/2022	Closed	7/26/2022	Reconnect
000128-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID & PLEDGE
000129-07-2022	7/26/2022	Closed	7/26/2022	Reconnect PAID WILL PAY AFTER HOURS FEE
000130-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID VERBAL TO TOM

000131-07-2022	7/26/2022	Closed	7/26/2022	Reconnect - PAID
000056-07-2022	7/15/2022	Closed	7/27/2022	Install Irrigation Tap
000089-07-2022	7/22/2022	Closed	7/27/2022	Install Irrigation Tap - FEE HAS BEEN PAID
000107-07-2022	7/25/2022	Closed	7/27/2022	Miscellaneous CHECK IRRIGATION METER. CUSTOMER COMPLAINS OF INCREASED USAGE BUT HAS NOT CHANGED THE METER SETTINGS/TIMER
000132-07-2022	7/27/2022	Closed	7/27/2022	Reconnect PAID
000133-07-2022	7/27/2022	Closed	7/27/2022	Sewer Line Blocked- possible block customer complained of sewer issues- bubbling sink and toilets
000134-07-2022	7/27/2022	Closed	7/27/2022	Reconnect paid
000135-07-2022	7/27/2022	Closed	7/27/2022	Miscellaneous irrigation meter has been fixed, please inspect.
000137-07-2022	7/27/2022	Closed	7/27/2022	Check Water Meter CUSTOMER STATES THAT THE VALVE IS SPINNING NON STOP.
000138-07-2022	7/27/2022	Closed	7/27/2022	Reconnect PAID
000139-07-2022	7/27/2022	Closed	7/27/2022	Reconnect PAID
000140-07-2022	7/27/2022	Closed	7/27/2022	Reconnect - paid customer states she still has water. she was on disconnect list. not rdm
000141-07-2022	7/27/2022	Closed	7/27/2022	Reconnect - paid
000146-07-2022	7/29/2022	Closed	7/27/2022	Inspect RPZ/Install IRR Meter
000142-07-2022	7/28/2022	Closed	7/28/2022	Reconnect RECONNECTED VIA RDM BUT CUSTOMER STATES THAT THEY ARE STILL WITHOUT WATER. PLEASE RECONNECT.
000143-07-2022	7/28/2022	Closed	7/28/2022	Leak Detected - per customer request after called w/leak alert to turn water off until he can get plumber.
000144-07-2022	7/29/2022	Active	7/28/2022	Miscellaneous PULL IRRIGATION METER
000145-07-2022	7/29/2022	Closed	7/29/2022	Meter Change Out - MC EMAILED METER SWAPPED

WOID	Request Date	Description	Status	Assigned To	Actual Completion Date
18505	6/25/2022	LOCATE 220 SAND DOLLAR LANE, LANDSCAPING	Complete	Tyrus Davis	5/31/2022
18519	6/28/2022	LOCATE 4465 WILLOW MOSS WAY/SPRING OAK LN, BURY PHONE DROP	Complete	Tyrus Davis	6/2/2022
18605	6/27/2022	14 LIGHTS OUT AT 209 N ATLANTIC. Replaced all 16 lights HP	Complete	Harlan Pyles	6/27/2022
18617	7/6/2022	SEWER BLOCK AT 717 N. ATLANTIC. Jetted line AL/KR	Complete	Mike Spicer	7/6/2022
18618	7/6/2022	PICK UP 4TH OF JULY EQUIPMENT FROM 209 N ATLANTIC. Moved items, Pat & Shawn	Complete	David Kelly	7/8/2022
18619	7/6/2022	MOVE BLEACHERS TO THE KICKBALL FIELD NEAR CAVINESS PARK BY FRIDAY AFTERNOON. Moved MS/AC	Complete	Mike Spicer	7/8/2022
18620	7/6/2022	SEE ATTACHED LIST OF BARRICADE PLACEMENT FOR SATURDAY, JULY 9TH. Barricades out. Shawn & Connor	Complete	Mike Spicer	7/8/2022
18630	6/27/2022	LOCATE 106 W WEST ST/N HOWE ST, INSTALL FENCE	Complete	Tyrus Davis	7/28/2022
18636	6/27/2022	LOCATE 5242 SHIPMAST WAY/BOWLINE CT, BURY PHONE DROP	Complete	Tyrus Davis	6/30/2022
18637	6/27/2022	LOCATE 611 N LORD ST, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	6/30/2022
18638	6/27/2022	LOCATE 606 N LORD ST, INSTALLIONG ELECTGRIC LINE	Complete	Tyrus Davis	6/30/2022
18643	6/30/2022	LOCATE 1125 E LEONARD ST, MAIN LINE LEAK	Complete	Tyrus Davis	7/6/2022

18644	6/30/2022	LOCATE 202 RIVER DR/S FODALE AVE, BURY PROPANE TANK & GAS	Complete	Tyrus Davis	7/6/2022
18645	6/30/2022	LOCATE 804 E MOORE ST/S FODALE AVE	Complete	Tyrus Davis	7/6/2022
18646	6/30/2022	LOCATE 606 N FODALE AVE/MEMORY LANE	Complete	Tyrus Davis	7/6/2022
18647	6/30/2022	LOCATE 313 HERRING DR/E LEONARD ST, INSTALLING POOL	Complete	Tyrus Davis	7/6/2022
18648	6/29/2022	LOCATE 1625 HWY211/SANDY LANE, UTILITY AND GRADING	Complete	Tyrus Davis	7/6/2022
18649	6/29/2022	LOCATE 5002 ROBERT RUARK DR SE, INGROUND POOL INSTALL	Complete	Tyrus Davis	7/6/2022
18650	6/28/2022	LOCATE 67202 PEBBLE SHORE LANE, REMOVING TREES	Complete	Tyrus Davis	7/6/2022
18651	6/28/2022	LOCATE 5103 FERNWOOD DR/E MOORE ST, INSTALLING POOL	Complete	Tyrus Davis	7/6/2022
18652	6/29/2022	LOCATE 410 BRUNSWICK ST, REPAIRING BAD UG ELECTRICAL	Complete	Tyrus Davis	7/6/2022
18653	6/29/2022	LOCATE 403 CLARENDON AVE, BURY PHONE DROP	Complete	Tyrus Davis	7/6/2022
18654	6/29/2022	LOCATE BURLINGTON AVE/W LEONARD ST, GRADING	Complete	Tyrus Davis	7/6/2022
18655	7/4/2022	LOCATE 141 PARK AVE/E MOORE ST, SEWER	Complete	Tyrus Davis	7/7/2022
18656	7/1/2022	LOCATE 405 STUART AVE/HOLLY DR, NEW GAS SERVICE	Complete	Tyrus Davis	7/7/2022

