



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

223 E. BAY STREET

August 14, 2025

6:00 PM

Agenda

Please turn off all cell phones

Meetings are open to the public. 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. Mayor's Comments**
- E. Board Comments**
- F. Public Comment**
- G. Approval of Agenda**
- H. Approval of the Consent Agenda**
 - 1. FY26 Budget Amendment #1 (Pg.3)
 - 2. Minutes of the May 8, 2025 Alderman Meeting (Pgs.4-13)
- I. Agenda**
 - 1. Public Hearing-Event Ordinance and Process Improvement- (Community Relations Director Allayna Taylor Pgs.14-36)
 - 2. Final Plat – Waters at Southport (formerly Oakton) Lots 1 - 40-(Planning Services Director Maureen Meehan Pgs.37-45)
 - 3. Public Hearing – Article 6: Stormwater Regulation Ordinance-(Maureen Meehan, Planning Services Director and Tom Zilinek, City Engineer Pgs.46-88)
 - 4. Zoning Text Amendment – Special Events ZTA-24-05 -(Planning Services Director Maureen Meehan Pgs.89-94)
- J. Committee Reports**

1. ABC Board (Pgs.95-96)

K. Manager's Report

L. Mayor's Comments

M. Staff Reports

1. Code Enforcement (Pgs.97-101)
2. Permits&Inspections (Pg.102)

N. Board Comments

O. Closed Session NCGS 143-318.11

1. Motion to go into closed session pursuant to NCGS 143-318.11 (6)-To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee
(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract

P. Adjourn



**Budget Amendment
Fiscal Year 2025-2026
Budget Amendment 1**

WHEREAS on July 23rd, 2025, the Board of Aldermen (“Board”) received a donation from Bald Head Island Limited, LLC; and

WHEREAS the purpose of the donation is to complete a feasibility study relating to the construction of a YMCA within City Limits; and

WHEREAS these funds were not originally budgeted in Fiscal Year 2025-2026 and the Board desires to expend these donated funds to initiate the feasibility study:

NOW THEREFORE BE IT ORDAINED, by the Board of Aldermen of the City of Southport, North Carolina that the annual budget ordinance for fiscal year 2025-2026 shall be amended as follows:

Revenue	Increase
Donations	\$24,000
10-00-3833-0005	

Expenditure	Increase
Professional Fees	\$24,000
10-00-4110-1800	

Adopted by the Southport Board of Aldermen in regular session, August 14th, 2025

Rich Alt
Mayor, City of Southport

Tori Deviney
Deputy City Clerk

May 8, 2025
REGULAR MEETING MINUTES

CITY OF SOUTHPORT
BOARD OF ALDERMEN
223 E. BAY STREET
6:00 P.M.

PRESENT: Mayor Richard Alt
Mayor Pro-Tem Rebecca Kelley
Aldermen Marc Spencer, Robert Carroll, Frank Lai, Lowe Davis,
Karen Mosteller

STAFF: Noah Saldo, Interim City Manager
Tori Deviney, Deputy City Clerk
Charles Drew, Fire Chief
Heather Hemphill, Parks & Recreation Director
Tom Stanley, Public Services Director
Maureen Meehan, Planning Services Director
Wendell Biddle, City Planner
ChyAnn Ketchum, Public Information Officer

A. Call to Order

Mayor Alt called the meeting to order at 6:00 p.m.

B. Invocation

Pastor Gary Albertson, Trinity Methodist Church, gave the invocation.

C. Pledge of Allegiance

Mayor Alt let the assemblage in the Pledge of Allegiance.

D. Public Comment

Alderman Lai made a motion to open public comment, second by Alderman Spencer. **Unanimous vote; motion carried.**

Mr. Hugh Sutherland, 774 Indigo Village Court, and a member of *Thriving Men's Tennis Group*, addressed the Board. He talked about the E. Moore Street tennis courts being a part of Southport's heritage fostering youth development, relationships, and lifelong memories. He stated that health studies had deemed tennis the healthiest sport and per Mayo Clinic, tennis adds ten (10) years to a person's life span. Mr. Southerland reported that in 2022 the Brunswick County Parks and Recreation Department was recognized for its tennis program by the U.S. Tennis Association with an award for outstanding department that has made it greatest impact in the community. Mr. Southerland expressed gratefulness for living in a town that fosters a vibrant, connected community for all ages. He urged the Board to restore the tennis courts to preserve a valuable piece of Southport's past and its future.

Mr. Norm Rademach, 6251 Cottage Creek, expressed his personal comments to the Board. He spoke of playing tennis his entire life and has played on Southport's court for over 12 years. Referencing examples of recent tennis court repair bids, Mr. Rademach stated his opinion that the city had received an excessive bid for repairs. He cited bids for Ocean Greens single court \$20,000; Southport Harbor Village \$20,000 - \$30,000; Indigo Plantation \$30,000 - \$40,000. He offered the names of three (3) contractors, pointed out other experts present in the audience, and speculated the USDA could provide funding. He talked about the expense to turn the tennis courts into a parking lot and he encouraged the Board to repair and retain the tennis courts.

Mr. Tom McKay, 7705 E. Yacht Drive, Oak Island, spoke about recently moving from Cary, NC, being luck in being introduced to 50+ members of a tennis club, and his hope the Board would refurbish the tennis courts.

Alderman Mosteller made a motion to close public comment, second by Alderman Lai. **Unanimous vote; motion carried.**

E. Approval of Agenda

Alderman Carroll made a motion to approve the agenda, second by Alderman Kelley. **Unanimous vote; motion carried.**

Mayor Alt read the 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."

No conflicts of interest stated.

F. Approval of Consent Agenda

Alderman Carroll made a motion to approve the Consent Agenda, second by Alderman Kelley. Unanimous vote; motion carried.

1. Minutes of the January 9, 2025 Regular Aldermen Meeting (agenda pages 3-27)
2. Minutes of the January 6, 2025 Aldermen Budget Meeting (agenda pages 28-40)
3. Minutes of the February 7, 2025 Special Aldermen Meeting (agenda pages 41-56)
4. Disaster Debris Contract (agenda pages 57-84)
5. Resolution Authorizing the Mayor to Sign the Necessary Sunny Point Property Acquisition by NCWRE Documents (agenda page 85)

Mayor Alt explained that a Disaster Debris Contract is annually adopted for clean up after a major storm event and to ensure compliance with FEMA reimbursement requirements.

Resolution #25-0508.01

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE CLOSING DOCUMENTS

WHEREAS, on March 21st, 2024, the Southport Board of Aldermen entered into Option Agreement SPO#10-LA-197 with the State of North Carolina to sell +-426.65 acres of land the City owns described in Deed Book 2282, Page 305 and Deek Book 2403, Page 1368, Brunswick County Registry, Brunswick County PID 19000002. With the option period ending Marsh 21, 2025; and

WHEREAS, on March 13, 2025, the Board of Aldermen extended the option period to a new ending date of July 31, 2025, with closing to occur on or before September 5, 2025; and

WHEREAS, the process of acquisition is nearing completion and preparing for closing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SOUTHPORT that the Mayor is hereby authorized to execute and sign all necessary closing documents including but not limited to the Deed on behalf of the City.

Adopted this 8th day of May 2025.

/s/ Richard Alt, Mayor

ATTEST:

/s/Tori Deviney, Deputy City Clerk

G. Agenda

Alderman Carroll made a motion to open Public Hearing, second by Alderman Kelley. **Unanimous vote; motion carried.**

1. Public Hearing: Unified Development Ordinance (UDO) Amendment to multiple sections for consistency with NC General Statutes Chapter 160D, Local Planning and Development Regulation (agenda pages 86-94)

Director Meehan explained that the proposed amendments are a response to statutory changes to NC General Statutes Chapter 160D, which local government must make. She reported that the Planning Board had reviewed the proposal and recommended approval.

Alderman Davis emphasized that the proposed amendments had to be adopted per state law.

There were no comments from the public.

2. Public Hearing: Unified Development Ordinance Amendment to Section 3.1 Table of Permitted and Special Uses; Section 3.6.A.5 Accessory Use Standards; Section 3.6.Q. Accessory Use Standards; and Article 8 Definitions and Measurements of the Unified Development Ordinance (agenda pages 95-100)

City Planner Biddle addressed the Board. He explained the proposed UDO text amendments; “The creation of a new land use Specialized Events along with a Temporary Use Permit to provide Bed and Breakfasts (B & B) operations among other commercial establishments with the opportunity to host occasions such as weddings, quinceaneras, holiday parties and other formal occasions at their premises.”

City Planner Biddle provided the background for the proposal:

- July 2024 application for the necessary Special Use Permit to operate a B&B
 - Management plan for the B&B proposed operating as an event space
 - Request for events venue highlighted the lack of an appropriate land use within the UDO
 - October 2024 Planning Board committee established
 - Four (4) core questions steered the committee:
1. Should specialized events be limited to B&B, or can we create an amendment that enables specialized events to also be used as a primary land use?

2. What parameters should be put into place to ensure the nature of residential zoning districts is not altered by higher impact activity such as B&Bs hosting specialized events?
3. How will safety precautions such as capacity limits be enforced?
4. How do we ensure that emergency services are not overwhelmed?

City Planner Biddle provided the definition for *Specialized Events*: *A commercial venture held in non-religious venues wherein the event is secondary to the venue's primary land use and would be required to adhere to specific land use standards.* He reviewed the proposed amendments to UDO Section 3.6 Accessory Use Standards and Table 3.1 Accessory Uses Amended. He pointed out the exempt events: birthday parties, family gatherings, after work functions, religious ceremonies and large scale community festivals and events, i.e. 4th of July.

Citing specifics of her family gatherings, Alderman Kelley questioned how a “family gathering” would be monitored. City Planner Biddle responded the decisive factor would be paying for the venue and if held at a hotel there would be no capacity concerns.

Responding to a query by Alderman Spencer, City Planner Biddle indicated that AirB&Bs are not considered a commercial activity and are prohibited from hosting major events. Alderman Kelley stated her awareness of weddings being held at AirB&Bs.

Alderman Mosteller expressed her confusion about the language for restaurants and parks; why an amendment is needed when the Parks & Recreation Department permits events for the parks, and restaurants historically hold special events, i.e. private parties, etc. in business zoned areas. Alderman Mosteller went on to talk about the Special Use Permit required for operation of a B&B in a residentially zoned district and if creating a third land use as a venue in a residentially zoned neighborhood is appropriate. She noted that B&Bs should be able to have events or gatherings related to their overnight occupancy limit. She cautioned that *Specialized Events* occupancy (possibly 150 attendees) would burden adjacent property owners.

Alderman Davis spoke about the initial application that triggered the proposed amendments and its being next to St. Phillips Church which has services in the daytime and in the evenings. She stated a big event with outdoor music, etc. will clash with the heritage use of a church. Referencing the Board of Adjustment held two (2) cases pertaining to the subject, Alderman Davis asked that the June board agenda packet include all information and boards' minutes pertaining to the subject.

Responding to a question by Alderman Lai, City Planner Biddle pointed out that restaurants and breweries may close for major events such as a Super Bowl party or host a specialized event like Mardi Gras where there could be live music, and the number of how many times specialized events can be held is limited. Alderman Kelley stated her opinion the proposed restrictions are over-reaching in the Commercial Business District (CBD) and Business District (BD).

Alderman Davis recalled the excruciating detail that went into deciding the permitted uses at Franklin Square Park, one of which was weddings.

Mr. Paul Swenson, 107 N. Atlantic Avenue addressed the Board. He read a letter he had submitted in the Fall of 2024 to the Southport Board of Adjustment for their consideration of an application to operate a B&B at 209 E. Moore Street. Mr. Swenson expressed his concerns and opposition to Specialized Events and the potential occupancy of those large events. He pointed out that the property at 209 E. Moore Street, and the location of a potential B&B, abuts his residence, has a large rear yard, could easily accommodate 150 people, and there is inadequate parking which is compounded by proximity to the Southport Community Building with minimal off-street parking. He stated that the owners were fully aware of the residential zoning of the property at 209 E. Moore Street when they purchased it. He shared his recent perusal of the Carriage House B&B website and the misleading information it contained. Additionally, he shared his experiences of 35 years as a city resident and the lack of enforcement of code violations. He speculated what would happen if a specialized event, i.e. wedding, was held without proper authorization, reported by a citizen, and attempted to be shut down by a city official or the police department.

Stating he knowingly purchased his residence next to an HOA clubhouse, Mayor Alt recalled the public outcry over short-term rentals. He concurred with Mr. Swenson as to the potential for code enforcement and police action and he suggested implementing an action plan for reacting to violations. Referencing the Noise Ordinance, Mayor Alt added that he did not see any benefit to residents and he spoke about providing neighborhood input.

For a point of comparison, Alderman Davis noted that the room the Board is currently in has a maximum room occupancy of 150 people.

Alderman Kelley made a motion to close Public Hearing, second by Alderman Lai.
Unanimous vote; motion carried.

H. Committee Reports

1. ABC Board (agenda pages 101-102)

Alderman Lai reported that April was a good month with increases in all sales areas for the ABC Store. He pointed out that landscaping work is being done and it was unknown who dumped a load of gravel in the parking lot. The next meeting of the ABC Board will be held May 14, 2025.

Alderman Spencer reported that in cooperation with the Brunswick County Manager, Steve Stone, water taps are being installed at the Northwood Cemetery at a reduced tap fee cost.

Alderman Mosteller reported that the Beautification Committee has nearly completed the Waterfront Park project:

- New picnic tables built from donated movie set lumber
- 9 of 12 benches have new slats for seats and backs
- New standardized color and fonts on the city sign

Alderman Mosteller added that the Beautification Committee has completed the work on the Visitor Center sign at Davis Street and has also trimmed and mulched that area. She indicated that the next monthly morning clean up would be Saturday, May 10, beginning at 9:00 a.m., meeting at the jail annex on Rhett Street.

Pointing out that the Southport Historical Society sponsors a commemorative brick sale each year, Alderman Mosteller reported that Saturday, May 10, bricks would be laid in front of the Visitors Center at Fort Johnston. The annual Southport Historical Celebration will be held May 22 at 5:30 p.m. on the Garrison lawn at Fort Johnston Museum and Visitors Center. The event will include *Blue Tulip* a jazz blues band, and Southport historical figures actor portrayals by Southport *Living Voices*.

Alderman Mosteller gave a shout out to the Forestry Committee and the City for its 21st year of recognition as a *Tree City USA* by the National Arbor Day Foundation. She spoke about the successful Arbor Day Celebration held April 25th in Franklin Square Park. She stated the Forestry Committee meets on the second Tuesday of each month, 5:00 p.m. at the Indian Trail Meeting Hall, W. Moore Street. The next meeting will be May 13th.

I. Manager's Report

City Manager Saldo thanked the Southport Fire and Police departments for assisting Boiling Spring Lakes and other agencies during a recent fire.

Noting the week of May 5-9 is Municipal Clerk's Week, City Manager Saldo thanked Deputy City Clerk, Tori Deviney, for her dedication and leadership.

City Manager Saldo announced that a "round table" discussion would be held May 12th, 3:30 p.m. in the Community Building, with local businesses to gauge their concerns and gather ideas on how the city can better support them.

City Manager Saldo reported that he and the mayor had attended the ribbon cutting of the Southport Health and Rehabilitation Center re-opening. The center had sustained flood damage from Potential Tropical Storm #8 (PTS8).

J. Mayor's Comments

Mayor Alt thanked the Public Services Department for their continued work on the city's storm water system. He pointed out that the city is applying for grant funding to address larger storm water issues within the city. Responding to a question by Mayor Alt, City Manager Saldo stated that the city is pursuing additional federal/state fund for storm water projects.

Mayor Alt reported that May 12 will be the Mayors' Meeting at the Brunswick Electric Membership Corp location on NC Highway 17. Senator Rabon and Representative Miller are expected to attend with discussions focusing on fire fees and fire tax.

Addressing Fire Chief Drew, Mayor Alt stated that the rehab center had installed an internal pumping system to pump water out of the building in the event of flooding. He asked and Manager and City Engineer to work with the center to determine where water would be pumped to. Mayor Alt spoke about the evacuation of 82 patients from the center during PTS#8.

K. Staff Reports

1. Development Services (agenda pages 103-107)

L. Board Comments

Alderman Davis spoke about a Memorial Day Parade and Ceremony, sponsored by the John Smith Cemetery Preservation & Restoration Foundation and the American Legion Post 213, to be held Monday, May 26, 10:30 a.m. starting at the Long Shore-mans Hall, corner of 10th and Lord Streets. She indicated the parade has grown over the years to include bicycles, golf carts and the Southport antique fire truck. She stated the fire

department color guard will be in attendance, police will direct traffic and the ceremony will be held in the large open area at John Smith Cemetery directly across from Lowe White Park on Leonard Street. She encouraged all to attend.

Alderman Davis complimented Parks and Recreation Director Heather Hemphill and Allayna Taylor, Community Relations Director, for a successful beginning to the Summer Market held every Wednesday at Waterfront Park.

Alderman Davis spoke about the Fire Academy she is attending, what she is learning, and the fun she is having. She announced that the next academy will be held Thursday, May 15, 6:00 p.m.