18657	7/1/2022	LOCATE 653 SPARTINA CT/COTTAGE CREEK RD, DESTROYED MARKS,	Complete	Tyrus Davis	7/7/2022
18658	6/27/2022	LOCATE 913 N LORD ST/W 9TH ST, INSTALLING WATER/SEWER TAP	Complete	Tyrus Davis	7/7/2022
18659	7/6/2022	LOCATE 645 WILD ROSE WAY/W LEONARD ST, INSTALLING GENERATOR	Complete	Tyrus Davis	7/8/2022
18660	7/7/2022	LOCATE 202 RIVER DR/S FODALE AVE, BURY PROPANE TANK	Complete	Tyrus Davis	7/8/2022
18661	7/6/2022	LOCATE 701 W 9TH ST, INSTALLING DRIVEWAY	Complete	Tyrus Davis	7/8/2022
18662	7/6/2022	LOCATE 103 HERRING DR/E NASH ST, FRENCH DRAIN	Complete	Tyrus Davis	7/8/2022
18663	7/7/2022	LOCATE 202 RIVER DR, BURY PROPANE TANK	Complete	Tyrus Davis	7/8/2022
18664	7/6/2022	LOCATE 616 N LORD ST, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/8/2022
18665	7/12/2022	LOCATE 604 N LORD ST, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/8/2022
18666	7/6/2022	LOCATE 6166 RIER SOUND CIR, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/8/2022
18667	7/5/2022	LOCATE 104 PARK AVE E MOORE ST, BURY SERVICE	Complete	Tyrus Davis	7/8/2022
18668	7/5/2022	LOCATE 502 QUARTER MASTER/COTTAGE POINT WAY, BURY SERVICE DROP	Complete	Tyrus Davis	7/8/2022
18669	7/5/2022	LOCATE 210 W WEST/N CASWELL, REPAIR DRIVE	Complete	Tyrus Davis	7/8/2022

18670	7/12/2022	LOCATE METER AT 205 N RHETT, PLACE A FLAG	Complete	Mark Caban	7/12/2022
18672	7/13/2022	HOLE IN STREET AT 1025 N CASWELL. SP/CD/AC	Complete	Mike Spicer	7/14/2022
18673	7/13/2022	WATERFRONT - CHECK BETWEEN THE SIDEWALK AND BULKHEAD FOR DEEP HOLES AND INDENTATIONS THAT COULD BE A FALL HAZARD. FILL WITH DIRT. DK/GUYS	Complete	David Kelly	7/14/2022
18674	7/13/2022	YACHT BASIN - BIG HOLE ON THE WALKWAY BETWEEN THE PILOT'S TOWER AND FRYING PAN. DK/GUYS	Complete	David Kelly	7/14/2022
18675	7/13/2022	STEVE ELWOOD 910-477-1742 - DEAD PINE TREE AT 11TH STREET ENTRANCE OF 630 N FODALE...CONTRACTOR WILL BE REMOVING THIS TREE	Complete	Tom Stanley	7/15/2022
18676	7/18/2022	HOMEOWNER CALLED CORNER OF CANVASS BACK CT/E LEONARD IS AN EXPOSED BLUE WATER LINE	Complete	Mike Spicer	7/19/2022
18677	7/11/2022	LOCATE 5102 HOLLOW TREE DR/FERNWOOD DR, ADDING WATER LINES	Complete	Tyrus Davis	7/14/2022
18678	7/11/2022	LOCATE 314 WILLIS DR/E LEONARD ST, ADDITION	Complete	Tyrus Davis	7/14/2022
18679	7/6/2022	LOCATE 5187 FEASON ST/J SWAIN BLVD. INSTALLING UG UTILITIES.	Complete	Tyrus Davis	7/14/2022
18680	7/8/2022	LOCATE 618 W ST GEORGE ST, NEW CONSTRUCTION	Complete	Tyrus Davis	7/14/2022
18681	7/7/2022	LOCATE 240 JOSHUA'S WAY, INSTALLING GENERATOR	Complete	Tyrus Davis	7/14/2022
18682	7/7/2022	LOCATE 745 SKIPJACK CIR, PLANTING BUSHES	Complete	Tyrus Davis	7/14/2022
18683	7/7/2022	LOCATE 6050 DUTCHMAN CREEK RD, BUSY SERVICE DROP	Complete	Tyrus Davis	7/14/2022

18684	7/7/2022	LOCATE 6040 DUTCHMAN CRFEEK RD/INDIGO PLANTATION, BURY SPECTRUM CABLE.	Complete	Tyrus Davis	7/14/2022
18685	7/7/2022	LOCATE STUART AVE/HOLLY DR, NEW GAS MAIN	Complete	Tyrus Davis	7/14/2022
18686	7/11/2022	LOCATE 202 RIVER DR/S FODALE AVE, BURY PROPANE TANK	Complete	Tyrus Davis	7/14/2022
18687	7/12/2022	LOCATE 624 MARSH GRASS CT, NEW CONSTRUCTION	Complete	Tyrus Davis	7/14/2022
18688	7/8/2022	LOCATE 614 MARSH GRASS CT, NEW CONSTRUCTION	Complete	Tyrus Davis	7/14/2022
18689	7/12/2022	LOCATE QUARTER MASTER DR	Complete	Tyrus Davis	7/15/2022
18690	7/12/2022	LOCATE 306 E BAY ST/S ATLANTIC AVE	Complete	Tyrus Davis	7/15/2022
18691	7/12/2022	LOCATE STUART AVE/HOLLY DR, NEW GAS MAIN	Complete	Tyrus Davis	7/15/2022
18692	7/12/2022	LOCATE 700 E MOORE ST/N HOWE ST, DRILLING FOR PYLONS	Complete	Tyrus Davis	7/15/2022
18693	7/13/2022	LOCATE 701 W 9TH ST, INSTALLING DRIVEWAY	Complete	Tyrus Davis	7/19/2022
18694	7/19/2022	LOCATE BURLINGTON AVE/W LEONARD ST, GRADING	Complete	Tyrus Davis	7/19/2022
18695	7/19/2022	LOCATE 717 N ATLANTIC AVE/E 8TH ST, REPAIR SEWER LINE	Complete	Tyrus Davis	7/19/2022
18696	7/13/2022	LOCATE 105 N LORD ST, INSTALLING WATER/SEWER TAP	Complete	Tyrus Davis	7/19/2022