Alderman Spencer reported on his attendance at the League of Municipalities City Vision. He emphasized the opportunity to interact with people from around the State and he stressed the need for more collaborative efforts with neighboring communities. He added that he gathered information on the uses of Artificial Intelligence (AI) by other communities, i.e., Sanford NC using robotic lawnmowers.

Alderman Spencer thanked County Manager Steve Stone for correcting the water issue in the cemetery and saving the city money.

Alderman Lai gave a shout out; “to all city staff for all they do all the time.”

Alderman Mosteller announced the Southport Arts Mania event, sponsored by Brunswick Community College, Downtown Southport Unity, Caswell Avenue Community Garden, and Southport Garden. Event to be held Saturday, May 17th 10:00 a.m. - 4:00 p.m. at the Caswell Avenue Garden with vendors, fish fry, and student artists exhibits.

Mayor Alt reminded board members that appointments for various boards and committees are due and to work with the Clerk to set up applicant interviews. City Manager Saldo anticipated having appointments ready for Board consideration at the June 12 Board of Aldermen meeting.

M. Adjourn

Alderman Mosteller made a motion to adjourn, second by Alderman Carroll.
Unanimous vote; motion carried.

Richard Alt, Mayor

ATTEST:

Tori Deviney, Deputy City Clerk

(SEAL)



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 8/14/2025

DEPARTMENT: Community Relations

PRESENTED BY: Allayna D. Taylor

ITEM SPONSORED BY: Community Relations

ITEM/TOPIC: Community Events Ordinance and Process Improvement

JUSTIFICATION: This ordinance establishes a formal permit process for reviewing and approving events that affect the normal flow of downtown Southport. It ensures all event requests are submitted to the Community Relations Department, which will coordinate with relevant departments, including Police, Fire, Parks and Recreation, and Public Works, to evaluate feasibility, safety, and overall impact. The ordinance aims to improve communication, protect public resources, and maintain accessibility for residents and businesses.

IMPACT IF NOT APPROVED: Without this ordinance, there will continue to be inconsistencies in how event-related disruptions are communicated and managed. This may lead to avoidable scheduling conflicts and increased strain on City departments.

DEPARTMENT HEAD COMMENTS: This ordinance reflects feedback from multiple city departments and external partners, such as downtown businesses. It streamlines coordination and promotes transparency for event organizers and city staff alike.

CITY MANAGER COMMENTS: This proposed ordinance and updated process for community events will establish an effective and efficient system for evaluating and approving event requests within the City. In the past, there has been no formal procedure for reviewing or overseeing such events. By implementing this structured approach, we can ensure better coordination and communication among City departments, minimize community disruptions, and enhance public awareness and involvement in upcoming events.

ATTACHMENTS: Draft event ordinance, Introduction to ordinance, FY26 Fee Schedule with fees that might be relevant to some events.

REQUESTED ACTION: Approve ordinance regulating special events.

PROPOSED MOTION: "I move to approve the ordinance as presented, establishing a formal process for reviewing and permitting special events that impact the normal flow of downtown Southport." Ordinance

Introduction

The City of Southport requires a permit for any event that impacts the normal flow of operations, public spaces, or city services. This guide provides event organizers with the necessary steps, requirements, and policies to ensure a smooth application process.

When Is a Permit Required?

A permit is required for events that include any of the following:

- Assemblages of 500 or more people in public spaces
- Street or sidewalk closures
- Use of city parks, property, or facilities
- Sales and/or consumption of alcohol
- Use of amplified sound or stages
- Temporary structures, tents, or generators
- Fireworks, open flames, or special effects
- Impact on city services such as police, fire, and sanitation

Application Process & Deadlines

All event requests must go through the **Community Relations Department**, which will coordinate approvals with necessary entities, including police, fire, NCDOT, and parks and recreation.

Step 1: Initial Inquiry

Submit an **Event Inquiry Form** at least **90 days** prior to your event. This allows for an initial review to determine feasibility, potential conflicts, and required permits.

Step 2: Complete Application

After approval of the inquiry, submit a **Special Event Permit Application** with the following required documents:

- **Site Plan & Route Map** (if applicable)
- **Insurance Certificate** (\$1M per occurrence, \$2M aggregate)
- **Traffic Control & Safety Plan** (if street closures are requested)
- **Noise & Sound Plan** (if amplified sound is used)

- **Vendor List & Permits** (if food or alcohol is sold)
- **Fire & Safety Plan** (for fireworks, open flames, or large structures)

Step 3: Review & Approval

The Community Relations Department will review your application and coordinate with relevant city departments. Additional permits may be required depending on event elements. Approval or denial will be issued within **30 days of submission**.

Step 4: Final Confirmation & Compliance

Once approved, the event organizer must ensure compliance with all city regulations, including public safety, sanitation, and noise ordinances. Any modifications must be submitted for approval at least **30 days prior** to the event date.

Fees & Insurance Requirements

- **Application Fee:** \$100, non-refundable fee.
- **Street Closure Fee:** If applicable, includes costs for barricades and police support.
- **Facility Rental Fee:** Required for events held at city-owned properties.
- **Insurance Requirement:** A Certificate of Insurance naming the City of Southport as an additional insured is mandatory.

Regulations & Policies

Street Closures & Traffic Control

- Street closures must be approved at least **30 days in advance**.
- The organizer is responsible for notifying affected residents and businesses at least 10 business days before the event.
- The affected area includes all homes and businesses within the event footprint, as well as those located within one block of its boundaries.
- Businesses are required to sign an acknowledgment of receipt, which must be submitted to the Community Relations Department for inclusion in the permit file.
- Proper barricades, detour signage, and security must be in place.

Noise & Sound Amplification

- Events using amplified sound must comply with the city's noise ordinance.

- The volume must be reduced after **8 PM**.
- To ask for an extension on volume after 8 PM, a separate form must be included with your application.
- Complaints may result in permit revocation.

Vendor & Food Sales

- Food vendors must obtain **Temporary Food Establishment (TFE) permits** through Brunswick county health department.
- Alcohol sales require an **NC Alcoholic Beverage Control (ABC) permit** and Board of Alderman approval.

Sanitation & Waste Management

- Organizers must provide adequate restrooms and waste disposal.
- Post-event cleanup is the organizer's responsibility.

Public Safety & Emergency Planning

- First aid stations and emergency access routes must be included in the site plan.
- Crowd managers are required for events over **1,000 attendees**.
- Fire and police presence may be mandated depending on event scale.

Permit Violations & Enforcement

The City reserves the right to revoke a permit if an event:

- Fails to comply with city ordinances and regulations
- Causes significant public safety concerns
- Results in excessive noise, litter, or property damage

Permit violations may impact future event approvals.

Contact Information

For inquiries, contact the **Community Relations Department**



#O-250814

AN ORDINANCE TO CREATE CHAPTER 20. OF THE SOUTHPORT CODE OF ORDINANCES

BE IT ORDAINED, by the Board of Aldermen of the City of Southport that there is established Chapter 20 of the Code of Ordinances entitled “**Events**” is hereby established as follows:

SECTION 1: PURPOSE & INTENT The City of Southport recognizes the need to regulate events that may disrupt normal city functions, including traffic flow and public safety. This ordinance establishes a structured process for permitting events on public property, rights-of-way, and certain private properties when they significantly impact city operations.

SECTION 2: DEFINITIONS

Event: Any gathering, festival, parade, street closure, or private event exceeding 500 attendees or disrupts normal pedestrian or vehicular movement.

Event Organizer: The individual or entity responsible for planning and conducting the event.

Permit: Official authorization from the Community Relations Department for an event to take place.

Public Property: All city-owned land, streets, sidewalks, and rights-of-way.

Private Property Event: A gathering on private property that disrupts public streets, sidewalks, right of way, or city services.

Expressive Activity: Conduct such as public oratory, distribution of literature, or picketing that is protected under the First Amendment.

Facility Use Permit: A permit issued for temporary, reserved use of a public facility that does not impact city resources.

City services: Resources and operations provided by the City of Southport, including but not limited to police, fire, emergency medical services, sanitation, street maintenance, and public works support.

SECTION 3: PERMIT REQUIREMENT An event permit is required if an event:

Takes place on public property or rights-of-way.

Requires street closures or alters normal traffic or pedestrian patterns.

Exceeds 500 attendees and is expected to impact city services.

Involves amplified sound, vendors, or the erection of temporary structures.

If an organizer is unsure whether a permit is needed, they should consider:

Does the event disrupt normal movement (sidewalks, roads, public access)?

Will attendance meet or exceed 500, causing disruption?

SECTION 4: PERMIT APPLICATION & APPROVAL PROCESS

Applications must be submitted at least 90 days before the event.

The Community Relations Department will review applications in consultation with relevant city departments (police, fire, public works, parks and recreation, etc.).

The Community Relations Department will review applications in consultation with NCDOT when necessary.

If a road closure is requested and approved by the City and/or NCDOT, the permittee must hand-deliver notification letters to all affected residences and businesses at least 10 business days before the event. The affected area includes all homes and businesses within the event footprint, as well as those located within one block of its boundaries. Businesses are required to sign an acknowledgment of receipt, which must be submitted to the Community Relations Department for inclusion in the permit file.

First-Year Exception: Emergency or last-minute events may be considered during the first year of this ordinance's adoption. However, this exception will not apply to events requiring road closures, which must adhere to the full application timeline.

A non-refundable \$100 application fee is required. This fee may be waived for city sponsored events.

Additional fees will be charged to the event based on the City's established fee schedule and the event's anticipated impact.

Organizers must provide proof of insurance, naming the City of Southport as an additional insured entity.

The City reserves the right to impose restrictions on event signage, noise levels, and waste management to protect public health and safety.

The permittee must carry a copy of the permit during the event.

The permittee must be available for contact by law enforcement and city staff during the event.

SECTION 5: ENFORCEMENT & PENALTIES

Events held without a permit may be shut down by public safety officials.

Failure to comply may result in disqualification from future event applications.

Fines for unauthorized events:

First offense: \$250

Second offense: \$500

Subsequent offenses: \$1,000 and potential one-year disqualification from future applications.

The City reserves the right to revoke permits if public safety concerns arise.

The City reserves the right to cancel or postpone any permitted event in the interest of public safety. The City Manager, or their designee, may cancel an event in the case of extreme weather, emergency conditions, or any other circumstance deemed to pose a significant risk to the community.

Organizers responsible for excessive public safety response costs may be liable for reimbursement of city expenses.

SECTION 6: APPEAL PROCESS

Applicants may appeal a denied permit or imposed fine within 15 days of notification.

Appeals must be submitted in writing to the City Manager.

A decision will be made within 30 days of submission, and the ruling will be final unless a legal basis exists for further review.

SECTION 7: EXEMPTIONS The following events are exempt from this ordinance:

Funeral processions.

Spontaneous demonstrations protected under the First Amendment, provided they do not involve street closures or amplified sound.

SECTION 8: SPECIAL EVENTS COMMITTEE

The City Manager may establish a Special Events Committee to review large-scale event applications and recommend conditions to mitigate impact on city services.

The committee may include representatives from Community Relations, Police, Fire, Public Works, Parks and Recreation, and other relevant departments.

The committee shall meet as needed to evaluate applications and ensure compliance with city regulations.

SECTION 9: EFFECTIVE DATE This ordinance shall take effect immediately upon adoption.

The following ordinance having been submitted to a vote, received the following vote and was duly adopted this this 14th day of August 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Rich Alt
Mayor

Tori Deviney
Deputy City Clerk



FY 2025-2026 BUDGET FEE SCHEDULE

SOUTHPORT COMMUNITY BUILDING

WEDDINGS-LIVE OAK

(Interior and Exterior-this package gives you access to the great hall, our tables and chairs, the catering kitchen, the bridal room, deck and outdoor area, and interior restrooms. This package is recommended if you plan to have both the ceremony and reception at the Community Building)

Non-Taxpayers

Friday-Sunday \$ 5,500 Per Day

Monday-Thursday \$ 2,750 Per Day

Taxpayers

Friday-Sunday \$ 2,750 Per Day

Monday-Thursday \$ 1,500 Per Day

WEDDINGS-INTRACOASTAL

(Exterior, Restrooms, and Bridal Room-this package gives you access to the bridal room, deck and outdoor area, and interior restrooms.)

Non-Taxpayers

Friday-Sunday \$ 4,000 Per Day

Monday-Thursday \$ 2,000 Per Day

Taxpayers

Friday-Sunday \$ 2,000 Per Day

Monday-Thursday \$ 1,000 Per Day

CELEBRATIONS OF LIFE

\$200 Per Hour Regardless of Residency

(If reserved less than (30) days prior to the event)

ALL OTHER EVENTS: (2 hours minimum)

Non-Taxpayers

Friday-Sunday \$ 500 Per Hour

Monday-Thursday \$ 350 Per Hour

Taxpayers/Non-profits/City Employees

Friday-Sunday \$ 250 Per Hour

Monday-Thursday \$ 150 Per Hour

INDIAN TRAIL MEETING HALL

Non-Profit Organizations:

Yearly Fee: \$300
Per Use Fee: \$30
Hours over (2):\$15/hour

Local Businesses: (City limits)

Yearly Fee: \$300
Per Use Fee: \$30
Hours over (2): \$15/hour

Others:

Yearly Fee: \$1000
Per Use Fee: \$100
Hours over (2): \$50/hour

All yearly usage fees are for a maximum of (12) reservations/uses.

Each reservation is for a period of (2) hours.

Additional hours will be charged on an hourly basis.

**ANIMAL PROTECTIVE SERVICES
CITY OF SOUTHPORT CODE OF ORDINANCES:
CHAPTER 3-ANIMAL WELFARE**

PERMITS

	<u>TYPE</u>	<u>COST</u>	<u>FREQUENCY</u>
Dog/Cat License:	Spayed/Neutered	\$15.00	Annually
	Unaltered	\$25.00	Annually
	Boarding Fee	\$10.00	Daily
	Dangerous Dog Permit	\$500.00	Annually

PENALTIES & ADMINISTRATIVE FEES

At-Large Dogs	\$100.00	Each Offense
Redemption Fee	\$50.00	1st Offense
	\$75.00	2nd Offense
	\$100.00	3rd Offense
	\$150.00	4th and Subsequent
Prohibited Acts	\$100.00	Each Offense
Public Nuisance	\$100.00	Each Offense
Abandonment	\$500.00	Each Offense
Cruelty to Animals	\$500.00	Each Offense
Dog Park Violations	\$100.00	Each Offense

Violations of any provision of Chapter 3, for which no specific penalty is set, shall subject the offender to a civil penalty in the amount of \$100.00 for each violation which shall be paid within (14) days of receipt of citation.

Each day's continuing violation shall be a distinct and separate offense.

OTHER UTILITY FEES:

Credit Card Convenience Fee	2.5% of total
Returned Check Fee	\$35.00
Recycling/Yard Debris Collection	\$12.75/month

Recycling/Yard Debris will be billed and collected by Brunswick County

ELECTRIC FEES

PREPAY	RESIDENTIAL	COMMERCIAL	Charge/kWh
SPRE0	SR0	SC0	\$0.131
SPRE1	SR1	SC1	\$0.121
SPRE2	SR2	SC2	\$0.111
SPRE3	SR3	SC3	\$0.100
SPRE4	SR4	SC4	\$0.087

Base charge Residential	\$23.00
Base charge Commercial	\$25.50
Base charge Prepay	\$26.00

Security Lights		
Rate	Type	Cost
S01	100 W	\$11.75
S05	150 W	\$14.21
S04	250 W	\$24.10
S02	400 W	\$32.41
S03	1000 W	\$45.20
S99	100 W	Contract Light

Rate	Description
SP4	Security Light Only Account
SP15	Small Renewable Generation
SP33	Construction Account

	Base Rate Mo.	Usage (kwh)	CP Demand KW	Excess kw (NCP_CP)
Commercial Demand				
30kW to 100kW	75.00	0.05710	32.72	2.50
Large Commercial Demand				
100kw to 300kw	75.00	0.05980	26.00	4.00

BUILDING INSPECTIONS

Building Valuation-Residential Construction (Schedule A):

(All fees based on the International Code Council Valuations)

Finished and Unfinished Space (per sf)	ICC Building Valuation Data
Decks (per sf)	Valuated at \$65.00 per sf
Porches (per sf)	Valuated at \$65.00 per sf
Enclosed storage (per sf)	Valuated at \$100.00 per sf
Fences (per linear foot)	Valuated at \$25.00 per linear foot

Other Residential Construction:

From \$200.01 to \$1,000.00	\$95.00
From \$1,000.01 to \$3,000.00	\$105.00
From \$3,000.01 to \$6,000.00	\$115.00
From \$6,000.01 to \$10,000.00	\$135.00
From \$10,000.01 to \$15,000.00	\$145.00
From \$15,000.01 to \$25,000.00	\$155.00
From \$25,000.02 to \$50,000.00	\$215.00
\$55,000.01 and up	\$335 plus \$8 per thousand over \$50,000.00
Accessory Structures	\$95.00 for up to 400 square feet
	General Construction Value for over 400 square feet

Fee Schedule B: Non-Residential Construction

From \$100.00 to \$1,000.00	\$95.00
From \$1,000.01 to \$50,000.00	\$95.00 plus \$6.50 per thousand over \$1,000.01
From \$50,000.01 to \$100,000.00	\$415.00 plus \$5.50 per thousand over \$50,000.01
\$100,000.01 and above	\$755.00 plus \$3.50 per thousand over \$100,000.01