18697	7/15/2022	LOCATE RIVER RD SE/N HOWE ST, CABLE	Complete	Tyrus Davis	7/19/2022
18698	7/15/2022	LOCATE 1456 N HOWE ST/RIVER RD SE, CABLE	Complete	Tyrus Davis	7/19/2022
18699	7/15/2022	LOCATE 1456-1424 N HOWE ST/RIVER RD SE, CABLE	Complete		
18700	7/15/2022	LOCATE 1424 N HOWE ST/RIVER RD SE, CABLE	Complete	Tyrus Davis	7/19/2022
18701	7/22/2022	LIGHT IN GIRLS RESTROOM NOT WORKING AND THE LOCK ON THE STALL IN BOYS NEEDS REALIGNED	Complete	Jeremy Kennedy	7/22/2022
18702	7/18/2022	LOCATE 616 ARABELLA LANE, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/21/2022
18703	7/18/2022	LOCATE 611 N LORD ST, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/21/2022
18704	7/16/2022	LOCATE 5244 WINDWARD WAY, BURY PHONE DROP	Complete	Tyrus Davis	7/21/2022
18705	7/18/2022	LOCATE 908 N LORD ST, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/21/2022
18706	7/18/2022	LOCATE WOODSIDE DR/HWY211, FORCE MAIN INSTALLATION	Complete	Tyrus Davis	7/21/2022
18707	7/22/2022	CLEAN STORM DRAIN FROM HILLCREST ALLEY TO W WEST. ms/crew	Complete	Mike Spicer	7/22/2022
18708	7/18/2022	LOCATE SANDY LANE/HWY211, FORCE MAIN INSTALLATION	Complete	Tyrus Davis	7/21/2022
18709	7/18/2022	LOCATE 240 JOSHUAS WAY, INSTALLING ELECTRIC LINE	Complete	Tyrus Davis	7/21/2022

18710	7/25/2022	COOKIE SAYS THERE IS A CLOGGED TOILET IN THE GIRLS ROOM. HP	Complete	Harlan Pyles	7/25/2022
18711	7/19/2022	LOCATE 5106 HOLLOW TREE DR/FERNWOOD DR, BURY SERVICE DROP	Complete	Tyrus Davis	7/22/2022
18712	7/19/2022	LOCATE 421 TROUT LILY LANE, NEW GAS SERVICE	Complete	Tyrus Davis	7/22/2022
18713	7/19/2022	LOCATE 1022 SOFTWIND WAY, LANDSCAPING	Complete	Tyrus Davis	7/22/2022
18714	7/18/2022	LOCATE 107 PARK AVE/E MOORE ST, BURY SERVICE DROP	Complete	Tyrus Davis	7/22/2022
18715	7/19/2022	LOCATE 807 E NASH ST/N FODALE. BURY SERVICE DROP	Complete	Tyrus Davis	7/22/2022
18716	7/19/2022	LOCATE 215 HERRING DR/LONGLEAF DR, REPLACING ABLE LINE	Complete	Tyrus Davis	7/22/2022
18717	7/18/2022	LOCATE 116 W WEST ST/N LORD ST, SEWER LINE	Complete	Tyrus Davis	7/22/2022
18718	7/18/2022	LOCATE 3002 ROBERT RUARK DR SE/N HOWE ST, WHEEL CHAIR RAMP	Complete	Jackie Smith	7/22/2022
18719	7/19/2022	LOCATE 1625 HWY 211/SANDY LANE, UTILITY GRADING	Complete	Tyrus Davis	7/22/2022
18720	7/21/2022	LOCATE 602 W 9TH ST/SPINCAST RD, CUT CABLE	Complete	Tyrus Davis	7/22/2022
18721	7/25/2022	PLEASE HANG SIGNS ABOVE DOORS FOR MISS ROBIN	Complete	Jeremy Kennedy	7/28/2022
18722	7/22/2022	LOCATE 405 E LEONARD ST/E 8TH ST, INSTALLING GAS LINE	Complete	Tyrus Davis	7/25/2022

18723	7/21/2022	LOCATE 6010 SPIRUSH TRAIL/DUTCHMAN CREEK RD, BURY MAIN CABLE.D	Complete	Tyrus Davis	7/25/2022
18724	7/21/2022	LOCATE 303 W 10 ST/N CASWELL AVE, INSTALLING GAS LINE	Complete	Tyrus Davis	7/25/2022
18726	7/20/2022	LOCATE 110 HIGHLAND PARK AVE/STUART AVE, DIRECTIONAL BORE	Complete	Tyrus Davis	7/25/2022
18727	7/20/2022	LOCATE 614 MARSH GRASS CT, NEW CONSTRUCTION	Complete	Tyrus Davis	7/25/2022
18728	7/20/2022	LOCATE 624 MARSH GRASS CT, NEW CONSTRUCTION	Complete	Tyrus Davis	7/25/2022
18729	7/21/2022	LOCATE 6004 ROBERT RUARK DR SE, BURY PHONE DROP	Complete	Tyrus Davis	7/26/2022
18730	7/22/2022	LOCATE 215 SAND DOLLAR LANE/SOFTWINE WAY, PLANT TREES AND BUSHES	Complete	Tyrus Davis	7/26/2022
18731	7/21/2022	LOCATE 360 TREVALLY CT/N CASWELL AVE	Complete	Tyrus Davis	7/26/2022
18732	7/8/2022	LOCATE 2010 BONNER BUSSELLS, WATER/SEWER TAP	Complete	Tyrus Davis	7/26/2022
18733	7/18/2022	LOCATE 406 HERRING DR/MITCHELL ST, INSTALLING WATER/SEWER TAP	Complete	Tyrus Davis	7/26/2022
18737	7/25/2022	LOCATE 101 E BROWN ST/N HOWE, INSTALLING SIGN	Complete	Tyrus Davis	7/27/2022
18671	7/12/2022	717 N Atlantic, sewer repair	Work In Progress	Mike Spicer	



NCEMPA
1427 MEADOW WOOD BLVD.
RALEIGH, NC 27604

Power Billing Statement

North Carolina Eastern Municipal Power Agency

MEMBER	BILL DATE	DUE DATE	FOR SERVICE	TOTAL DUE
SOUTHPORT	07/10/22	07/20/22	06/01/22 - 06/30/22	\$445,023.18

Wholesale Power Service Schedule FR-7

DESCRIPTION	RATE	QTY	AMOUNT
Demand Charges:			
All Demand	\$21.84/kW	10,774	235,304.16
Energy Charges:			
Monthly Energy Charge	\$.02558/kWh	5,979,089	152,945.10

Additional Charges

DESCRIPTION	RATE	QTY	AMOUNT
Rider 1 FRPPA True-Up Charge/(Credit)			0.00
Rider 2 Delivery Surcharge	\$0.06/kW	10,774	646.44
Rider 3B Leased Facilities Surcharge	\$0.88/kW	13,725	12,078.00
Rider 6A NCEMPA Generation Credit			(1,563.59)
Rider 6B NCEMPA Generation Credit			(2,575.93)
Rider 7A Power Agency Service (PAS) Charge			8,397.75
Rider 7B Renewable Energy Portfolios Standards (REPS) Charge			2,357.10
Rider 8 Debt Defeasance Support Charge			31,359.60
Other Charges/(Credits)			6,074.55

Power Bill payment made by ACH Debit

TOTAL AMOUNT DUE

\$445,023.18

If you have any questions concerning this bill, call Gail Duke at 919-760-6212



Power Billing Statement
North Carolina Eastern Municipal Power Agency

MEMBER	BILL DATE	FOR SERVICE	MEMBER NCP	MEMBER CP
SOUTHPORT	07/10/22	06/01/22 - 06/30/22	06/14 @ 1700 / 13,725 kW	10,774 kW

DEP System Peak = 06/13/22 @ 1800 12,671 Megawatts

DEMAND DATA

(A)	(B)	(C)	(D)	(E)	(F=D-E)
DELIVERY POINT	NCP Date & Time	NCP kW	CP kW	SEPA kW	BILLED DEMAND
SOUTHPORT DP	06/14/22 @ 1700	13,725	10,774	0	10,774
TOTAL			10,774	0	10,774

ENERGY DATA

	(G)	(H)	(I=G-H)		
DELIVERY POINT	METERED kWh	SEPA kWh	BILLED kWh	METERED KVAR	EXCESS KVAR
SOUTHPORT DP	5,979,089	0	5,979,089	2,122,752	0
TOTAL	5,979,089	0	5,979,089	2,122,752	0



Power Billing Statement
North Carolina Eastern Municipal Power Agency

MEMBER	BILL DATE	FOR SERVICE
SOUTHPORT	07/10/22	06/01/22 - 06/30/22

Billing Summary

	CALENDAR YEAR (JAN22 - JUN22)	FISCAL YEAR (JUL21 - JUN22)
Total Bill	\$2,446,631.76	\$4,830,159.25
Metered Energy (Includes SEPA kWh)	29,388,812	60,739,032
SEPA Energy	0	0



MEMBER	BILL DATE	FOR SERVICE
SOUTHPORT	07/10/22	06/01/22 - 06/30/22

Summary of Billing Determinants at Metering Point

DEP ID	METERING POINT	NCP DATE TIME	NCP kW	CP kW	METERED kWh	MAX. LAGGING kVAR	EXCESS kVAR	MAX. LEADING kVAR
240	SOUTHPORT MP	06/14 @ 1700	13,725	10,774	5,979,089	5,560	0	0
TOTAL				10,774	5,979,089			



Power Billing Statement
North Carolina Eastern Municipal Power Agency

MEMBER	BILL DATE	FOR SERVICE
SOUTHPORT	07/10/22	06/01/22 - 06/30/22

Other Charges/Credits

TYPE	NOTES	AMOUNT
OTH	DEP has restated the May 2022 CP day and time to 05/20 HE 17. Your bill has been adjusted to reflect this new CP for May.	\$6,074.55

Total Charges/(Credits) \$6,074.55



Power Billing Statement

North Carolina Eastern Municipal Power Agency

MEMBER	BILL DATE	FOR SERVICE
SOUTHPORT	07/10/22	06/01/22 - 06/30/22

Summary of Distributed Generation Credits

	Rider 6A	Rider 6B
Total CP kW	17,475	20,008
Total Transmission kW	17,475	20,008
Total Energy (kWh)	349,050	421,985
Member % of Revenue	0.7826%	0.8961%
CP Demand (kW)	137	180
Transmission (kW)	137	180
Energy (kWh)	2,732	3,781
CP Demand Credit(\$)	(2,688.77)	(3,532.68)
Transmission Demand Credit(\$)	(270.16)	(354.96)
Energy Credit(\$)	(73.79)	(102.12)
Distributed Generation Credit(\$)	(3,032.72)	(3,989.76)
Power Agency Expense(\$)	1,469.13	1,413.83
TOTAL MONTH CREDIT(\$)	(1,563.59)	(2,575.93)



MEMBER	BILL DATE	FOR SERVICE
SOUTHPORT	07/10/22	06/01/22 - 06/30/22

Rider 7A - Power Agency Services (PAS) Charge

The Power Agency Service Charge on the wholesale power billing statement is based on costs and services approved by the North Carolina Eastern Municipal Power Agency Board of Commissioners and by the ElectriCities Board of Directors and is undertaken and operated by the Power Agency for the benefit of the Members. These costs include: NERC and SERC compliance activities; APPA dues; legislative, financial, and legal support, including territorial issues and other member services; Power Agency operations, billing activities, and rate support, economic development, communications, training and Power Agency administrative and general expenses.

The Power Agency Services charge 2022 projection is reflected in the January 2022 billing data.

The Power Agency Services charge 2021 True-Up adjustment of \$ (400.77) is applied to the April 2022 through March 2023 billing data.

Power Agency Service Charge(\$)	\$8,397.75
Power Agency Service %	0.80 %

Rider 7B - Renewable Energy Portfolio Standards (REPS) Charge

The Renewable Energy Portfolio Standards (REPS) Charge 2022 projection is reflected in the January 2022 billing data.

The Renewable Energy Portfolio Standards (REPS) Charge 2021 True-Up adjustment of \$ (1,099.87) is applied to the April 2022 through March 2023 billing data.

Renewable Energy Portfolio Standards Charge(\$)	\$2,357.10
Renewable Energy Portfolio Standards %	0.80 %

Rider 8 - Debt Defeasance Support Charge

The Defeasance Debt Service Support Charge line on the wholesale power billing statement is the Member's share of monthly support costs, as defined in the Debt Service Support Contract. This monthly debt charge will be assigned to and recovered from the Member in accordance with the terms and conditions of the Full Requirements Power Sales Agreement and the Debt Service Support Contract. The planned repayment term of the defeasance bond is ten years.