Plumbing Permit Fees

Fixtures, Sewer & Water Connections with other work	\$17.00
Sewer Connection only (Each Building)	\$85.00
Water Service Only (Each Pipe or Water Tap)	\$85.00
Minimum Fee for any Plumbing Permit	\$85.00

Electrical Permit Fees

Residential New Construction (Per Unit)	
Temporary Service Connection	\$85.00
Rough-in	\$85.00
Conditional Power	\$85.00
Final	\$85.00
Commercial, Industrial, Institutional	\$215.00 Base Fee Up to 50 Circuits + \$5 for each additional
Service Upgrade Residential	\$135.00
Service Upgrade Commercial	\$190.00
Wiring up to 20 Outlets with no service	\$130.00
Wiring over 20 Outlets with no service	\$155.00
Electrical Miscellaneous/Other	\$85.00

Mechanical Permit Fees

Residential Heating and Cooling Fee	\$85.00 per unit
Commercial Heating and Cooling Fee	\$115.00 per unit
Gas Appliances	\$85.00
Fuel Heater Equipment	\$85.00
Permit Fees for Installation of Blower or Fan	\$85.00
Installation of Tank of Flammable/Combustible Liquids	\$180.00 + \$0.35 cents per barrel
Hoods (commercial)(includes duct and ventilation test)	\$140.00 all sizes
Hoods (residential)(includes duct and ventilation test)	\$85.00
Bathroom Vents	\$85.00
Solar Panels	\$130.00

Gas Permit Fees

Gas Piping Systems	\$85.00
Gas Piping and Up to (3) Appliances	\$85.00 + \$28.00 for each appliance over (3)

Other Fees

Homeowners Recovery Fee	\$10.00
Mobile Home Set Up (all trades included)	\$265.00
House Moving (not including trades)	\$265.00
Demolition Fee	\$265.00
Swimming Pools	Based on Schedule for General Construction (Valuation)
Extra/Reinspection's	\$85.00
Starting Work Without a Permit Fee	2 x Basic permit fee, minimum of \$200.00
Failure to Obtain Final Inspection	\$300.00
Habitual Working Without Permit Fee:	\$400.00 second violation \$1500 fee for subsequent violations
Occupying without CO	\$100.00/day
Refunds on Building Permit	80% Refund on Unexpired; at Dept Heads Discretion
Commercial Shell Permit Fee	Based on Schedule for General Construction (Valuation)
Commercial Up-Fit Permit	Based on Schedule for General Construction (Valuation)
Commercial Pre-Final Stocking Fee	\$100.00
ABC Inspection (Building and Zoning)	\$100.00
Temporary Certificate of Occupancy	\$50.00 Residential; \$100.00 Commercial

DEVELOPMENT FEES

Rezoning: Less than 6 Acres	\$750.00
Rezoning: 6.01 + Acres	\$1000.00 + \$100/acre
Minor Subdivision: 1-7 lots	\$500.00 + \$50/lot
Creation of lots (heirs)	\$100.00
Subdivision Exception	\$200.00
Major Subdivision	\$1,000.00 + \$100/lot
Master Plan Approval (PUD)	\$1,000.00 + \$100/acre
PUD Modification (Minor)	\$500.00
PUD Modification (Major)	\$1,000.00

Minor Site Plan Review	\$500.00
Minor Site Plan Modification	\$250.00
Major Site Plan Modification	\$1000.00
Major Site Plan Review	\$1500.00
Conditional Rezoning	\$1000.00 +\$100/acre
Special Use Permit	\$750.00
Special Use Permit Modification	\$250.00
Home Occupation or Accessory Dwelling Unit SUP	\$250.00
Variance	\$750.00
Variance Modification	\$250.00
Appeal	\$250.00
Interpretation	\$250.00
Certificate of Appropriateness	
Zoning Text Change/Code of Ordinance Amendment	\$300.00
Zoning Verification Letter	\$100.00
Zoning Compliance Permit	\$100.00
Zoning Compliance Change of Use (existing structure)	\$100.00
Floodplain Development Permit	\$100.00
Flood-zone Determination Letter	\$100.00
Tree Removal Permit	No charge
Sign Permit 0-20 SF	\$75.00
Sign Permit > 20 SF	\$100.00
Billboard	\$1,000.00
Mobile Food Vendor	\$100/year
Tree Removal Penalty (per the UDO)	\$1.00 for every square foot of the parcel/s
Residential Stormwater Plan Review	\$100.00/per plan (single lot)
	\$200.00/per plan (2-3 lots)
	(up to two acres; and more than three lots) \$300.00/per plan
	(over two acres; and more than three lots) \$500.00/per plan
Commercial Stormwater Plan Review	(up to two acres) \$300.00/per plan
	(over two acres) \$500.00/per plan
Soil Import Fee	\$100.00
Soil Export Fee	\$100.00

ENGINEERING OR CONSULTING Up to \$75,000 or up to 100% of the costs
 (If the City has to contract with an engineering firm or consultant for the review or planning of any project with the City limits or the Extra-territorial jurisdiction)

FIRE INSPECTION FEES AND SCHEDULE FOR EXISTING BUILDINGS

Inspection schedules of existing buildings shall be in accordance with Section 106 of the N.C. Fire Prevention Code, and shall be conducted no less frequently than described in the schedule below:

<u>OCCUPANCY CLASSIFICATION</u>	<u>INSPECTION FREQUENCY</u>
Public Schools	Every Six Months
Hazardous	Inspectors Discretion
Institutional	Every Year
High Rise	Every Year
Assembly	Every Year
Residential (Other than one- and two-family dwellings)	Every Year
Industrial	Every Year
Educational (Except Public Schools)	Every Year
Foster Care Home (GS 131-D)	Every Year
Group Care Home	Every Year
Business	Every Year
Mercantile	Every Year
Storage	Every Year
Churches and Synagogues	Every Year

SCHEDULED INSPECTION FEE

Under 1,500 square feet	\$75.00
1,500 – 5,000 square feet	\$150.00
5,000 to 10,000 square feet	\$350.00
Over 10,000 square feet	\$500.00 + \$10.00/1,000 square feet
Special Situations (i.e., Outside storage, LP Bulk Storage, No Building)	\$150.00
Foster Care Inspection	n/a
Residential	
Footprint of building less than 10,000 square feet	\$95.00
Tents under 200 square feet (Cooking & Concession)	\$75.00
Tents over 200 square feet	\$150.00

This inspection schedule is intended to meet the requirements of GS 153A-364 and GS 160A-424. Political subdivisions assuming inspection duties as set out in GS 153A-351 and GS 160A-411, shall have a periodic inspection schedule for the purpose of identifying activities and conditions in buildings, structures and premises that pose dangers of fire, explosion, or related hazards. Frequency of inspections of occupancies as mandated by the NC General Statutes shall supersede the above inspection schedule.

(North Carolina State Building Code Volume V, Fire Prevention, Section 106)

PLAN REVIEW AND INSPECTION FEE SCHEDULE

Small plan review < 2,500 square feet	\$100.00 (includes inspection)
Basic plan review 2,500<10,000 square feet	\$250.00 (includes inspection)
Intermediate plan review 10,001–25,000 square feet	\$500.00 (includes 1 inspection)

Complex plan review 25,000 –100,000 square feet	\$750.00 (includes 2 inspections)
Special plan review >100,001 square feet	\$1000.00 + \$10.00 per 1,000 square feet (includes 2 inspections)
Small and Basic re-inspection (each trip)	\$50.00
Intermediate re-inspection (each trip)	\$100.00
Complex re-inspection (each trip)	\$100.00
Special re-inspection (each trip)	\$100.00

(North Carolina State Building Code Volume V, Fire Prevention, Section 104.2)

CONSTRUCTION PERMITS

A construction permit must be obtained from the Office of the City of Southport Fire Marshal in the following situations:

3.2.2 – Construction Permits

(Applies to installation of new systems and renovations to existing systems)

Code Section	Description	Permitting Fee
105.7.1	Automatic fire-extinguishing systems	\$150.00 + 5.00 per Nozzle/Head
105.7.2	Battery Systems	\$175.00
105.7.2	Compressed Gases	\$100.00
105.7.3	Cryogenic Fluids	\$200.00
105.7.5	Emergency Responder Radio Coverage System	\$200.00
105.7.3	Fire Alarm and Detection Sys./Related equipment	\$150.00 + 5.00 per initiating Device
105.7.4	Fire Pumps and Related Equipment	\$175.00
105.7.5	Flammable and Combustible liquids	\$100.00
105.7.9	Gates/Barricades Across Fire Apparatus Roads	\$100.00
105.7.6	Hazardous Materials	\$250.00
105.7.7	Industrial Ovens	\$225.00
105.7.8	L.P./Natural Gas Installation and Mod.	\$100.00
<i>(Applies only to occupancies covered by the N.C. Fire Prevention Code)</i>		
105.7.9	Private Fire Hydrants	\$75.00 per hydrant
105.7.14	Smoke Control and/or Smoke Exhaust Systems	\$225.00
105.7.15	Solar Photovoltaic Power System	\$225.00
105.7.10	Spraying and Dipping	\$50.00
105.7.11	Standpipe Systems	\$150.00 with Sprinkler System \$100.00 W/O Sprinkler System
105.7.12	Temporary Membrane structures, tents, and canopies \$175.00	

The code official is authorized to issue construction permits for work as set forth in sections 105.7.1 through 105.7.118.

(North Carolina State Building Code Volume V, Fire Prevention, Section 105.7)

Operational Permits 3.2.1

<u>Code Section</u>	<u>Description</u>	<u>Permitting Fee</u>
105.6.1	Aerosol products	\$100.00

105.6.2	Amusement Buildings	\$150.00
105.6.3	Aviation Facilities	\$100.00
105.6.4	Carbon Dioxide Systems (beverage dispensing machines)	\$75.00
105.6.4	Carnivals and Fairs	\$475.00
105.6.6	Cellulose Nitrate Film	\$115.00
105.6.7	Combustible Dust-Producing Operations	\$175.00
105.6.8	Combustible Fibers (Except Agriculture)	\$125.00
105.6.9	Compressed Gases	\$250.00
105.6.10	Covered Mall Buildings	\$275.00
105.6.11	Cryogenic Fluids	\$325.00
105.6.12	Cutting and Welding	\$175.00
105.6.13	Dry Cleaning Plants	\$195.00
105.6.14	Exhibits and Trade Shows	\$275.00
105.6.15	Explosives	\$275.00
105.6.16	Fire Hydrants and Valves	\$75.00/unit
105.6.17 (1)	Flammable & Combustible Liquids Pipeline	\$275.00
105.6.17 (2)	Flammable & Combustible Liquids Class I Storage	\$275.00
105.6.17 (3)	Flammable & Combustible Liquids Class II Storage	\$275.00
105.6.17 (4)	Flammable & Combustible Liquids Removal	\$275.00
105.6.17 (5)	Flammable & Combustible Liquids production, processing, transportation storage, dispensed, used	\$275.00
105.6.17 (6)	Install, alter, remove, or abandon flammable or combustible liquid tanks	\$275.00
105.6.17 (7)	Change the contents of a flammable or combustible liquid tank	\$275.00
105.6.17 (8)	Manufacture, process, blend, or refine flammable or combustible liquids	\$275.00
105.6.17 (9)	To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at commercial, industrial, governmental, or manufacturing establishments	\$275.00
105.6.17 (10)	To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles at commercial, industrial, governmental, or manufacturing establishments	\$100.00
105.6.18	Floor Finishing using Class I or II Liquids	\$175.00
105.6.19	Fruit and Crop Ripening	\$125.00
105.6.20	Fumigation and Thermal insecticidal fogging	\$275.00
105.6.21	Hazardous Materials Storage, Transport, Dispense, Use and Handling	\$275.00
105.6.22	Hazardous Materials Facilities	\$175.00
105.6.23	High-Piled Storage	\$125.00
105.6.24	Hot Work	\$175.00
105.6.25	Industrial Ovens	\$125.00
105.6.26	Lumber Yards and Woodworking Plants	\$475.00
105.6.27	Liquid or Gas fueled vehicles or equipment in assembly buildings	\$125.00
105.6.28	L.P. Gas Bulk Storage	\$100.00
105.6.29	Magnesium	\$125.00
105.6.30	Miscellaneous Combustible Storage	\$125.00
105.6.31	Motor Fuel Dispensing Facilities	\$275.00
105.6.32	Open Burning	\$350.00
105.6.33	Open Flames and Torches	\$225.00
105.6.34	Open Flames and Candles	\$125.00
105.6.33	Organic Coatings	\$175.00

105.6.34 Operation of Places of Assembly	\$375.00
105.6.35 Private fire hydrants removal from service, use or operation	\$110.00/hydrant
105.6.36 Pyrotechnic special effects materials	\$450.00
105.6.37 Pyroxylin Plastics	\$125.00
105.6.38 Regulated Refrigeration Equipment	\$125.00
105.6.39 Repair Garages and Service Stations	\$175.00
105.6.40 Rooftop Heliports	\$375.00
105.6.41 Spraying or dipping operations	\$125.00
105.6.42 Storage of Scrap Tires and Tire Byproducts	\$250.00
105.6.43 Temporary membrane structures, tents, and canopies	\$225.00
105.6.44 Tire-Rebuilding Plants	\$225.00
105.6.45 Waste Handling	\$225.00
105.6.46 Wood Products	\$175.00

**Churches and synagogues shall be exempt from Operational permitting fees*

These permits will only be issued during a new construction situation. The permit will be valid for the same period as the inspection schedule in section 106 and the renewal will be the payment of the inspection fee for existing buildings.

An existing building may be issued an operational permit for the above situations, the permit will be included in the fee for the inspection of an existing building in accordance with section 106.

The code official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46.

(North Carolina State Building Code Volume V, Fire Prevention, Section 105.6)

Collection of Fees

Plan Review Fees-Plan review fees shall be collected, or arrangements make for collection prior to issuance of any building or fire permits.

Inspection Fees (New Construction)-In the event additional fees are required to be assessed during a construction project, and all fees must be paid in full prior to the issuance of the building's Code of Occupancy. Occupying a building that has not been issued a Certificate of Occupancy will constitute a civil penalty for each day's continued offense.

Inspection Fees (Existing Buildings)-The fee for an inspection of an existing building shall be assessed and an invoice will be supplied to the owner, occupant, or designee. Subjects will have thirty (30) days to remit payment. After (30) days, the bill will be placed in a past due status and a second invoice will be sent to the subject. After a period of sixty (60) days of non-payment, the account will be subject to a 10% late fee and the account will be placed on hold and no additional inspections or permits will be issued. Civil action will be taken through the court system after a period of (90) days.

Civil Penalty Schedule

Any person who shall violate any of the provisions of the N.C. Fire Prevention Code, or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under or any certificate or permit issued there under, shall be subject to penalties as specified below as approved by the City of Southport Board of Alderman. These penalties shall be recovered by the City in a Civil Action in the nature of debt if the offender does not pay the penalties within a period of 30 days after the issuance of the notice of violation. The notice of violation shall be in writing, signed by the Fire Marshal and/or the Fire Official charged with the enforcement of the N.C. Fire Prevention Code and shall be delivered or mailed to the offender either at his/her residence or place of business or at the location where the violation occurred. Each day's continuing violation shall be a separate and distinct offense. Any action to recover such penalties may be joined in an action for appropriate equitable remedy, including injunctions and orders of abatement and including an action to recover damages by the City in abating, correcting, limiting, and otherwise dealing with the harmful effects of the offending action. Civil penalties are assessed in accordance with North Carolina G.S. 153A and G.S. 160A.

First Offense	\$100.00
Second Offense	\$300.00
Third and Subsequent Offenses	\$500.00

Violation(s) consisting of locked and/or blocked exits, impendance of the occupants to quickly evacuate a structure or premise, or conditions posing imminent danger to the occupants on or about the premise or Violation(s) of Occupancy Limits established pursuant to the North Carolina State Building and/or Fire Code must be corrected during the time of the inspection if at all possible.

PARKS AND RECREATION

Activity/Facility	City Resident Rate	Non-Resident Rate
Summer Camp	\$90/week	\$115/week
Before/Afterschool	\$50/week	\$60/week
Youth Basketball	\$60	\$70
Aerobics/Fitness	\$40/month	\$50/month
Seniors	Cost of activity	Cost of activity
Special Activities	Cost of the Activity	Cost of Activity + \$10
Jaycee Building	\$150 (4 hour minimum)	\$250 (4 hour minimum)
Senior Building	\$150 (4 hour minimum)	\$250 (4 hour minimum)
Lowe/White Park	\$150 (4 hour minimum)	\$250 (4 hour minimum)
Franklin Square Park	\$150 (4 hour minimum)	\$300 (4 hour minimum)
Taylor Field	\$150 (4 hour minimum)	\$300 (4 hour minimum)
Caviness Park	\$75 (4 hour minimum)	\$150 (4 hour minimum)
Kingsley Park	\$75 (4 hour minimum)	\$150 (4 hour minimum)
Keziah Park	\$75 (4 hour minimum)	\$150 (4 hour minimum)
Riverwalk	\$75 (4 hour minimum)	\$150 (4 hour minimum)
City Gym	Movie Rental ONLY \$1,000/day	

GENERAL & MISCELLANEOUS FEES

FILMING LICENSES

Filming	\$500.00 per filming day
Equipment on Location	\$100.00 per non-filming days
Onsite Pre/Post-Production	\$250.00 per day
Commercial Photography	\$250.00 per day

Filming on City Property:

Community Building	Current Rental Rates
Fort Johnston	\$1000.00/day
Indian Trail Mtg Hall	\$500.00/day
Riverwalk/Gazebo	\$500.00/day
Jaycees Building	\$200.00/day
Waterfront Park/City Pier	\$500.00/day
City Dock at Yacht Basin	\$200.00/day (no docking of boats)
City Hall	\$500.00/day
Stevens Park	\$200.00/day
Taylor Field	\$500.00/day
Lowe White Park	\$500.00/day
Keziah Park	\$500.00/day
Caviness Park	\$500.00/day
Tennis Court (Leonard St)	\$200.00/day
Franklin Square Park	\$500.00/day
City Gym	\$1000.00/day
Street Closure per Block	\$250.00/day

City Property Use:

Marked Patrol Vehicle	\$21.50/hour
Fire/Rescue Vehicles	\$200.00/hour
Hydrant Meter	\$35.00/daily
Barricades	\$20.00/hour
Dump Truck	\$75.00/hour
Backhoe/Excavator	\$125.00/hour

City Personnel Use:

Police Officers on Duty	TBD (ODM) https://odm.officertrak.com/Southport-NC-PD	Currently: Regular \$46 Holiday \$51.75
Fire Inspector	TBD (ODM) https://odm.officertrak.com/Southport-NC-PD	
Public Services Staff	\$60.00/hour-Regular Time \$90.00/hour-Overtime	

Other:

A & B Explosives Permit	\$20.00/per event
C Explosives Permit	\$35.00/per event
Fireworks Permit	\$200.00/per event

Requests made in less than (2) working days' notice: \$250.00 extra
 Services/Property Not Listed: Based on time, equipment, and materials + \$250.00

Partial days are considered full days for expense purposes

BUSINESS REGULATIONS AND MISCELLANEOUS FEES

BEER & WINE LICENSE

BEER

On Premise: \$15.00

Off Premise: \$5.00

WINE

On Premise: \$15.00

Off Premise: \$10.00

ITINERANT/PEDDLERS PERMIT \$50.00

TAXICAB PERMIT \$100.00

GOLF CART PERMIT \$50.00

Valid January 1 to December 31 annually

GOLF CART PERMIT LATE FEE \$25.00

Renewals Only – If renewed after March 31 annually

INFORMATION REQUESTS:

Digital: No fee if delivered via email, or a flash drive is provided.

Paper: \$0.20 per copy

OTHER COPIES:

Standard Size/Graphics: \$0.20 per copy

Ledger Size/Heavy Graphics: \$0.50 per copy

BURIAL PERMITS: Monday-Friday \$50.00

Weekends and Holidays \$150.00



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 08/14/2025

DEPARTMENT: Development Services

PRESENTED BY: Maureen Meehan, Planning Services Director

ITEM SPONSORED BY: Development Services Department

ITEM/TOPIC: Final Plat – Waters at Southport (formerly Oakton) Lots 1 - 40

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: In accordance with the Unified Development Ordinance and the adopted major subdivision process, Stanley Martin Homes is requesting the approval of a Final Plat for Lots 1-40 of the Subdivision known as Waters at Southport. Phase 2 consists of 40 lots that are located on newly constructed roads.

IMPACT IF NOT APPROVED: A Final Plat is an administrative approval, and the request appears to be in conformance with all applicable standards as well as the approved Preliminary Plat. If not approved, the applicant could reapply for Final Plat or appeal to Superior Court.

DEPARTMENT HEAD COMMENTS: The Preliminary Plat for this project was approved in June 2023. Infrastructure has been installed and inspected by appropriate agencies. The request appears to conform to all applicable standards, and being a by-right project, it appears to be deserving of approval.

ATTACHMENTS: Memorandum, Final Plat Application, Proposed Final Plat

REQUESTED ACTION: Review and consider a motion to approve the Final Plat for Lots 1-40 of the Waters at Southport Subdivision.

PROPOSED MOTION: A motion to approve the Final Plat for Lots 1-40, based on conformance with the previously approved Preliminary Plat and with the applicable standards of the City of Southport Unified Development Ordinance with the following conditions:

1. The applicant will request acceptance of the required infrastructure to be dedicated to the public, at the time 80% or 32 of the lots have been conveyed to individual ownership or issued a certificate of occupancy.
2. Mitigation required for all common areas will be completed on or before December 31, 2025, and the remaining mitigation per lot will be installed within one year or prior to the issuance of a certificate of occupancy due to extreme planting conditions at the time of final plat.



MEMORANDUM

To: Mayor Richard Alt, Members of the Board of Aldermen

From: Maureen Meehan, Planning Services Director

Date: August 14, 2025

Re: Major Subdivision Final Plat, Waters at Southport (formerly Oakton) Lots 1-40

Project Request and Overview

Stew Gunn, for Stanley Martin Homes, the applicant and owner, requests Final Plat approval for Lots 1 – 40 of the Waters at Southport Subdivision approved under the name Oakton. The subject properties are on newly constructed streets, Oakton Drive, Sand Dollar Lane, and Rosin Lane. You can access the subdivision from a one-way entrance off Stuart Avenue and two-way entrances from Fodale Avenue, Sand Dollar Lane, and Rosin Lane.

The property is zoned R-10, and each lot is at least 10,000 square feet in size with a 75-foot width. The proposed final plat is in conformance with the approved Preliminary Plat and the applicable standards of the Unified Development Ordinance. Construction of homes on these lots shall require the submittal and approval of all applicable building and trade permits and shall be subject to any relevant building permit fees. Additionally, staff will review each home to ensure its conformance to the Unified Development Ordinance for setbacks, height, landscaping, etc.

Per Section 3.18 Tree Protection and Landscape Preservation of the Unified Development Ordinance, a mitigation plan was approved as part of the preliminary plat approval. The ideal planting schedule for the outer coastal plains is fall or early spring to allow the roots to establish during periods of cooler temperatures and increased rainfall. The recent extreme heat does not lend itself to positive establishment of healthy plantings. Therefore, it is being requested by the applicant that Section 3.18.H.4 which allows mitigation trees to be planted within a year of the tree permit be exercised. Staff support this request due to witnessing other mitigation failure due to the extreme heat.

The subdivider has installed the required infrastructure improvements per Article 4: Subdivision Regulations. The streets, stormwater system, and sidewalks have been inspected and approved by the city's engineer and public works director and as built surveys are on file. The city's energy manager has confirmed that the electric infrastructure is complete and functionally ready for residential service connections, and site visits by planning staff have confirmed full compliance with all other requirements. Water and sewer infrastructure is now under the purview of Brunswick County and has been installed and approved by the county's engineering department. Please note that the installation of the street light poles is complete, although the light fixtures are currently on backorder. Staff have been in contact with BEMC and there is confirmation that the fixtures will be installed when they are available.

Per section 4.7.B.1. Acceptance of Public Improvements, the applicant requests that the UDO Administrator grant an extension of the acceptance of the required improvements by the city until 80% (32) of the lots within the final plat have been conveyed to individual ownership or issued a

certificate of occupancy. Without the ability to secure financial guarantees or performance bonds to complete the required infrastructure, roads and sidewalks have the potential to be significantly damaged during the subdivision's construction phase. Therefore, as UDO Administrator, I recommend the extension of the acceptance of the public infrastructure for quality control. The applicant is responsible for repairing any damage that occurs to the infrastructure before acceptance by the city.

Therefore, this request for final plat does not include an acceptance of infrastructure by the city. Upon final inspections and certified reporting at 80% build out, the Board of Aldermen will consider acceptance of the publicly dedicated infrastructure in a separate request and vote.

Request & Staff Recommendation

A motion to **approve** the Final Plat for Lots 1-40 of the Waters at Southport subdivision, based on conformance with the previously approved Preliminary Plat and with the applicable standards of the City of Southport Unified Development Ordinance, with the following conditions:

1. The applicant will request acceptance of the required infrastructure to be dedicated to the public, at the time 80% or 32 of the lots have been conveyed to individual ownership or issued a certificate of occupancy.
2. Mitigation required for all common areas will be completed on or before December 31, 2025, and the remaining mitigation per lot will be installed within one year or prior to the issuance of a certificate of occupancy due to extreme planting conditions at the time of final plat.

Major Subdivision Final Plat Application

City of Southport, North Carolina



1029 N. Howe St, Southport NC 28461

www.southportnc.org

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____ FEE: \$ _____ Date Received: _____

Proposed/Approved Name of Development: Waters at Southport

Applicant's Name: Stanley Martin Homes

Mailing Address: 4330 Southport Supply Road SE, Suite #104 City: Southport

State: NC Zip Code: 28461 Phone: 919-610-9074

Email: Gunnisd@stanleymartin.com

Location of the property: Corner of N. Fodale Ave. and E. Leonard St.

Parcel No.: 238AC002 Overall Acreage: 20.01 Number of lots (include remnant): 40

Property Owner's Name: Stanley Martin Homes

Address of Owner: 11710 Plaza America Drive, Suite 1100 Phone: 919-610-9074

City: Reston State: VA Zip Code: 20190

Email: Gunnisd@stanleymartin.com

Surveyor: Hanover Design Services Registration #: #C-0597

Mailing Address: 1123 Floral Parkway City: Wilmington

State: NC Zip Code: 28403

Phone: 910-343-8002 Email: mlawrence@hdsilm.com

Subdivisions and/or divisions of land not qualifying as exempt or as a minor subdivision and whereby a major subdivision preliminary plat has been approved and all necessary and/or required improvements have been installed in accordance with Article 4: Subdivision Regulations, of the Southport UDO.

Submission Requirements for a Major Subdivision Final Plat Application are found in Appendix A.1 of the Southport UDO.

A Major Final Plat submitted to the city of Southport shall include the following required certificates:

- ☒ Certificate of Ownership and Dedication
- ☒ Certificate of Survey and Accuracy
- ☒ Certification of Board of Aldermen Approval
- ☒ Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements
- ☒ Certification of Septic and Water Supplies
- ☒ Certificate of Disclosure; 404 Wetlands
- ☒ Certificate of Disclosure; City of Southport Floodplain Management Regulations
- ☒ Acknowledgement of Compliance (Private Developments)
- ☒ Certificate of Purpose of Plat
- ☒ Certificate of Approval for Recording

Katie P. Willis

Signature (Owner or Authorized Applicant)

7/21/25

Date

APPROVED BY:

Maureen Meehan

UDO Administrator

7/24/2025

Date

SUBDIVISION PLAT OF

WATERS AT SOUTHPORT

LOTS 1 thru 40

SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
SOUTHPORT, NORTH CAROLINA
OWNER: STANLEY MARTIN HOMES, LLC
SUITE 1100
RESTON, VA 20190-4742
DATE: JUNE 2025

SHEET 1 OF 4

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SOUTHPORT, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY AUTHORIZED REPRESENTATIVE OF SOUTHPORT FOR RECORDING IN THE OFFICE OF REGISTER OF DEEDS OF BRUNSWICK COUNTY.

UDO ADMINISTRATOR

DATE

CERTIFICATION OF APPROVAL OF THE FINAL PLAT BY THE SOUTHPORT BOARD OF ALDERMAN

THE SOUTHPORT BOARD OF ALDERMAN HEREBY APPROVES CONDITIONALLY THE FINAL PLAT OF WATERS AT SOUTHPORT SUBDIVISION . IF APPROVED CONDITIONALLY THE SPECIFIC CONDITIONS SHALL BE LISTED.

DATE

MAYOR, CITY OF SOUTHPORT

Certificate of Ownership and Dedication

I hereby certify that I am (we are) the owner (s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Southport and that I hereby adopt this plat of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, open space, utilities, and other sites and easements to public or private use as noted.

Stanley Martin Homes, LLC

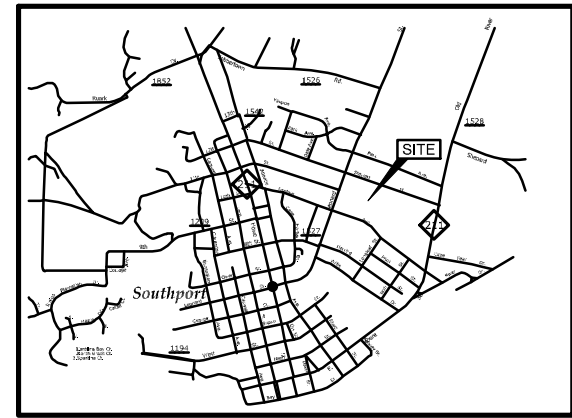
DATE

Certificate of Disclosure, 404 Wetlands

This tract is not subject to 404 wetlands.

Stanley Martin Homes, LLC

DATE



LOCATION MAP (N.T.S.)

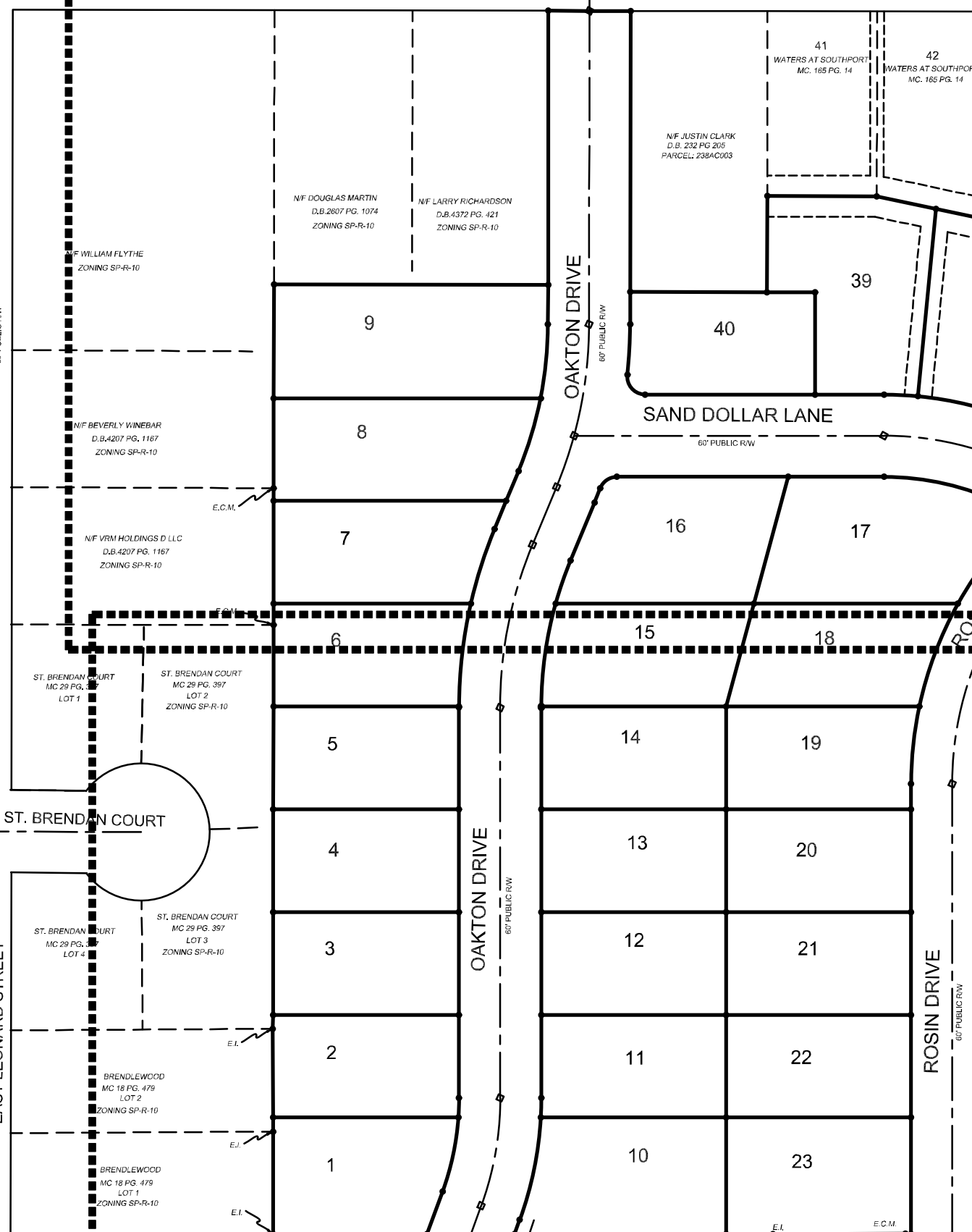
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

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

DATE

REVIEW OFFICER

SHEET 3



SHEET 2

- NOTES:
- IRONS SET AT ALL CORNERS.
 - FOR REFERENCE SEE DB. 3857 PG. 64, DB. 4584 PG. 664.
 - AREA COMPUTED BY COORDINATE METHOD.
 - SURVEY DATE MARCH-JUNE 2025.
 - ALL DISTANCES ARE HORIZONTAL.
 - COMBINED GRID FACTOR = 1.00013609
 - THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET R/W'S, UNLESS OTHERWISE NOTED.
 - ALL BEARINGS ARE RELATIVE NC GRID N.A.D. 83 (2011)
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE. ACCORDING TO FIRM # 3720209600K DATED 8/28/2018
 - BUILDING SETBACKS FRONT 25', SIDE 8', CORNER 12.5', REAR 20'
 - BRUNSWICK COUNTY PARCEL # 238AC002
 - ZONING SP-R-10

LEGEND:

- ◇ - CENTERLINE POINT
- - IRON SET
- UE - UTILITY EASEMENT
- - CONTROL CORNER
- D.E. - DRAINAGE EASEMENT

CENTERLINE

SURVEYED PROPERTY LINE

PROPERTY LINE OF RECORD

EASEMENT LINE

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements, if applicable, to be signed by owner and City:

The undersigned hereby certifies that the required improvements:

Brunswick County Water
Brunswick County Sewer
City of Southport Storm Water
City of Southport Streets

have been installed in an acceptable manner and in accordance with the regulations of the City of Southport Unified Development Ordinance.