Debt Service Support Charge(\$)	\$31,359.60
Debt Service Support %	0.74 %

PERMIT REPORT 2022

Month	New Construct SFR	New Construct Multi Family	Commercial Bldg Projects	Acc Struct	Total Building	Demo	Elect	Plumb	Mech	Permits Issued	Revenue Collected
Jan	9	0	6	5	22	0	33	13	37	179	\$ 161,702.50
Feb	16	0	2	6	16	0	36	20	37	124	\$ 154,789.00
Mar	14	5	6	10	34	2	43	19	47	199	\$ 82,146.50
Apr	7	0	4	1	18	1	40	34	38	249	\$ 325,280.50
May	9	0	4	4	19	1	32	21	43	195	\$ 88,866.50
Jun	8	1	6	6	22	1	33	23	52	236	\$ 281,149.51
Jul	4	0	1	2	12	0	26	16	41	174	\$ 129,612.00
Aug											
Sep											
Oct											
Nov											
Dec											
Totals	67	6	29	34	143	5	243	146	295	1356	\$ 1,223,546.51

DEPARTMENT OF COMMUNITY RELATIONS
August Report 2022

July 2022:

Randy Jones,
Director of Community Relations

Number of Visitors 2,884

Visitors' Center Donations (FYTD)	\$ 726.00
Film Permit Revenue (FYTD)	\$ 9,600.00
Community Building (FYTD)	\$ 16,950.00
Occupancy Tax (FYTD)	\$ 31,548.83
Fiscal Year Total	\$ 58,824.83

Tourism

- The Community Relations Department met on July 25th to discuss our goals and objectives for the upcoming fiscal year.
- The NC Fourth of July Festival started on June 30th and ran through July 4th. The City Staff did an amazing job. The city saw an influx of nearly 40,000 visitors during the festival. We are already beginning to plan for next year!
- The Amazon Original, *The Summer I Turned Pretty* was released: <https://cityofsouthport.com/the-summer-i-turned-pretty-on-amazon-prime/> They returned to begin filming season two. If you noticed it was Christmas in July – that was them!
- The “This is our Town” cleanup is on a summer hiatus. The next clean-up will be held September 3, 2022.
- Randy attended the monthly Downtown Southport Inc Board of Directors meeting.
- The Southport Summer Concert Series continues Thursday nights from 6p-8p, through September 1st: <https://cityofsouthport.com/the-2022-southport-summer-concert-series/>
- The Southport Summer Market is still going strong, on Wednesdays in Franklin Square Park, from 9a-2p, through August 31, 2022. <https://downtownsouthport.org/southport-summer-market/>
- The nightly flag-lowering ceremony began on Memorial Day and will continue through Labor Day, <https://cityofsouthport.com/event/southport-flag-ceremony-3/all/>
- The Southport Wooden Boat Show Committee met on July 22nd to continue organizing for the November 5th event. <https://southportwoodenboatshow.com/events/>
- Director attended the Southport-Oak Island Chamber Annual Meeting on July 21st

Communications

- On July 2nd, Tropical Storm Colin came through Southport. Allayna sent out notifications via all social channels informing the public of the storm and potential hazards.
- As of July 7th, we are discussing a new, streamlined quick contact form on the website. This will be an over-arching form that will be monitored and filtered by ChyAnn.
 - Update: Instead of creating a new all-encompassing form, we updated the current forms with stronger security measures and have seen an exponential decrease in the number of spam submissions.
- Allayna and ChyAnn attended the Brunswick County PIO Gathering on Wednesday, July 13 to discuss upcoming communications strategies for this Hurricane Season.
 - The August meeting will be the 23rd in Shallotte, ChyAnn will be attending
- ChyAnn attended the FEMA PIO Basic certification course in Morehead City July 19-21 and is now a FEMA-certified PIO
- The first draft of the COMS Department Brand Strategy has been completed and is in its first stages of internal review.
 - The City Brand Guidelines are still in the creation stage.
- We want to encourage you all to participate in #CityHallSelfie Day brought to you by the Engaging Local Government Leaders Network: <https://cityofsouthport.com/cityhallselfie-day-brought-to-you-by-the-engaging-local-government-leaders-network/>

Community Building

- Landmark A/V will be beginning the installation process of the new AV equipment August 29th-31st
- We have started conducting research regarding the upcoming floor project, the first draft of the RFP has been completed by Allayna and we are now discussing next steps and timelines.
- The exterior updates on the building railing are continuing to progress. I will keep you posted on timelines of when this project will be completed.

Jul-22

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				30	1	2
				NC Fourth of July HQ	NC Fourth of July HQ	NC Fourth of July HQ
3	4	5	6	7	8	9
NC Fourth of July HQ						
10	11	12	13	14	15	16
				Board of Aldermen	Planning Board	Family Reunion
17	18	19	20	21	22	23
	Elopement / Special Called Mtg	Maritime Museum		Planning Board		
24	25	26	27	28	29	30
Wedding	Business Event	Business Event	Business Event	Celebration of Life		Celebration of Life
31						

UPCOMING CITY MEETINGS

Special Board Meeting
August 2, 10 am – (SCB)

Special Town Hall Meeting
August 3, 6 pm – (SCB)

Forestry Committee
2nd Tuesday of each month
August 9, 5 pm - (ITMH)

Park & Recreation Board
2nd Tuesday of each month
August 9, 6:30 pm - (ITMH)

ABC Board
2nd Wednesday of each month
August 10, 6:30 pm - (ITMH)

Board of Aldermen
2nd Thursday of each month
August 11, 6 pm - (SCB)

Beautification Committee
3rd Monday of each month
August 15, 5 pm - (ITMH)

Planning & Zoning Board
3rd Thursday of each month
August 18, 6 pm - (SCB)

Board of Adjustments
4th Tuesday of each month
August 23, 4:30 pm - (ITMH)

UPCOMING EVENTS

Flag Lowering Ceremony
Nightly, at 7:30 pm, at the riverfront

Southport Summer Market
August 3, 10, 17, 24, 31
9 am - 2 pm, Franklin Square Park

Drive-Through School Supply Drive
August 4, 9 am – 1 pm
Doshier Hospital

Southport Summer Concert Series
August 4, 11, 18, 25
6 pm - 8 pm, Franklin Square Park

Art Newton Centennial Celebration
August 31 – September 2
Visit the city calendar or Southport Historical Society website for more information

*Southport Community Building (SCB) 223 East Bay Street
Indian Trail Meeting Hall (ITMH) 110 West Moore Street*

Randy Jones
Director of Community Relations
Southport, N.C. 28461
Work: 910-457-7927
Cell: 910-477-1484
Email: rjones@cityofsouthport.com



**COLLECTIONS MONTHLY TOTALS REPORT
BRUNSWICK COUNTY
07 Jul2022 MonthEnd Run Date: Aug 1 2022 8:40AM**

CI21ADVL TAX - SOUTHPORT MOTOR VEHICLE TAX REPORT

TAX YEAR	ORIGINAL LEVY	+LATE LIST	+DISCOVERIES	=CURRENT LEVY	-RELEASES	-WRITE-OFFS	-PRINCIPLE	=BALANCE	% COLL
2010	\$39,986.22		\$0.00	\$39,986.22	\$0.00	\$0.00	\$0.00	\$0.00	100.00
2011	\$56,588.70		\$0.00	\$56,588.70	\$0.00	\$0.00	\$0.00	\$0.00	100.00
2012	\$66,577.93		\$135.31	\$66,713.24	\$0.00	\$0.00	\$0.00	\$0.00	100.00
2013	\$39,000.09		\$281.30	\$39,281.39	\$0.00	\$0.00	\$0.00	\$707.08	98.20
2014	\$0.00		\$199.02	\$199.02	\$0.00	\$0.00	\$0.00	\$51.44	74.15
2015	\$0.00		\$339.73	\$339.73	\$0.00	\$0.00	\$0.00	\$238.81	29.71
2016	\$0.00		\$115.42	\$115.42	\$0.00	\$0.00	\$0.00	\$0.00	100.00
TOTAL	\$202,152.94		\$1,070.78	\$203,223.72	\$0.00	\$0.00	\$0.00	\$997.33	99.51
TOTAL INTEREST COLLECTED									