Stanley Martin Homes, LLC

DATE

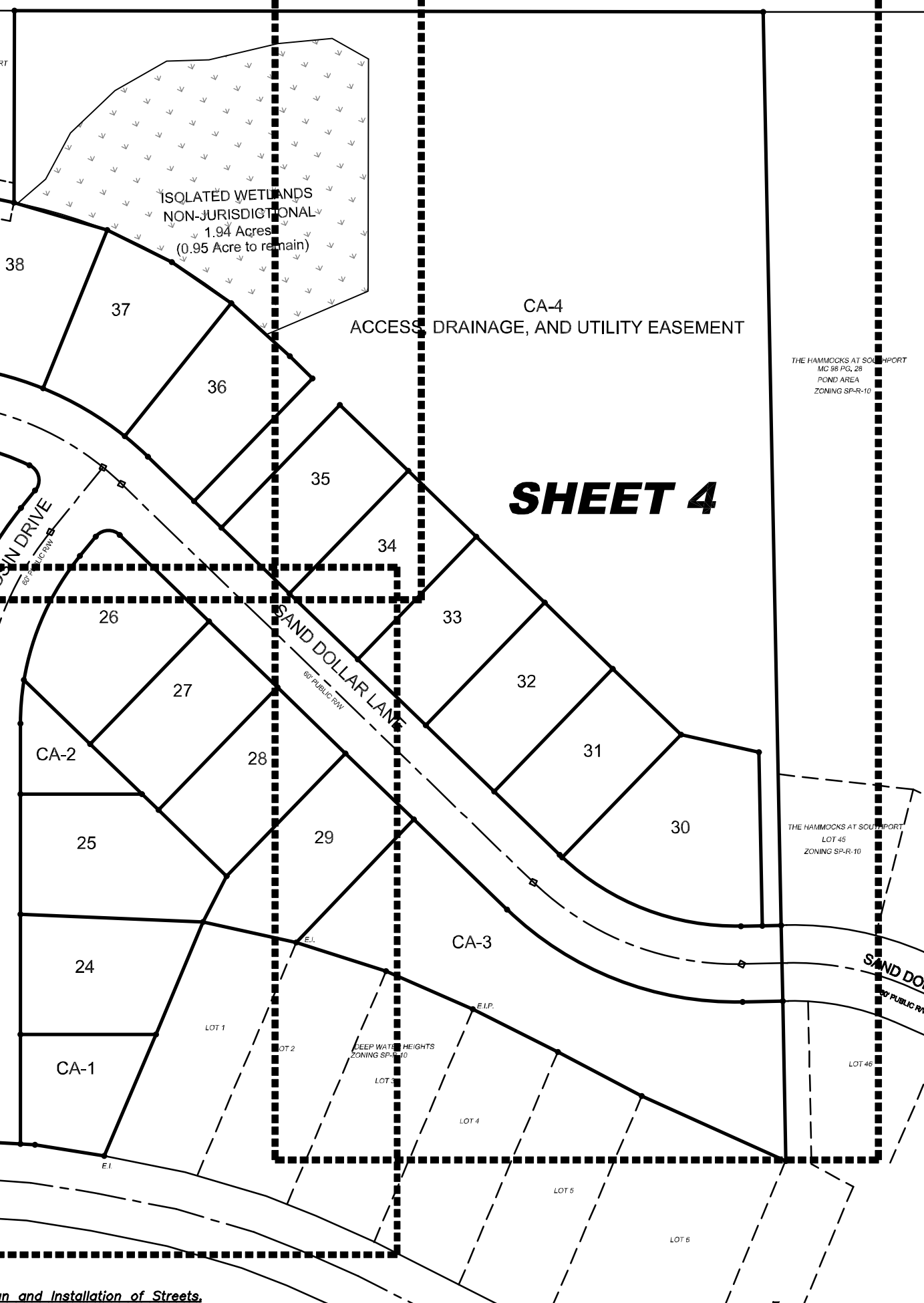
Professional Engineer (Seal)

DATE

UDO Administrator

DATE

SHEET 4



Certificate of Survey and Accuracy

I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS NOTED, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ 2025.

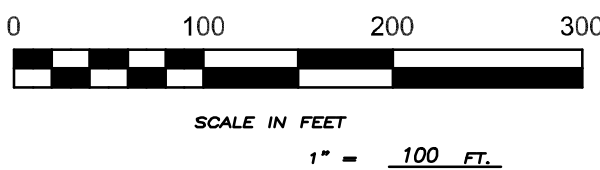
MICHAEL J. LAWRENCE, PLS L-3830

Certificate of Purpose of Plat

I CERTIFY THAT THIS SURVEY CHARTES SUBDIVISION WITHIN THE AREA OF LOCAL GOVERNMENT JURISDICTION THAT IS SUBJECT TO REGULATION BY THE CITY OF SOUTHPORT, NORTH CAROLINA.

MICHAEL J. LAWRENCE, PLS L-3830

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	230.00'	80.28'	79.87'	N 29°21'22" E
C2	310.00'	122.05'	121.26'	N 30°38'10" E
C3	310.00'	39.40'	39.37'	N 38°16'27" E
C4	310.00'	82.37'	82.13'	N 27°01'14" E
C5	230.00'	157.05'	154.02'	S 51°04'52" E
C6	230.00'	19.74'	19.73'	S 29°03'41" E
C7	230.00'	181.63'	176.95'	S 49°13'37" E
C8	240.00'	163.88'	160.71'	S 38°55'08" W
C9	200.00'	55.46'	55.28'	S 31°24'43" W
C10	200.00'	14.35'	14.35'	S 21°24'45" W
C11	340.00'	0.79'	0.79'	S 19°25'25" W
C12	340.00'	75.64'	75.49'	S 25°51'50" W
C13	340.00'	57.43'	57.36'	S 37°04'35" W
C14	280.00'	55.61'	55.52'	S 36°13'32" W
C15	280.00'	54.38'	54.29'	S 24°58'19" W
C16	340.00'	37.02'	37.00'	S 22°31'39" W
C17	13.00'	13.00'	19.37'	S 22°29'52" E
C18	280.00'	24.92'	24.91'	S 67°53'51" E
C19	280.00'	75.26'	75.00'	S 56°51'34" E
C20	280.00'	75.26'	75.00'	S 40°15'27" E
C21	280.00'	24.41'	24.40'	S 29°17'52" E
C22	200.00'	2.64'	2.64'	S 26°58'53" E
C23	200.00'	155.30'	151.43'	S 49°36'18" E
C24	280.00'	205.33'	200.03'	N 49°13'37" W
C25	13.00'	21.54'	19.16'	N 74°03'41" W
C26	210.00'	108.87'	107.65'	S 43°37'44" W
C27	210.00'	34.53'	34.49'	S 24°04'02" W
C28	270.00'	56.75'	56.65'	N 25°22'43" E
C29	270.00'	80.41'	80.11'	N 39°55'54" E
C30	270.00'	47.21'	47.15'	N 53°28'18" E
C31	13.00'	23.44'	20.39'	N 06°50'11" E
C32	200.00'	90.18'	89.40'	N 57°43'41" W
C33	13.00'	15.73'	14.79'	S 74°41'54" W
C34	340.00'	11.13'	11.13'	S 40°58'39" W
C35	280.00'	33.49'	33.47'	S 38°29'19" W
C36	280.00'	75.96'	75.72'	S 27°17'26" W
C37	280.00'	0.79'	0.79'	S 19°26'17" W
C38	280.00'	14.35'	14.34'	S 20°56'16" W
C39	280.00'	76.40'	76.13'	S 30°56'13" W



HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS

1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597



FALL/PROJ FOLDERS/15423 OAKTON FINAL PLAT

SUBDIVISION PLAT OF

WATERS AT SOUTHPORT

LOTS 1 thru 40

SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
SOUTHPORT, NORTH CAROLINA
OWNER: STANLEY MARTIN HOMES, LLC
SUITE 1100
RESTON, VA 20190-4742
DATE: JUNE 2025



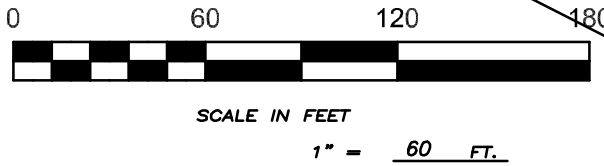
SHEET 2 OF 4

LEGEND:
◇ - CENTERLINE POINT
○ - IRON SET
UE - UTILITY EASEMENT
● - CONTROL CORNER
D.E. - DRAINAGE EASEMENT
CENTERLINE
SURVEYED PROPERTY LINE
PROPERTY LINE OF RECORD
EASEMENT LINE

PRELIMINARY



MICHAEL J. LAWRENCE, PLS L-3830



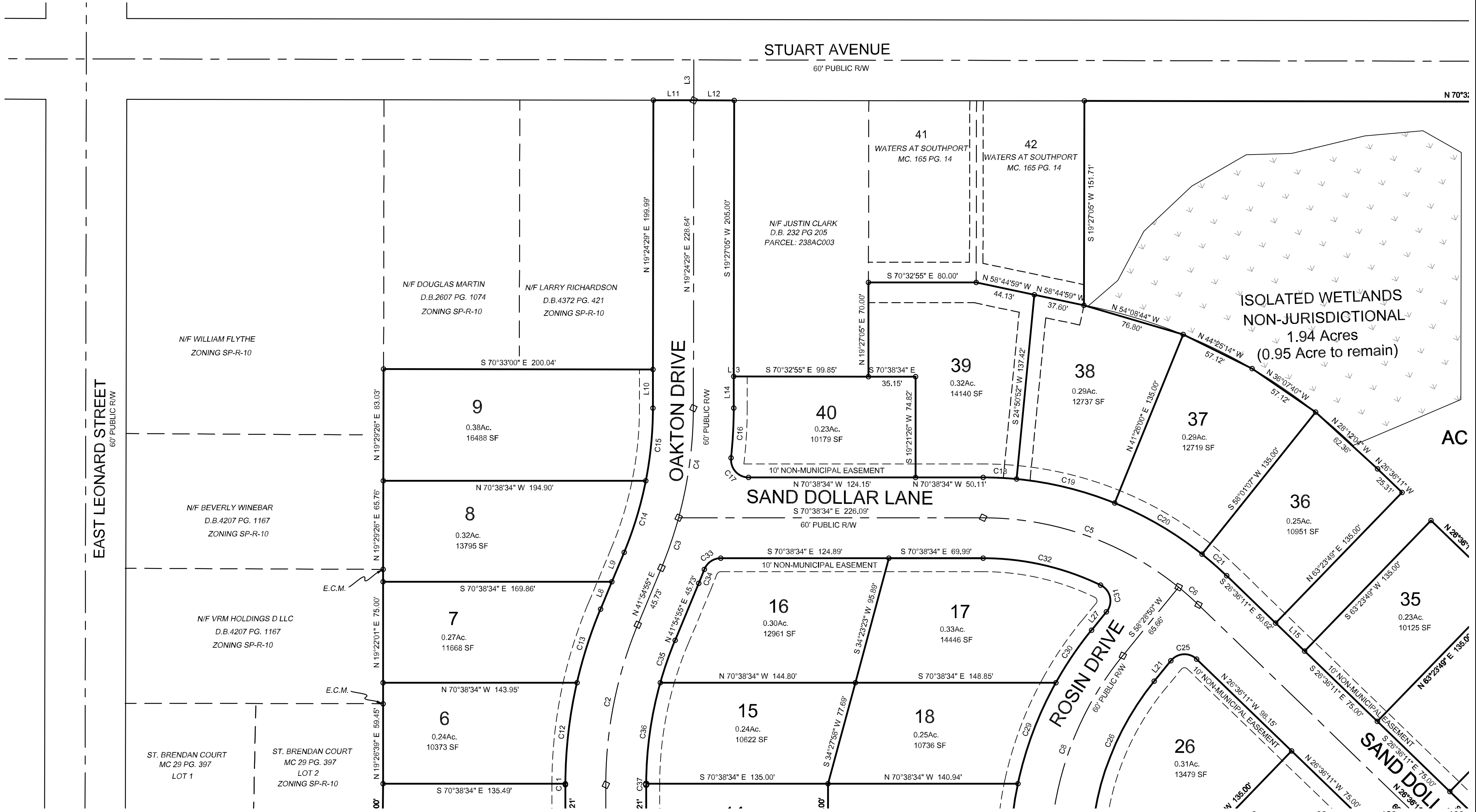
HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597
F:\ALL\PROJ FOLDERS\15423 OAKTON FINAL PLAT

SUBDIVISION PLAT OF

WATERS AT SOUTHPORT

LOTS 1 thru 40

SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
SOUTHPORT, NORTH CAROLINA
OWNER: STANLEY MARTIN HOMES, LLC
SUITE 1100
RESTON, VA 20190-4742
DATE: JUNE 2025



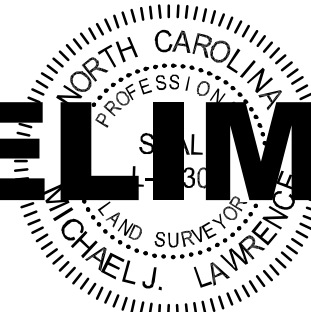
SHEET 3 OF 4

LEGEND:

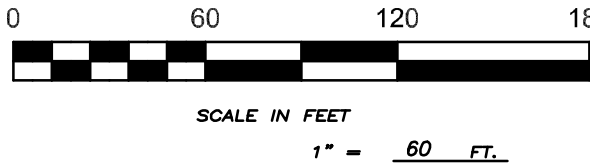
- ◇ - CENTERLINE POINT
- - IRON SET
- UE - UTILITY EASEMENT
- - CONTROL CORNER
- D.E. - DRAINAGE EASEMENT

- CENTERLINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE OF RECORD
- EASEMENT LINE

PRELIMINARY



MICHAEL J. LAWRENCE, PLS L-3830



HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597
F:\ALL\PROJ FOLDERS\15423 OAKTON FINAL PLAT

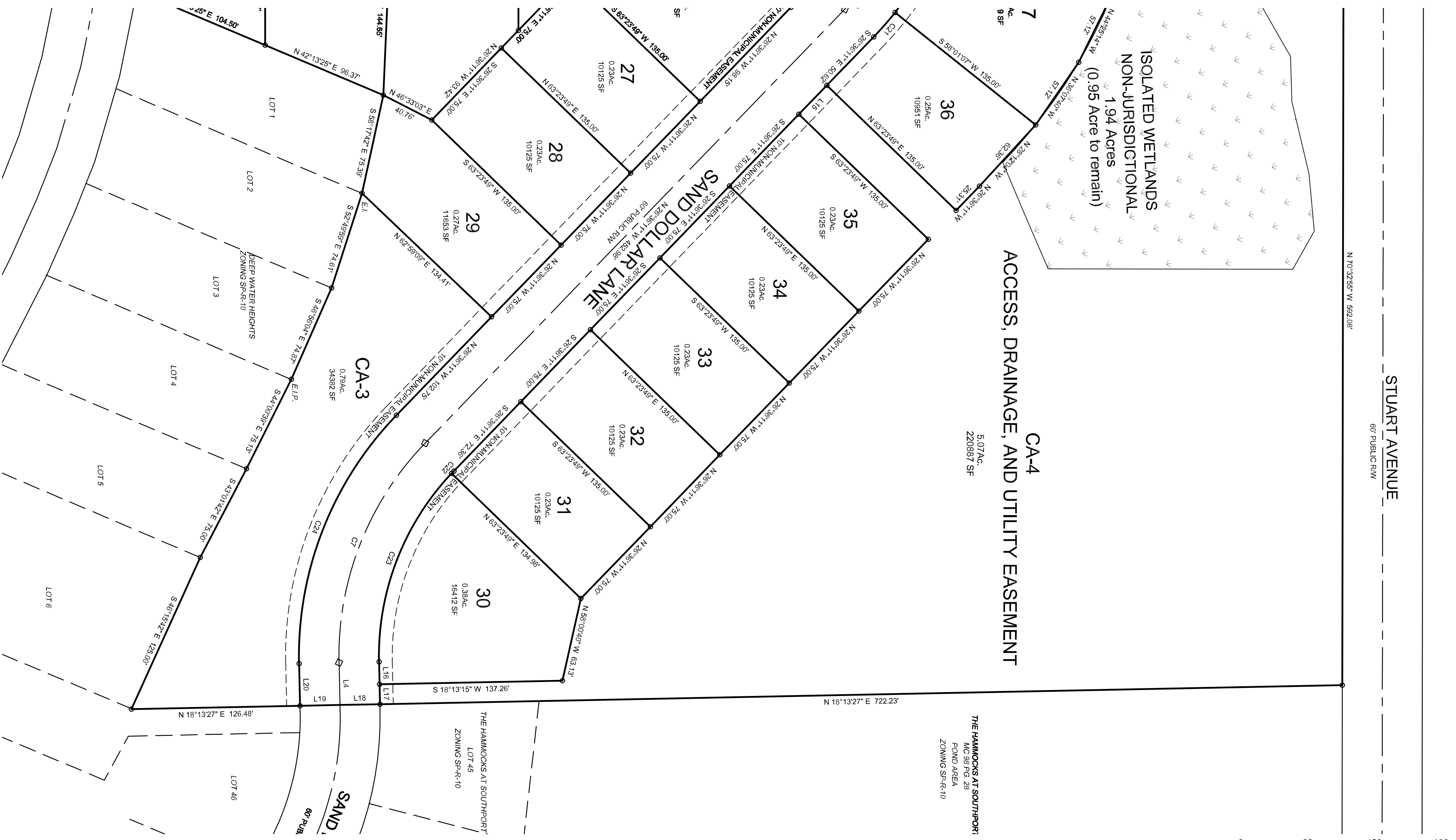
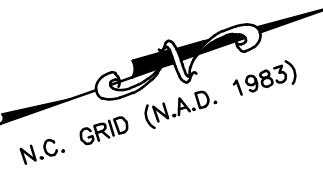