CI21ADVL TAX - SOUTHPORT PROPERTY TAX REPORT

TAX YEAR	ORIGINAL LEVY	+LATE LIST	+DISCOVERIES	=CURRENT LEVY	-RELEASES	-WRITE-OFFS	-PRINCIPLE	=BALANCE	% COLL
2011	\$1,774,724.46	\$853.88	\$0.00	\$1,775,578.34	\$0.00	\$0.00	\$60.10	\$1,681.14	99.91
2012	\$1,688,037.74	\$1,118.81	\$5,634.34	\$1,694,790.89	\$0.00	\$0.00	\$60.10	\$1,937.29	99.89
2013	\$1,696,968.97	\$663.08	\$5,642.58	\$1,703,274.63	\$0.00	\$0.00	\$0.00	\$1,833.16	99.89
2014	\$1,741,170.53	\$974.86	\$15,048.68	\$1,757,194.07	\$0.00	\$0.00	\$0.00	\$1,784.06	99.90
2015	\$1,725,593.21	\$1,606.70	\$8,008.53	\$1,735,208.44	\$0.00	\$0.00	\$0.00	\$1,209.25	99.93
2016	\$1,820,832.09	\$2,730.04	\$18,965.09	\$1,842,527.22	\$0.00	\$0.00	\$0.00	\$1,615.54	99.91
2017	\$2,319,187.36	\$2,803.03	\$11,820.85	\$2,333,811.24	\$14.82	\$0.00	\$177.36	\$3,240.78	99.86
2018	\$2,360,474.90	\$1,746.79	\$1,906.02	\$2,364,127.71	\$13.16	\$0.00	\$177.36	\$1,635.70	99.93
2019	\$2,902,214.84	\$2,330.39	\$4,575.41	\$2,909,120.64	\$11.53	\$0.00	\$15.42	\$3,571.06	99.88
2020	\$3,013,421.42	\$5,692.80	\$22,461.51	\$3,041,575.73	\$9.72	\$0.00	\$425.17	\$4,059.11	99.87
2021	\$3,103,177.33	\$3,492.77	\$23,431.70	\$3,130,101.80	\$8.10	\$0.00	\$3,928.13	\$21,133.29	99.32
2022	\$3,936,134.46	\$1,110.71	\$1,195.22	\$3,938,440.39	\$0.00	\$40.15	\$247,354.93	\$3,691,045.31	6.28
TOTAL	\$28,081,937.31	\$25,123.86	\$118,689.93	\$28,225,751.10	\$57.33	\$40.15	\$252,198.57	\$3,734,745.69	86.77
TOTAL INTEREST COLLECTED				\$500.28					
GRAND TOTAL	\$28,284,090.25	\$25,123.86	\$119,760.71	\$28,428,974.82	\$57.33	\$40.15	\$252,198.57	\$3,735,743.02	86.86
GRAND TOTAL INTEREST COLLECTED				\$500.28					

**COLLECTIONS MONTHLY TOTALS REPORT
BRUNSWICK COUNTY
07 Jul2022 MonthEnd Run Date: Aug 1 2022 8:40AM**

FR14FFEEFEE - SOUTHPORT FIRE PROPERTY TAX REPORT

TAX YEAR	ORIGINAL LEVY	+LATE LIST	+DISCOVERIES	=CURRENT LEVY	-RELEASES	-WRITE-OFFS	-PRINCIPLE	=BALANCE	% COLL
2010	\$617,230.00		\$0.00	\$617,230.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00
2011	\$624,470.00		\$0.00	\$624,470.00	\$0.00	\$0.00	\$0.00	\$130.85	99.98
2012	\$630,950.00		\$290.00	\$631,240.00	\$0.00	\$0.00	\$0.00	\$120.00	99.98
2013	\$639,550.00		\$0.00	\$639,550.00	\$0.00	\$0.00	\$0.00	\$130.00	99.98
2014	\$652,650.00		\$0.00	\$652,650.00	\$0.00	\$0.00	\$0.00	\$130.00	99.98
2015	\$674,560.00		\$0.00	\$674,560.00	\$0.00	\$0.00	\$0.00	\$140.00	99.98
2016	\$702,680.00		\$0.00	\$702,680.00	\$0.00	\$0.00	\$0.00	\$140.00	99.98
2017	\$897,246.88		\$290.00	\$897,536.88	\$0.00	\$0.00	\$23.16	\$273.15	99.97
2018	\$1,006,111.57		\$0.00	\$1,006,111.57	\$0.00	\$0.00	\$151.25	\$476.55	99.95
2019	\$1,027,492.82		\$0.00	\$1,027,492.82	\$0.00	\$0.00	\$151.38	\$1,056.84	99.90
2020	\$1,059,241.57		\$55.00	\$1,059,296.57	\$0.00	\$0.00	\$94.85	\$2,551.09	99.76
2021	\$1,082,561.57		\$0.00	\$1,082,561.57	\$0.00	\$0.00	\$1,402.58	\$11,745.02	98.92
2022	\$1,602,106.25		\$40.00	\$1,602,146.25	\$0.00	\$0.00	\$118,122.39	\$1,484,023.86	7.37
TOTAL	\$11,216,850.66		\$675.00	\$11,217,525.66	\$0.00	\$0.00	\$119,945.61	\$1,500,917.36	86.62
TOTAL INTEREST COLLECTED									
GRAND TOTAL	\$11,216,850.66		\$675.00	\$11,217,525.66	\$0.00	\$0.00	\$119,945.61	\$1,500,917.36	86.62
GRAND TOTAL INTEREST COLLECTED									

COLLECTIONS MONTHLY TOTALS REPORT
BRUNSWICK COUNTY
07 Jul2022 MonthEnd Run Date: Aug 1 2022 8:40AM

CI21LIENFEE - CI21LIENFEE SOUTHPORT PROPERTY TAX REPORT									
TAX YEAR	ORIGINAL LEVY	+LATE LIST	+DISCOVERIES	=CURRENT LEVY	-RELEASES	-WRITE-OFFS	-PRINCIPLE	=BALANCE	% COLL
2020	\$0.00		\$1,750.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00
TOTAL	\$0.00		\$1,750.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00
TOTAL INTEREST COLLECTED									
GRAND TOTAL	\$0.00		\$1,750.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00
GRAND TOTAL INTEREST COLLECTED									

Southport Parks and Recreation Department July 2022 Monthly Report

On-Going Activities

Toddler Time: Wednesday at 10 am at Jaycee Building

Before & After School Monday-Friday 6:45 AM to 6:00pm

Athletics

Open Gym

Senior Activities

Senior Preventative Exercise No impact stretching held at the Senior Building every MWF at 9AM

Senior Crafts Craft classes held every Monday at 10AM at the Senior Building

Senior Bowling Seniors travel to Wilmington to Bowl every Friday morning
Saturday Morning Seniors meet every Saturday morning for coffee and light breakfast at the building for fellowship.

Senior Luncheon Pot luck lunch held the 2nd Wednesday of every month.

Senior Pickleball Class held every Wednesday from 10 AM -3PM at the City Gym (co-sponsored with BSRI) **Will pick back up in the fall**

Fitness Classes

Aerobics Class Held at the Jaycee Building on M,T,Th, and Fri. at 8AM
Dance Class Monday, Tuesday, and Thursday 3:00pm – 7:00pm at Jaycee Building

Introduction to Yoga Wednesdays at 6:30PM at the Jaycee Building
Core & Body Sculpting Held at the Jaycee Building Tuesday at 7:15 AM and Wednesdays at 5:30PM

Cha Cha Fitness Held at the Jaycee Building every Thursday from 6 – 8PM

Buildings and Facilities Utilized and Rented out by Parks and Recreation

Franklin Square Park	Caviness Park	Historic Riverwalk
City Pier	Ft. Johnston Tennis Courts	Lowe/White Park
Kinglsey Park	City Gym	Garrison Lawn
Central Office	Jaycee Building	Keziah Park
Waterfront Park	Ft. Johnston Playground	Senior Building
Riverwalk Gazebo	City Dock	Bay Street Overloo
Atlantic Street Park	9 th Street Park(leased)	Taylor Field Park

- Taylor Field: Construction on the park continues. Still on schedule for completion around September 12th.
- All City Parks and Facilities are being rented out.
- Dr. Herstine continues the process for updating the Parks and Recreation Master Plan. All public input sessions and interviews have been completed. We had a total of 527 responses to our survey!
- Summer Camp continues M-F. We are full with 30 kids. Camp goes to Jungle Rapids, bowling, swimming, movies, tennis camp with BCTA, Free lunch with the BCS at SBHS, Fire Academy, and plenty more activities. Camp is held from 8 AM – 5PM.
- Summer concerts began the 1st Thursday in June and are held in Franklin Square Park every Thursday from 6 – 8 PM.
- We partnered with Amanda Keiffer with the Tinker Garten Program held every week at Lowe/White Park. This program will run through the end of August. Currently we have between 16-20 participants weekly.

Animal Protective Services Department

Kate Marshall

910-477-1486

kmarshall@cityofsouthport.com



JULY 2022 MONTHLY REPORT

ANIMAL PROTECTIVE SERVICES

DOCUPET PET LICENSES: 35	YEAR TO DATE: 126	
ANIMAL BITES: 2	YEAR TO DATE: 4	
DOGS	CATS	WILDLIFE
(3) At-large - RTO (1) At-large/stray hold - citation (8) Welfare checks (2) Dogs in hot car (1) Owner surrender	- Community Cats: - Ongoing TNR project - Foster program intake: 4 Kittens from TNR approx. 6 weeks	(6) Alligator concerns - Community education on co-existing with alligators ongoing

PROJECTS

- Coordinating with Parks & Rec Department on the Taylor Field Dog Park opening.

CONTINUING EDUCATION



Attended the Best Friends Animal Society National Conference
Raleigh, NC July 6-9, 2022

SOUTHPORT FIRE

OFFICE OF THE FIRE CHIEF

JULY 2022 MONTHLY SUMMARY



Fire Division Calls for Service

Structural: 17 Vehicle: 1 MV Crash: 9
Woods/Brush: 2 Gas Spill/Leak: 1 Trash: 3
Water Rescue: 3 Electric: 2 Good Intent: 9
Mutual Aid: 8 Medical/CPR: 16 Other: 0

Totals

71

EMS Division Calls for Service

EMS Calls: 211 E- Transports: 60 NE- Transports: 9

211

Fire Prevention & Inspections

Permits: 16 Inspections: 35 Batteries: 29
Plan Reviews: 5 Smoke Alarm Installs: 21
Car Seats: 5 CPR Classes: 6 Tours: 63

180

Total Number of Fire Department Actions: 462

UPCOMING PROJECTS, GOALS, & EVENTS

The hiring process is complete, we have 5 new fulltime firefighters, and a new fulltime EMS Captain. These new career employees will begin to work on August 09. The 4th of July was very successful, we had the largest crowd for the Firefighter Competition that we have ever had on record. Plans are underway for the 9/11 memorial ceremony to be held in front of Fire Headquarters on Sept.11, 2022 at 9am. There will be 343 fire boots on display to remember the fallen firefighters, police and EMS will be represented as well. The annual SUPER HERO's Trunk or Treat is being planned and organized as well, for Halloween Night 5pm. An EMT class will begin at Fire HQ, within the next week.

01JUL22

217 1st St. #2750 Was informed by members of Public Works that a pile of trash was amassed in the R.O.W. at the listed address. A Door Hanger was placed there with specific instructions to call.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

1501 Howe St. 3-6-5 L.L.C. The local traveling salesman was spotted at the listed location, again. Call was made to Ken Kirkman and a message was left on voicemail explaining that he was on their property again.

05JUL22

WEEK 27

1029 Howe St. #2750

115 E. Owens MIN HOUSING No Response

210 E. Brown St. J/A/N Four (4) J/A/N vehicles and one (1) boat all unregistered parked in the ROW.

306 Fodale #2750 Possible illegal dumping. No investigation, under casual observation, along with SPD efforts.

320 College St. J/A/N White Ford Taurus parked in the ROW in front of the listed address, no visible registration, readable VIN-1FAFP52214A202109. Courtesy Letter sent.

W 11th St #2750 Possible illegal dumping. No investigation, under casual observation, along with SPD efforts.