SUBDIVISION PLAT OF

WATERS AT SOUTHPORT

LOTS 1 thru 40

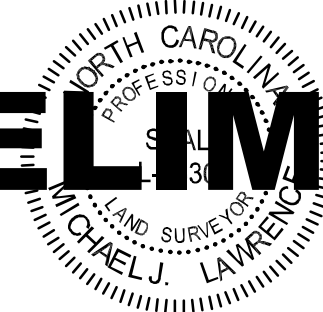
SMITHVILLE TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
SOUTHPORT, NORTH CAROLINA
OWNER: STANLEY MARTIN HOMES, LLC
SUITE 1100
RESTON, VA 20190-4742
DATE: JUNE 2025



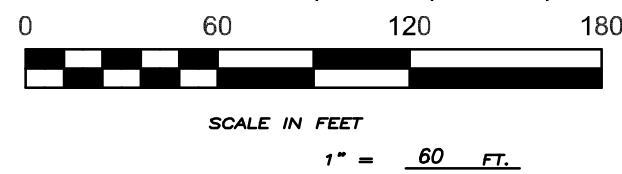
SHEET 4 OF 4

- LEGEND:
- ◇ - CENTERLINE POINT
 - - IRON SET
 - UE - UTILITY EASEMENT
 - - CONTROL CORNER
 - D.E. - DRAINAGE EASEMENT
 - CENTERLINE
 - SURVEYED PROPERTY LINE
 - PROPERTY LINE OF RECORD
 - EASEMENT LINE

PRELIMINARY



MICHAEL J. LAWRENCE, PLS L-3830



HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597
F:\ALL\PROJ FOLDERS\15423 OAKTON FINAL PLAT





BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 08/14/2025

DEPARTMENT: Development Services

PRESENTED BY: Maureen Meehan, Planning Services Director and Tom Zilinek, City Engineer

ITEM SPONSORED BY: Development Services Staff

ITEM/TOPIC: Public Hearing – Article 6: Stormwater Regulation Ordinance

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Increased impervious surface limits, severe storm frequency, and an increased awareness of stormwater runoff triggered the Board of Aldermen's request for a text amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance. Potential Tropical Cyclone Eight (PTC8), which produced historic amounts of rainfall in a short time, solidified the need to take action to help alleviate future flooding.

The Planning Staff and the City Engineer respectfully submit the attached amendment to the stormwater regulations of the UDO that has been reviewed and recommended for approval by the Planning Board. The proposed language addresses both the quantity and quality of stormwater runoff for residential and nonresidential properties.

IMPACT IF NOT APPROVED: This text amendment is a legislative decision as defined by North Carolina General Statutes. The Board of Aldermen is under no obligation to approve the Zoning Text Amendment. In accordance with North Carolina General Statutes, in a motion to approve or deny a Zoning Text Amendment, the Board shall adopt a corresponding consistency statement explaining the chosen decision's consistency with the adopted Land Use Plan of the City.

DEPARTMENT HEAD COMMENTS: The new ordinance language is effective for all new major and minor development after the adoption of this ordinance and will not affect existing stormwater systems or developed properties. Stormwater management measures are only required when new impervious surface or land disturbance commences. Including water quality with water quantity standards will provide added protection for future localized flooding issues and the overall well-being of the city. Development and redevelopment of properties will continue to change the natural grade and drainage of the landscape, exacerbating flooding and deteriorating water quality.

CITY MANAGER COMMENTS: With the adoption of the new UDO Article 6 Stormwater Regulations, the City takes another major step forward in addressing our stormwater challenges. This ordinance ensures that future development considers stormwater impacts early in the planning process, helping to minimize issues before they occur. This ordinance will ensure that new development will implement measures that reduce the risk of localized flooding and protect the integrity of the City's stormwater infrastructure. In addition to safeguarding individual properties, this ordinance supports the overall health and long-term improvement of our stormwater system. This is a significant milestone as we continue working to enhance our stormwater regulations, infrastructure, and planning efforts.

ATTACHMENTS: Staff Report, Consistency Statements, Draft Ordinance Language

REQUESTED ACTION: Hold a Public Hearing for the consideration of a zoning text amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance.

PROPOSED MOTION: Motion to open the public hearing.

Motion to adopt the zoning text amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance and attached consistency statement.



MEMORANDUM

To: Richard Alt, Mayor and Board of Aldermen

From: Maureen Meehan, Planning Services Director and Tom Zilinek, City Engineer

Re: Text Amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance ZTA-25-02

Date: August 14, 2025

Increased impervious surface limits, severe storm frequency, and increased awareness of stormwater runoff prompted the Board of Aldermen's request for a text amendment to Article 6: Stormwater Regulations.

Ordinance Details

The purpose of the new ordinance is to protect, maintain, and enhance public health, safety, and general welfare by controlling the adverse effects of stormwater associated with new development within the city. Mitigating runoff is accomplished through flood control, groundwater recharge, and pollutant reduction. The text establishes methods for managing both the quantity and quality of stormwater runoff for minor and major developments, including residential lots. The current stormwater ordinance does not include provisions for single residential lots unless they are within a major subdivision.

The ordinance identifies stormwater best management practices (BMPs) and encourages the use of green infrastructure BMPs. Green infrastructure BMPs are those that provide treatment close to the source, allowing infiltration, filtration of total suspended solids (TSS), and storing runoff onsite for reuse, effectively reducing the overall stormwater impact on neighboring properties.

In addition to the standards for minor and major development, the ordinance provides relief through a waiver to properties that can demonstrate that meeting the standards will create an exceptional hardship to the applicant or if the benefits to the public good of the deviation from the standards outweigh the effects of the deviation. The waiver process is a two-step process that also requires an approved mitigation project proportionate to the size of the project being waived.

Finally, the ordinance outlines the requirements for a stormwater plan, provides technical and safety standards, and details the permit process, as well as maintenance and repair requirements. The following chart provides a brief comparison between the existing ordinance and the proposed ordinance.

Current	Proposed
Trigger	
10,000 SF of Increased Impervious Coverage OR 1 Acre of Land Disturbance	800 SF of Impervious Coverage OR Disturbance of More Than 2,000 SF of Land-Minor Development

Current	Proposed
	2,500 SF of Impervious Coverage OR Disturbance of 10,000 SF or More of Land - Major Development
Requirements	
<u>Major Development</u> - 2, 10, & 25 Year Storm - No Increase in Peak Flow - Discharge Control Only - No Water Quality Controls	<u>Major Development</u> - Reduction of Peak Flow for the 2, 10, & 100 Year Storm - 80% TSS Removal for Water Quality Using Green BMPs - Groundwater Recharge
<u>Minor Development</u> - No Regulations	<u>Minor Development</u> - Infiltrate 2" of Runoff for Each SF of New Impervious Coverage

2014 CAMA Core Land Use Plan Compliance

Decisions about zoning text amendments must be consistent with a locally adopted comprehensive or land use plan. The city's current CAMA Core Land Use Plan includes several policies directly related to water quality and stormwater management. The policies are listed below and support the changes found in the draft stormwater regulations.

Policy 5.2: Southport recognizes the value of water quality to the protection of fragile areas and to the provision of clean water for recreational and tourism purposes and supports the control of stormwater runoff to aid in the preservation of water quality.

Policy 5.6: Southport supports the continued enforcement of its stormwater management regulations.

Policy 5.7: Southport supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.

Policy 5.8: Southport supports the policy that all State of North Carolina projects should be designed to limit, to the extent possible, stormwater runoff into coastal waters.

Planning Board Recommendation

The Planning Staff and the City Engineer submitted and presented an update to the Unified Development Ordinance Article 6: Stormwater Regulations to the Planning Board for their recommendation on May 15, 2025. The Planning Board recommends **APPROVAL** of the proposed Zoning Text Amendment, as outlined in this report and as evidenced in the attachment and finds the proposal is consistent with the 2014 CAMA Core Land Use Plan, specifically regarding water quality and stormwater runoff adjacent to and into coastal waters.

Attachments

- Consistency Statements
- Proposed Article 6: Stormwater Regulations



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-25-02 Article 6: Stormwater Regulations Ordinance

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning Board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **ADOPT** the proposed zoning text amendment. The amendment is consistent with the City's 2014 CAMA Core Land Use Plan, adopted initially on Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen in 2020. Specifically, the proposed Zoning Text Amendment is consistent with **Policy 5.2:** Southport recognizes the value of water quality to the protection of fragile areas and to the provision of clean water for recreational and tourism purposes and supports the control of stormwater runoff to aid in the preservation of water quality.

NOW THEREFORE, be it resolved by the City of Southport Board of Aldermen, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ____ day of September 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-25-02 Article 6: Stormwater Regulations Ordinance

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning Board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **DENY** the proposed zoning text amendment. The amendment appears consistent with the City's 2014 CAMA Core Land Use Plan, adopted initially on Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen in 2020 although it is not in the interest of the city to approve the changes at this time.

NOW THEREFORE, be it resolved by the City of Southport Board of Aldermen, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ____ day of September 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk

Article 6: Stormwater Regulations

Table of Contents

Article 6: Stormwater Regulations	6-1
6.1 General Provisions	6-2
A. Title, Purpose	6-2
B. Scope of Article	6-2
C. Definitions	6-3
D. Exemptions	6-8
E. Regulatory Consistency	6-9
6.2 Stormwater Management Design Plans	6-9
A. Design and Performance Standards for Stormwater Management Measures	6-9
B. Stormwater Management Requirements for Minor Development	6-9
C. Stormwater Management Requirements for Major Development	6-11
D. Stormwater Runoff Quality Standards	6-20
E. Stormwater Runoff Quantity Standards	6-21
F. Technical Standards	6-22
G. Calculation of Stormwater Runoff and Groundwater Recharge	6-23
H. Sources for Technical Guidance	6-25
I. Solids and Floatable Materials Control Standards	6-25
J. Safety Standards for Stormwater Management Basins	6-26
K. Requirements for Site Development Stormwater Plan	6-29
L. Maintenance and Repair	6-31
M. Inspection and Subsequent Fines for Noncompliance	6-33
N. Fees	6-35
O. Permit Requirements	6-35
P. Permit Suspension and Revocation	6-35
Q. Professional Registration Requirements	6-36
6.3 Ownership, Inspection, and Maintenance	6-36
A. Ownership and Maintenance of Stormwater Management Facilities	6-36
B. Construction Inspection Schedule	6-37
C. Acceptance in Lieu of Construction Inspections	6-38
6.4 Miscellaneous Provisions	6-38
A. Appeals	6-38
B. Penalties	6-38
C. Vegetation	6-38

1. GENERAL PROVISIONS

A. TITLE, PURPOSE

1. This article shall constitute and be known, and may be cited as the “Stormwater Management Regulations of the City of Southport, North Carolina.”
2. Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure best management practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low-impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, runoff quantity, and groundwater recharge.
3. The purpose of this article is to protect, maintain, and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased stormwater associated with future land development within the City of Southport. Proper management of stormwater runoff will include the following beneficial effects: (a) will minimize damage to public and private property; (b) ensure a functional drainage system; (c) reduce the effects of development on land and stream channel erosion; (d) assist in the attainment and maintenance of water quality standards; (e) reduce local flooding and drainage problems; (f) maintain as nearly as possible the pre- developed runoff characteristics of the area; and (g) facilitate economic development by mitigating associated flooding and drainage impacts.
4. The application of this article and the provisions expressed herein shall be the minimum stormwater management requirements and shall not be deemed a limitation or repeal of any other obligations imposed by state statute or judicial decisions. The City Public Services Director or designee shall be responsible for the coordination and enforcement of the provisions of this article.

B. SCOPE OF ARTICLE

1. This chapter shall be applicable to the following major developments (as defined in Definitions):

- a. Nonresidential major developments; and
 - b. Residential major developments:
- 2. This chapter shall be applicable to all minor developments (as defined in 6.1.C. Definitions) and shall be subject to requirements and design standards outlined in 6.2.B.
 - 3. This chapter shall also be applicable to all developments undertaken by the City of Southport.

C. DEFINITIONS

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

BMP (BEST MANAGEMENT PRACTICE) - a structure or land management practice that filters or removes pollutants from stormwater runoff, slows the velocity of runoff, and/or reduces the volume of runoff.

CAMA (COASTAL AREA MANAGEMENT ACT) – The article that establishes a cooperative program of coastal area management between local and State governments. Local government shall have the initiative for planning, State government shall establish areas of environmental concern. Regarding planning, State government shall act primarily in a supportive standard setting and review capacity, except where local governments do not elect to exercise their initiative. Enforcement shall be a concurrent State-local responsibility.

COASTAL AREA – The 20 coastal counties designed within the CAMA that are adjacent to, intersected by, or bounded by the Atlantic Ocean or any coastal sound.

COMMUNITY BASIN — An infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, or an alternate design, for an infiltration system, sand filter designed to infiltrate, standard constructed wet land, or wet pond that is designed and constructed in accordance with the North Carolina Department of Environmental Quality Stormwater Design Manual, or an alternate design, for an infiltration system, sand filter designed to infiltrate, standard constructed wet land, or wet pond that complies with the requirements of this chapter.

COMPACTION — The increase in soil bulk density.

CONTRIBUTORY DRAINAGE AREA — The area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

CORE — A pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

DEPARTMENT — The North Carolina Department of Environmental Quality.

DESIGN ENGINEER — A person professionally qualified and duly licensed in North Carolina to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land.

DISTURBANCE — The placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

DRAINAGE AREA — A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving water body.

ENVIRONMENTALLY CONSTRAINED AREA — The following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership, such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the North Carolina Wildlife Resources Commission 2015 Wildlife Action Plan or most current version and Protected Wildlife Species List.

ENVIRONMENTALLY CRITICAL AREA — An area or feature which is of significant environmental value, including but not limited to stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and wellhead protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the North Carolina Wildlife Resources Commission 2015 Wildlife Action Plan or most current version and Protected Wildlife Species List.

EROSION — The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

EXEMPT DEVELOPMENT — Any development that creates less than 800 square feet of new impervious area or disturbs less than 2,000 square feet of land. Further, an exempt development shall not meet the definition of "minor development."

GREEN INFRASTRUCTURE — A stormwater management measure that manages stormwater close to its source by:

A. Treating stormwater runoff through infiltration into subsoil;

B. Treating stormwater runoff through filtration by vegetation or soil; or

C. Storing stormwater runoff for reuse.

HUC 14 or HYDROLOGIC UNIT CODE 14 — An area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a fourteen-digit hydrologic unit boundary designation, delineated within North Carolina by the United States Geological Survey.

IMPERVIOUS SURFACE — A surface that has been covered with a layer of material that significantly reduces and prevents natural infiltration of water into the soil. Impervious surfaces include, but are not limited to, roof, patios, balconies, decks, streets, parking areas, driveways, sidewalks, and any concrete, stone, brick, asphalt, or compacted gravel surface. Driveways and parking areas constructed using approved and properly maintained pervious materials may be considered as pervious surface. Soils compacted by urban development are also highly impervious. Unwashed crushed stone containing fines is impervious. Impervious surface does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four (4) inches thick over a geotextile fabric; or a trail as defined in NCGS 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour).

INFILTRATION — The process by which water seeps into the soil from precipitation.