602 Clarendon OVEGROWTH No response. Possible Probate case.

608 Burrington MIN HOUSING No response. Possible Probate case.

616 Caswell MIN HOUSING No response. Possible Probate case.

617 Lord J/A/N No response.

718 Clarendon J/A/N Awaiting response.

832 Lord MIN HOUSING Ongoing Investigation.

813 Clarendon MIN HOUSING Awaiting Heirs & Probate

812 Caswell CONEX No response

830 Lord ZONING Ongoing Investigation

966 Cap'n Adkins ZONING Ongoing Investigation.

1101 Caswell MIN HOUSING Sale & Demolition pending.

1209 Howe ZONING Ongoing Investigation.

06JUL22

602 Fodale Ave. DeYoung Typed up and mailed a Courtesy Letter to the listed citizen who filed a complaint about the listed address. Letter was to inform her of the investigation and findings. Complaint cannot be acted on because of 4th Amendment protections.

509 Atlantic #2750 Advised that there was a magnolia tree taken down at the listed address. Drove by and was unable to observe any tree removal or trimming had taken place. Must have been either a backyard job or was misinformed by the Forestry Committee personnel.

423 Brunswick St. #2750 5th Wheel camper at the listed address in the front yard set up to be habituated. Marked it down on the calendar and will revisit the site on the 14th of July.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

07JUL22

230 E. Moore St Willetts Typed up and mailed a Courtesy Letter to the listed property owners for a J/A/N vehicle, Ford F-150 red in color, parked in the R.O.W. at the corner of Atlantic and Moore.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

217 11th St. #2750 UPDATE- Trash at listed address picked up. **CASE CLOSED**

416 Atlantic St. Wagoner **5222222222** called regarding her property wanted to know if it was legal to post trespassing and dumping signs on her property. I found nothing in the Ordinances or UDO about it, gave her the go-ahead.

1029 Howe St. #2750 Attempting to update and authorize Chapter 15 of the SPT Code of Ordinances.

307 Stuart #2750 Trash that was noted and flagged has been picked up.

08JUL22

City of Southport #2750 Reported unlawful signage posted around town during the evening hours, 12 taken down before a call from the City Manager convinced me to let the remaining ones stay at least until **Monday, 11JUL22**.

423 Brunswick St. #2750 5th Wheel camper at the listed address in the front yard set up to be habituated. Marked it down on the calendar and will revisit the site on the 14th of July. UPDATE- Camper has been removed from the listed property. **CASE CLOSED**

827 Howe St Tap & Cellar Dropped by paperwork for a Food truck Permit to the establishment to avoid any costly fines in the near future.

11JUN22

WEEK 28

City of Southport #2750 Found out that the Southport Ghost Walk has been conducting tours even though the proprietor has not completed the Tour Permit. Will call. UPDATE- Called the listed phone number but was dismayed when notified that there is no voicemail set up for this number. Will type up and mail a letter to the Proprietor.

212 Herring UNK Caller, [REDACTED], stated that the vacant lot @238HB002 needs to be mowed and trimmed. After talking to her on the phone she came down to City Hall and filled out a paper Complaint form. Update- Stopped by and looked at the property listed above and found that it is overgrown and needs attention. Typed up and mailed a Courtesy Letter to Listed owner: Willson.

716 Atlantic St. Wagoner Vacant Lot mowed and trimmed. **CASE CLOSED**

102 Fodale Ave. DeYoung [REDACTED] called and wanted information regarding the address she complained about so that she can assist them on their property with her church group.

12JUL22

230 E. Moore St Willetts [REDACTED] Joella Willetts, called and stated that she received the Courtesy Letter and has spoke with the renter at the listed property. She also stated that the vehicle should be moved by the end of the week. Will check throughout the week to make sure. UPDATE- Drove by the listed address and was amazed to see that the J/A/N vehicle in question had in fact been relocated to some unknown site. **CASE CLOSED.**

City of Southport #2750 Just got word that the missing dog that inspired **EVERYONE** to put up 'Lost & Found' posters, has been found. Now I get to take down all the posters! **CASE CLOSED**

ITMH Forestry Commission Monthly meeting

14JUL22

City of Southport #2750 Distributed **13 Door Hangers** to various addresses that still had trash cans out. At more than one, I was informed that they were rental properties and that the renters had no idea that the trash cans needed to be brought back from the street.

1029 Howe St. #2750 Was advised by T. Deviney that a citizen had called wanting to start a taxi service using golf carts and wanted to know the permit process. Spent most of the day trying to find all the Ordinances and Zoning codes regarding such an enterprise. Could not locate or find anyone that knew of a permit issued by the city for Taxis, despite what the Ordinance says.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

15JUL22

1029 Howe St. #2750 was informed by the City Clerk to call a Cindy Smith who runs a volunteer group that finds lost dogs. She, and her group, placed a number of signs in and around Southport for the little lost dog, Roscoe. She was trying to get them back so that they could be reused and asked if I had any. I replied that I didn't, I only removed the green posters that were illegally affixed to Stop signs and Utility poles. I apologized for not being able to help any further.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

19JUL22

1029 Howe St. [REDACTED] John called regarding the detail of street address upon the house that he is currently building here in Southport. Looked up the regulation and could only find that the numbers of the address be visible from the road. [REDACTED]

[REDACTED] College St Pierce I was able to get additional contact information regarding the J/A/N vehicle at that property. [REDACTED] John Pierce lives at that location, even though he never replied to **ANY** of the 3 Door Hangers I posted there, and assured me that he would relocate and/or remove the J/A/N vehicle by the end of the week. Spoke at length about the neighbor at [REDACTED] Brown St and other "good ole boys" throughout the city.

1029 Howe St. #2750 Could not handle a current medical condition so decided that a **CMASWW** was enacted.

20JUL22

1029 Howe St. #2750 [REDACTED] called and left a voicemail stating that she desperately needed my assistance. Returned the call and spoke with a Cindy Kane who proceeded to tell me for 09 minutes about how for three years the cable that AT&T left out of her front yard, and she is going to trip over it, not to mention that she also works for the Utility Commission but yet couldn't figure out that she lives WAY outside of the City Of Southport but still called me wanting something done about it. **SCFHAWBH.**

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

21JUL22

1029 Howe St. #2750 Received the final portion of the Tour Permit Application from the owner/operator of Southport Ghost Walk, only took 3 months, while she was still touring without a permit.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

22JUL22

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

25JUL22**WEEK 30**

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

1029 Howe St. #2750 Assisted in Daily Operations within City Hall

26JUL22

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

1029 Howe St. #2750 Assisted in Daily Operations within City Hall

27JUL22

1029 Howe St. #2750 Assisted in Daily Operations within City Hall

1029 Howe St. #2750 Meeting with Director of Development Planning and the head of the Forestry Committee.

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

28JUL22

1029 Howe St. #2750 Assisted in Daily Operations within City Hall

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

29JUL22

City of Southport #2750 Drove the entire lengths of Howe, West, Moore, Leonard, and others and found no improper signage.

1029 Howe St. #2750 Assisted in Daily Operations within City Hall