LOW-IMPACT DEVELOPMENT TECHNIQUES — Utilizing strategies and measures that manage stormwater runoff quantity and quality in the absence of structural stormwater measures, such as minimizing site disturbance, preserving natural vegetation and other important site features such as forests and especially core forests, reducing and disconnecting impervious cover, minimizing proposed ground slopes, utilizing native vegetation, minimizing turf grass lawns, revegetating areas, increasing time of concentration, and maintaining and enhancing natural drainage features and characteristics.

MAJOR DEVELOPMENT —

A. An individual development, as well as multiple developments that individually or collectively result in:

1. The disturbance of 10,000 square feet or more of land since February 2, 2004;
2. The creation of 2,500 square feet or more of regulated impervious surface since February 2, 2004
3. The creation of 2,500 square feet or more of regulated motor vehicle surface since June 30, 2021; or
4. A combination of Subsection A(2) and (3) above that totals an area of 2,500 square feet or more. The same surface shall not be counted twice when

determining if the combination area equals 2,500 square feet or more.

B. Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of Subsection A(1), (2), (3) or (4) above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.C.G.S. 160D-200 et seq., are also considered major development.

MECHANICAL TREATMENT DEVICE – A pre-fabricated stormwater treatment structure utilizing settling, filtration, absorptive/adsorptive materials, vortex separation, vegetative components, and/or other appropriate technology to remove pollutants from stormwater runoff

MINOR DEVELOPMENT — Any development that results in an increase in impervious surface of 800 or more square feet, or one that disturbs more than 2,000 square feet of land area, but does not meet the definition of a "major development." Minor development includes both private and public projects or activities.

MOTOR VEHICLE — Land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low-speed vehicles. For the purposes of this definition, "motor vehicle" does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

MOTOR VEHICLE SURFACE — Any pervious or impervious surface that is intended to be used by motor vehicles and/or aircraft, and is directly exposed to precipitation, including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

MUNICIPALITY — City of Southport.

NORTH CAROLINA STORMWATER DESIGN MANUAL and NORTH CAROLINA STORMWATER CONTROL MEASURE CREDIT DOCUMENT – The manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department's determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with 6.2.C.7 of this chapter that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

NUTRIENT — A chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

PERSON — Any individual, corporation, company, partnership, firm, association, political subdivision of this state and any state, interstate or federal agency.

POLLUTANT — Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance [except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. § 2011 et seq.)], thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, groundwaters or surface waters of the state, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

RECHARGE — The amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

REGULATED IMPERVIOUS SURFACE — Any of the following, alone or in combination:

- A. A net increase of impervious surface;
- B. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a "new stormwater conveyance system" is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
- C. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
- D. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased

REGULATED MOTOR VEHICLE SURFACE — Any of the following alone or in combination:

- A. The total area of motor vehicle surface that is currently receiving water;
- B. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

SEDIMENT — Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

SITE — The lot or lots upon which major or minor development is to occur or has occurred.

SOIL — All unconsolidated mineral and organic material of any origin.

STORMWATER — Water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities or conveyed by snow removal equipment.

STORMWATER MANAGEMENT BMP — An excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

STORMWATER MANAGEMENT MEASURE — Any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal nonstormwater discharges into stormwater conveyances.

STORMWATER RUNOFF — Water flow on the surface of the ground or in storm sewers resulting from precipitation.

SPECIAL FLOOD HAZARD AREA — A flood hazard area in which the flood elevation resulting from the two-, ten-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

WATER CONTROL STRUCTURE — A structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, ten-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

WATERS OF THE STATE — The ocean and its estuaries, all springs, streams, wetlands, and bodies of surface water or groundwater, whether natural or artificial, within the boundaries of the State of North Carolina or subject to its jurisdiction.

WETLANDS or WETLAND (1)An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as "hydrophytic vegetation." (2) Areas designated as Jurisdictional by applicable Federal agencies.

D. EXEMPTIONS FROM REQUIREMENTS

The following activities shall be exempt from these stormwater performance criteria:

1. Any logging and bona fide farm activity which is consistent with an approved soil conservation plan or timber management plan approved by

the City, as applicable.

2. Repairs to any stormwater treatment practice deemed necessary by the City of Southport.

E. REGULATORY CONSISTENCY

This article shall be construed to assure consistency with the requirements of the Clean Water Act and acts amendatory thereof or supplementary thereto, or any applicable implementing regulations.

2. **STORMWATER MANAGEMENT DESIGN PLANS**

A. DESIGN AND PERFORMANCE STANDARDS FOR STORMWATER MANAGEMENT MEASURES

1. Stormwater management measures for major and minor development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 - a. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.C.G.S. 113A 50-67 et seq., and implementing rules at 15A N.C.A.C. 04.
 - b. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
2. The standards in this chapter apply only to new major and minor development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or water quality management plan adopted in accordance with Department rules.

B. STORMWATER MANAGEMENT REQUIREMENTS FOR MINOR DEVELOPMENT.

1. Design standards shall be designed to include the following stormwater management measures:
 - a) Water quality. Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in North Carolina.
 - b) Rate/volume control. Infiltration measures shall be provided with a capacity of two inches of runoff for each square foot of new impervious area. The infiltration measures shall be designed with an overflow to the surface which shall be

stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices.

- c) The development design shall limit the creation of stormwater runoff through implementation of low-impact development techniques to the extent technically practicable without reduction of the allowable development given the applicable zoning and other provisions of state law or regulations, or of municipal ordinance.

Table 5: Sample Minor Development BMPs

Rain garden basin	Small-scale infiltration
Dry well basin	Small-scale bioretention
Grass Swale	Small-scale sand filter
Vegetative filter strip	Cistern

- d) Soil testing shall be performed to confirm the permeability of the soils and the depth of the water table and seasonal highwater table.
- e) A maintenance manual shall be supplied detailing the means and requirements of maintaining the stormwater management measure which shall comply with the requirements of 6.2.L.2 and 3.
- f) A maintenance agreement shall be filed with the Office of the Brunswick County Register of Deeds in order to insure the future maintenance of the stormwater management measure.
- g) All storm sewer structures, piping, basins, downspout discharges, and BMPs shall be offset a minimum of 10 feet from all property lines and right-of-way lines. Waiver of this requirement may be granted by the City Engineer but only in cases where it is not practicable to maintain the minimum required offset distance and there would be no adverse impact to adjacent properties.
- h) The lowest elevation of any BMP (below any sand or stone bottom layer) shall be a minimum of two feet above the water

table and seasonal high water table. The two-foot vertical separation shall be established through soil testing.

2. Waivers and exceptions.

- a) Standards for relief. Waivers from strict compliance with the design standards shall only be granted upon showing that meeting the standards would result in an exceptional hardship on the applicant or that the benefits to the public good of the deviation from the standards would substantially outweigh any detriments of the deviation. A hardship will not be considered to exist if reasonable reductions in the scope of the project would eliminate the noncompliance.
- b) Mitigation. If city staff determines that a waiver is appropriate, the applicant must execute a mitigation plan. The scope of the mitigation plan shall be commensurate with the size of the project and the magnitude of the relief required. The mitigation project may be taken from the list of projects in the Municipal Stormwater Management Plan or another project identified by the applicant. All mitigation projects are subject to the approval of the Stormwater Administrator. A monetary contribution to the City may be made in lieu of the work identified in the mitigation plan, subject to the approval of the reviewing agency. The applicant may proportionally reduce the monetary contribution by installing such stormwater management systems as practicable.

C. STORMWATER MANAGEMENT REQUIREMENTS FOR MAJOR DEVELOPMENT

1. All major developments shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with 6.2.L.
2. The development design shall limit the creation of stormwater runoff through implementation of low-impact development techniques to the extent technically practicable without reduction of the allowable development given the applicable zoning and other provisions of state law or regulations, or of municipal ordinance.
3. Stormwater management measures shall avoid adverse impacts of concentrated flow to Jurisdictional areas, or on habitat for threatened and endangered species.
4. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of 6.2.C.16, 6.2.D, 6.2.E:
 - a) The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;

- b) The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
 - c) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- 5. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. may be obtained from the Stormwater Administrator for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - a) The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - b) The applicant demonstrates, through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. to the maximum extent practicable;
 - c) The applicant demonstrates that, in order to meet the requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E., existing structures currently in use, such as homes and buildings, would need to be condemned; and
 - d) The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under 6.2.C.4.C above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of §6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. that were not achievable on site.
- 6. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the North Carolina Stormwater Design Manual and North Carolina Stormwater Control Measure Credit Document to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. When designed in accordance with the most current version of the North Carolina Stormwater Design Manual and North Carolina Stormwater Control Measure Credit Document, the stormwater management measures listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and

performance standards as outlined in the tables below.

7. Where the BMP tables in the NC Stormwater Management Rule are different due to updates or amendments with the tables in this chapter, the more stringent shall take precedence.

Table 1
Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff
Quality, and/or Stormwater Runoff Quantity

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	—
Dry well ^(a)	0	No	Yes	2
Grass swale	50 or less	No	No	2 ^(e)
				1 ^(f)
Green roof	0	Yes	No	—
Manufactured treatment device ^{(a)(g)}	50 or 80	No	No	Dependent upon the device
Pervious paving system ^(a)	80	Yes	Yes ^(b)	2 ^(b)
			No ^(c)	1 ^(c)
Small-scale bioretention basin ^(a)	80 or 90	Yes	Yes ^(b)	2 ^(b)
			No ^(c)	1 ^(c)
Small-scale infiltration basin ^(a)	80	Yes	Yes	2
Small-scale sand filter	80	Yes	Yes	2
Vegetative filter strip	60-80	No	No	—

(Notes corresponding to annotations^(a) through ^(g) are found at the bottom of Table 3.)

Table 2 Green Infrastructure BMPs for Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Separation from Seasonal High Water Table (feet)
Bioretention system	80 or 90	Yes	Yes ^(b)	2 ^(b)
Infiltration basin	80	Yes	No ^(c) Yes	1 ^(c) 2
Sand filter ^(b)	80	Yes	Yes	2
Standard constructed wetland	90	Yes	No	N/A
Wet pond ^(d)	50 to 90	Yes	No	N/A

(Notes corresponding to annotations ^(a) through ^(g) are found at the bottom of Table 3.)

Table 3 BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue roof	0	Yes	No	N/A
Extended detention basin	40-60	Yes	No	1
Manufactured treatment device ^(b)	50 or 80	No	No	Dependent upon the device
Sand filter ^(c)	80	Yes	No	1
Subsurface gravel wetland	90	No	No	1
Wet pond	50 to 90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

- (a) Subject to the applicable contributory drainage area limitation specified at

- 6.2.C.15.b.;
- (b) Designed to infiltrate into the subsoil;
 - (c) Designed with underdrains;
 - (d) Designed to maintain at least ten-foot-wide area of native vegetation along at least 50% of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
 - (e) Designed with a slope of less than 2%;
 - (f) Designed with a slope of equal to or greater than 2%;
 - (g) Manufactured treatment devices that meet the definition of "green infrastructure" at 6.1.C;
 - (h) Manufactured treatment devices that do not meet the definition of "green infrastructure" at 6.1.C.
8. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the city. Alternative stormwater management measures may be used to satisfy the requirements at 6.2.C.15 only if the measures meet the definition of "green infrastructure" at 6.1.C.. Alternative stormwater management measures that function in a similar manner to a BMP listed at 6.2.C.15.b. are subject to the contributory drainage area limitation specified at 6.2.C.15.b. for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at 6.2.C.15.b. shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance or a waiver from strict compliance in accordance with 6.2.C.5. is granted from 6.2.C.15.
9. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial

ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

10. Design standards for stormwater management measures are as follows:

- a) Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
- b) Stormwater management measures shall be designed and demonstrated not to negatively impact wetlands or watercourses on site or adjacent to the property;
- c) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than $\frac{1}{3}$ the width of the diameter of the orifice or $\frac{1}{3}$ the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of 6.2.J.3;
- d) Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant.
- e) Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at 6.2.J.3; and
- f) The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of $2\frac{1}{2}$ inches in diameter.

11. Manufactured treatment devices may be used to meet the requirements of this article, provided the pollutant removal rates are verified by the North Carolina Department of Environmental Quality.

Manufactured treatment devices that do not meet the definition of "green infrastructure" at 6.1.c. may be used only under the circumstances described at 6.2.C.16.d.

12. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E. shall be met in each drainage area, unless the runoff from the drainage areas converge on site and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
13. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the office of the Brunswick County Register of Deeds. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E., and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane North Carolina FIPS 2900 US feet or latitude and longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to 6.2.L.2.e. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the Register of Deeds or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
14. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to 6.2.C. of this article and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be

submitted to the municipality for approval and subsequently recorded with the Office of the Brunswick County Register of Deeds and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with 6.2.C.13. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the city in accordance with 6.2.C.13.

15.Green infrastructure standards.

- a) This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
- b) To satisfy the groundwater recharge and stormwater runoff quality standards at 6.2.C.15, 6.2.C.16, 6.2.D, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at 6.2.C.7. and/or an alternative stormwater management measure approved in accordance with 6.2.C.8. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry well	1 acre
Manufactured treatment device	2.5 acres
Pervious pavement systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale bioretention systems	2.5 acres
Small-scale infiltration basin	2.5 acres
Small-scale sand filter	2.5 acres

- c) To satisfy the stormwater runoff quantity standards at 6.2.E., the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with 6.2.C.8.
- d) If a waiver from strict compliance in accordance with 6.2.C.5 is granted by the Stormwater Administrator from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with 6.2.C.8, may be used to meet the groundwater

recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E.

- e) For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E, unless the project is granted a waiver from strict compliance in accordance with 6.2.C.5.

16. Groundwater recharge standards.

- a) This subsection contains the minimum design and performance standards for groundwater recharge as follows:
- b) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at 6.2.G, either:
 - 1) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site; or
 - 2) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the two-year storm is infiltrated.
- c) This groundwater recharge requirement does not apply to projects within the urban redevelopment area or to projects subject to Subsection 16d below.
- d) The following types of stormwater shall not be recharged:
 - 1) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied; areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge

would be inconsistent with Department-approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

- 2) Industrial stormwater exposed to source material. "Source material" means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

D. STORMWATER RUNOFF QUALITY STANDARDS

1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of 10,000 SF or more of regulated motor vehicle surface.
2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
 - a) Eighty percent TSS removal of the anticipated load, expressed as an annual average, shall be achieved for the stormwater runoff from the net increase of motor vehicle surface
 - b) If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average
3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the North Carolina Pollutant Discharge Elimination System (NCPDES) rules, 15A N.C.A.C. 02, or in a discharge specifically exempt under a NCPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with Subsection 6.2.D.2. above, unless the major development is itself subject to a NCPDES permit with a numeric effluent limitation for TSS or the NCPDES permit to

which the major development is subject exempts the development from a numeric effluent limitation for TSS.

4. The water quality design storm is 1.5 inches of rainfall in two hours.
5. If more than one BMP in series is necessary to achieve the required 80% TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B)/100$$

Where:

R = Total TSS percent load removal from application of both BMPs;

and

A = The TSS percent removal rate applicable to the first BMP;

B = The TSS percent removal rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in 6.2.C.16, 6.2.D, 6.2.E.
7. The Coastal Area Management rules 15A NCAC 07H defines four (4) areas of environmental concern (AEC). All development within the designated AECs must receive approval by the Division of Coastal Management prior to commencing construction.
8. These stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

E. STORMWATER RUNOFF QUANTITY STANDARDS.

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at 6.2.G, complete one of the following:
 - a) Design stormwater management measures so that the post-construction peak runoff rates for the two-, ten- and 100-year storm events are 50%, 75% and 80%, respectively, of the pre-

construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or

- b) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with Subsection E(2)(a) immediately above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three, will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure
- 3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

F. TECHNICAL STANDARDS.

- 1. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone).
- 2. Structural stormwater management measures shall be designed, constructed and installed to be strong, durable, and corrosion resistant. All materials used in the construction of storm sewers, bridges and other drainage structures shall be in accordance with current specifications of NCDOT for road and bridge construction, as prepared by the North Carolina Department of Transportation, and any supplements, addenda and modifications thereto unless otherwise specified by the reviewing municipal agency. Modifications or changes of these specifications may be requested by the applicant but may be implemented only with the knowledge and written consent of the City Engineer after review and discussion.
- 3. Pipe sizes shall be determined by acceptable drainage design procedures; provided that the pipe size in a surface water drainage system shall be no less than 15 inches in diameter. Design engineers may use a twelve-inch-diameter pipe as a cross drain to a single inlet providing that the cross drain is 30 linear feet or less.
- 4. Drainage inlets shall be located at all intersections, with inlets on both sides

of a street at intervals of not more than 400 feet or such shorter distances as required to prevent the flow of surface water from exceeding six cubic feet per second at the drainage inlet. Access manholes shall be placed at maximum 400-foot intervals throughout the system and at pipe junctions where there are no drainage inlets.

5. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create ponding in paved areas. Area inlets in parking lots should be limited to three cubic feet per second. Gutters or paved swales shall be used whenever, in the judgment of the City Engineer, they are necessary to avoid erosion.
6. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of six inches within the first 10 feet (2018 NC Residential Building Code, Section R401.3). Unless the relief is granted by the city review board, lawn areas shall be graded at a minimum 2% grade in order to secure proper drainage. Additionally, drainage shall be provided in a manner which will prevent the collection of stormwater in pools, or other unauthorized concentrations of flow and water shall not flow across adjacent property lines at greater than pre-development rates.
7. Approval of drainage structures shall be obtained from the appropriate municipal, state and federal agencies. Where required, each applicant shall make application to NCDEQ, the and the City Stormwater Administrator. Final approval shall not be effective until letters of approval from the proper governmental authorities shall be furnished to the city Stormwater Administrator.
8. Surface drainage of each lot will be reviewed to assure that stormwater flows will not cascade from one lot to another in a manner that would be detrimental to the use of an adjoining developed or undeveloped lot. This may require surface water controls such as swales, surface drainage inlets and appropriate easements.
9. All storm sewer structures, piping, basins and BMPs shall be offset a minimum of 10 feet from all property lines and right-of-way lines.
10. Stormwater BMPs may not be constructed within municipal rights-of-way.
11. Concrete low flow channels are discouraged in the City and should not be installed in extended detention basins.

G. CALCULATION OF STORMWATER RUNOFF AND GROUNDWATER RECHARGE.

Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate runoff using one of the following

methods:

- a) The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16, Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf or at United States Department of Agriculture Natural Resources Conservation Service North Carolina State Office; or
 - b) The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The Rational Method is described in Section B of the NCDEQ Stormwater Design Manual.
2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology above at 6.2.G.1.a. and the Rational and Modified Rational Methods at 6.2.G.1.b. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the pre-construction computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
 3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
 4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately

compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release 55 - Urban Hydrology for Small Watersheds or other methods may be employed.

5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

H. SOURCES FOR TECHNICAL GUIDANCE.

Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at: <https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program/stormwater-design-manual>.

2. Guidelines for stormwater management measures are contained in the North Carolina Stormwater Design Manual and North Carolina Stormwater Control Measure Credit Document, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
3. Additional maintenance guidance is available on the Department's website at: <https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program>.

I. SOLIDS AND FLOATABLE MATERIALS CONTROL STANDARDS.

Site design features identified under 6.2.C.7 above, or alternative designs in accordance with 6.2.C.8. above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this section, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see 6.2.I.2. below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - a) The New Carolina Department of Transportation (NCDOT) bicycle-safe grate, or
 - b) A different grate, if each individual clear space in that grate has an area of no more than seven square inches, or is no greater than 0.5 inch across the smallest dimension.
 - i) Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch

grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- c) For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven square inches, or be no greater than two inches across the smallest dimension. See the Southport Engineering Department Details and Specifications Manual for Type "N-Eco" curb piece detail.

2. The standard in 6.2.I.1. does not apply:

- a) Where each individual clear space in the curb opening in existing curb- opening inlet does not have an area of more than nine square inches;
- b) Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- c) Where flows from the water quality design storm are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - i) A rectangular space $4 \frac{5}{8}$ inches long and $1 \frac{1}{2}$ inches wide (this option does not apply for outfall netting facilities); or
 - ii) A bar screen having a bar spacing of 0.5 inch.
- d) Where flows are conveyed through a trash rack that has parallel bars with one- inch spacing between the bars, to the elevation of the water quality design storm; or
- e) Where the action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy a Register listed historic property.

J. SAFETY STANDARDS FOR STORMWATER MANAGEMENT BASINS.

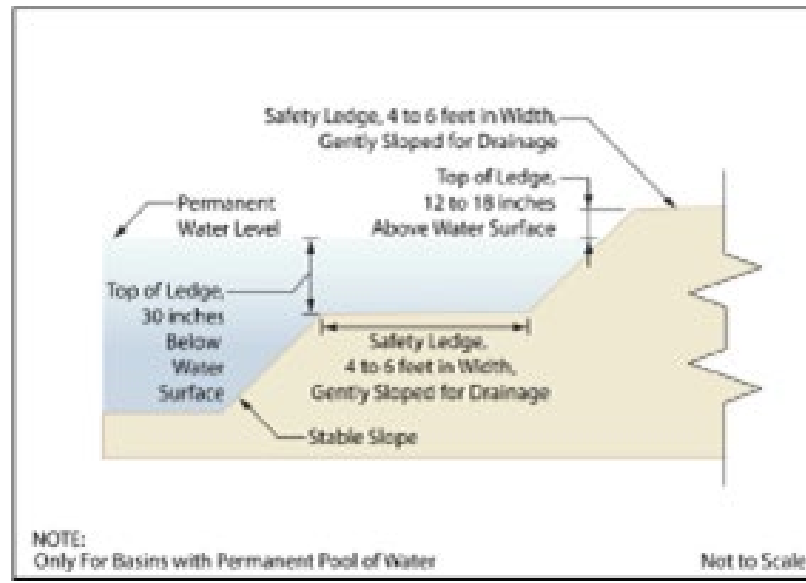
- 1. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.

2. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in 6.2.J.3.a-c. for trash racks, overflow grates, and escape provisions at outlet structures.
3. Requirements for trash racks, overflow grates and escape provisions.
 - a) A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
 - i) The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
 - ii) The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
 - iii) The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
 - iv) The trash rack shall be constructed of rigid, durable, and corrosion- resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
 - b) An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
 - i) The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - ii) The overflow grate spacing shall be no less than two inches across the smallest dimension.
 - iii) The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
 - c) Stormwater management BMPs shall include escape provisions as follows:
 - i) If a stormwater management BMP has an outlet structure,

escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to 6.2.J.3., a freestanding outlet structure may be exempted from this requirement;

- ii) Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than 2 1/2 feet. Safety ledges shall be comprised of two steps. Each step shall be four feet to six feet in width. One step shall be located approximately 2 1/2 feet below the permanent water surface, and the second step shall be located one foot to 1 1/2 feet above the permanent water surface. See 6.2.J.5. for an illustration of safety ledges in a stormwater management BMP; and
 - iii) In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.
 - iv) For emergency purposes, wet ponds shall be equipped with a drain that can quickly dewater the pond to the maximum extent possible. The drainpipe intake shall be designed to prevent deposited sediment from clogging the pipe and for it to become clogged during draining. A gate valve or other similar device shall be installed for opening the drain. The emergency drainage measure shall be maintained in good working condition.
- 4. Variance or exemption from safety standard. A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.
 - 5. Safety ledge illustration.

Elevation View — Basin Safety Ledge Configuration



K. REQUIREMENTS FOR SITE DEVELOPMENT STORMWATER PLAN

1. Submission of site development stormwater plan.
 - a) Whenever an applicant seeks municipal approval of a development subject to this chapter, the applicant shall submit all of the required components of the checklist for the site development stormwater plan at 6.2.K.1. below as part of the submission of the application for approval.
 - b) The applicant shall demonstrate that the project meets or exceeds the standards set forth in this chapter.
 - c) The applicant shall submit three copies of the materials listed in the checklist for site development stormwater plans in accordance with 6.2.K.1. of this chapter.
2. Site development stormwater plan approval. The applicant's site development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this chapter.
3. Submission of site development stormwater plan. The following information shall be required:
 - a) Topographic base map. The reviewing engineer may require

upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of one-inch equals 200 feet or greater, showing two-foot contour intervals. The map as appropriate may indicate the following: existing land use, existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

- b) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site and within the areas beyond the limits of the proposed development as outlined in 6.2.K.3a of this chapter. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- c) Project description and site plans. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.
- d) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of 6.2.B. through 6.2.G. are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
- e) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i) Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
 - ii) Details of all stormwater management facility designs, before, during and after construction, including discharge provisions, drain, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
- f) Calculations.
 - i) Comprehensive hydrologic and hydraulic design calculations for the pre- development and post-development conditions for the design storms specified in 6.2.C. of this chapter.
 - ii) When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal highwater table, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.
- g) Maintenance and repair plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of 6.2.L.
- h) Waiver from submission requirements. The city engineer reviewing an application under this chapter may waive submission of any of the requirements in 6.2.K.3.a-f. of this chapter when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

L. MAINTENANCE AND REPAIR.

1. Applicability. Projects subject to review as in 6.1.C. of this chapter shall comply with the requirements of 6.2.L.2-3.
2. General maintenance.
 - a) The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of

a major development.

- b) The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
- c) If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for access and/or maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
- d) Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
- e) If the party responsible for maintenance identified under 6.2.L.2.C. revisions based on 6.2.L.2.G below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
- f) Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; exercising of drain valves; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of nonvegetated linings.
- g) The party responsible for maintenance identified under 6.2.L.2.C above shall perform all of the following requirements:
 - 1) Maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management

measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;

- 2) Evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
 - 3) Retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by 6.2.L.F and G., above.
- h) The requirements of 6.2.L.2C and D. do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.
- i) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to affect maintenance and repair of the facility in a manner that is approved by the reviewing engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or county may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.
3. Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a maintenance guarantee in accordance with N.C.G.S. 160D-804.1 (Performance guarantees).

M. INSPECTION AND SUBSEQUENT FINES FOR NONCOMPLIANCE

1. All best management practice facilities are to be maintained by the property owner, homeowners' association or City of Southport. Where the City of Southport is named to be the party responsible for maintaining the facility, a developer's maintenance contribution shall be made.
 - a) Calculations for maintenance contributions for traditional BMPs shall be based on City of Southport's Developer Maintenance Contribution Worksheet Schedule A.
 - b) Calculations for maintenance contributions for nontraditional (as determined by the City Engineer) BMPs shall require an engineer's

cost estimate for maintenance required over a twenty-five-year period. Cost estimate calculations shall be performed in accordance with City of Southport's Developer Maintenance Contribution Worksheet Schedule A.

2. All stormwater management measures within the City are subject to the stormwater maintenance permit and periodic inspection. An annual stormwater maintenance permit is required in January of each year.
3. Recordkeeping, inspection and repair guidelines and noncompliance penalties.
 - a) Quarterly maintenance records shall be submitted to the City of Southport Municipal Clerk's office. The maintenance records for the period:
 - i) January 1 to March 31 must be reported no later than April 30.
 - ii) April 1 to June 30 must be reported no later than July 31.
 - iii) July 1 to September 30 must be reported no later than October 31.
 - iv) October 1 to December 31 must be reported no later than January 31.
 - b) Mechanically treated structures which utilize filters shall have on record and be provided to the City, the requirements of the replacement of the filters as per the manufacturer and the dates the filters have been replaced.
 - c) Inspections shall include and not be limited to:
 - i) Detention basin outflow structures;
 - ii) Vegetation;
 - iii) Trash racks and overflow grates;
 - iv) Embankment erosion; and
 - v) Sediment removal and pond maintenance.
 - d) The owner of the stormwater management measure shall complete minor repairs of the facility within 30 days of the date of notice.
 - e) The owner of the stormwater management measure, immediately upon notice, must complete repairs that may adversely affect the public's health, safety and welfare.
 - f) Each act of violation, and every day upon which any violation shall

occur or continues to occur shall constitute a separate offense.

g) Failure to obtain an annual stormwater maintenance permit: \$100.

h) Failure to provide quarterly maintenance records: \$50.

4. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality may immediately proceed to do so and shall bill the cost thereof to the responsible person.

5. Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guaranty in accordance with N.C.G.S. 160D-804.1.

N. FEES.

Residential Stormwater Plan Review	\$100.00/per plan (single lot)
------------------------------------	--------------------------------

	\$200.00/per plan (2-3 lots)
--	------------------------------

(up to two acres; and more than three lots)	\$300.00/per plan
---	-------------------

(over two acres; and more than three lots)	\$500.00/per plan
--	-------------------

Commercial Stormwater Plan Review (up to two acres)	\$300.00/per plan
---	-------------------

(over two acres)	\$500.00/per plan
------------------	-------------------

O. PERMIT REQUIREMENTS

No building or zoning permits for improvements or plat recordation for a subdivision, for which a stormwater management plan is required, shall be approved or modified by the City without the approval of the following stormwater management regulatory items.

1. Right of entry for emergency maintenance.
2. Any recorded off-site easements needed.
3. An approved stormwater management design plan.
4. A maintenance agreement.
5. Recorded easements for stormwater management facilities.

P. PERMIT SUSPENSION AND REVOCATION

1. Notice of Violation. When the City determines that an activity is not being carried out in accordance with the requirements of this ordinance, it shall issue a written notice of violation to the owner of the property. The

notice of violation shall contain:

- a) The name and address of the owner or applicant.
 - b) The address when available or a description of the building, structure, or land upon which the violation is occurring.
 - c) A statement specifying the nature of the violation.
 - d) A description of the remedial measures necessary to bring the development activity into compliance with this ordinance and a time schedule for the completion of such remedial action.
 - e) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed.
2. Stop Work Orders. Persons receiving a notice of violation will be required to halt all construction activities. This “stop work order” will be in effect until the City confirms that the development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a notice of violation in a timely manner can result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this ordinance.
 3. Restoration of Lands. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

Q. PROFESSIONAL REGISTRATION REQUIREMENTS

1. Stormwater management preliminary and design plans that are incidental to the design of a residential subdivision or commercial development shall be prepared by a qualified registered North Carolina Professional Engineer, Surveyor, or Landscape Architect, using acceptable standards and practices. All other stormwater management preliminary and design plans and calculations shall be prepared by a qualified registered North Carolina Professional Engineer, using acceptable engineering standards and practices.
2. The engineer, surveyor, or landscape architect shall perform services only in areas of his/her competence, shall undertake to perform engineering, landscape architecture, or land surveying assignments only when qualified by education and/or experience in the specific technical field.

3. OWNERSHIP, INSPECTION, AND MAINTENANCE

A. OWNERSHIP AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

1. Any stormwater management facility required by this article shall be privately-owned and maintained; provided, however, the owner

thereof shall grant to the City, a perpetual, nonexclusive easement which allows for public inspection and emergency repair, in accordance with Section 6.2.L.

2. Stormwater management facilities shall be publicly owned and/or maintained only if accepted for maintenance by the City. If a stormwater management facility is not accepted by the City, the property owner has the maintenance responsibility for this facility.
3. Private maintenance requirements shall be a part of the deed to the affected property.
4. Any stormwater management facility required by this article shall be in compliance with Section K of the City of Southport Stormwater Management Technical Manual.

B. CONSTRUCTION INSPECTION SCHEDULE

1. Prior to the approval of the stormwater management design plan, the applicant shall submit a proposed applicant or designated party (responsible party) inspection schedule. The stormwater management design plan shall indicate a phase line for approval otherwise the inspection schedule will be for the entire development. The City may make additional inspections during and after construction if deemed necessary by the City.
2. If a responsible party fails or refuses to meet the requirements of the maintenance covenant, the City, after reasonable notice, may correct a violation of the design standards or the maintenance needs by performing all necessary work to place the facility in proper working condition. If, after an inspection, the condition of a facility presents an immediate danger to the public health, safety, or general welfare due to unsafe conditions or improper maintenance, the City shall have the right, but not the duty, to take such action as may be necessary to protect the public and make the facility safe. Any cost incurred by the City shall be paid by the owner. In addition, the City shall notify the owner(s) in writing of the facility of any violation, deficiency, or failure to comply with this article within 10 days of the discovery of the violation. Upon a failure to correct violations requiring maintenance work within 10 days after, notice thereof, the City may provide for all necessary work to place the facility in proper working condition. The owner(s) of the facility shall be assessed the costs of the work performed by the City.
3. The permittee shall provide the City of Southport actual "as-built" plans for any stormwater management practice or facility located on the site after final construction certified by a professional engineer (as outlined in Section 6.3.I).
4. The professional engineer shall certify to the City that:
 - a) The facility has been constructed as shown on the as-built plan, and

- b) The facility meets the approved stormwater management design plan and specifications or achieves the function for which it was designed.

C. ACCEPTANCE OF CERTIFICATION IN LIEU OF CONSTRUCTION INSPECTIONS

The City of Southport, at its sole discretion, may accept the certification of a registered engineer in lieu of any inspection required by this article.

4. MISCELLANEOUS PROVISIONS

A. APPEALS

The disapproval or required modification of any proposed stormwater management plans or design plans or the determination of noncompliance or failure to maintain by the City shall entitle the aggrieved person to appeal this decision or lack of action to the Board of Adjustment in accordance with Section 2.7.E. Such appeal must be made in writing to the city clerk and the UDO Administrator within 30 days of written notice of disapproval, or modification of a design stormwater management plan, or determination of noncompliance or failure to maintain.

B. PENALTIES

Civil penalties shall be as follows:

- 1. All acts or conditions constituting a violation of this article shall subject the offender to a civil penalty of \$500 per violation or per day for any continuing violation.

C. VEGETATION

- 1. Vegetation for stabilization of side slopes shall be a hearty ground cover such as the following, listed in order of best overall suitability:
 - a) Tall Fescue
 - b) Bermuda Grass
 - c) Pensacola Bahia grass
 - d) Reed Canary Grass
- 2. All of these are well suited for flooding tolerance and waterways and channels. The bahia grass is excellent for sandy sites. The others spread by rootstocks, making a well anchored and stable ground covering.
- 3. The designer shall consult with the Public Services Department regarding landscape standards such as selection, spacing, location, and planting requirements of all grasses and plants which are to be incorporated in the system. Approval of a landscaping plan by the Public Services Department will be required prior to issuance of a construction permit.



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 08/14/2025

DEPARTMENT: Development Services

PRESENTED BY: Maureen Meehan, Planning Services Director

ITEM SPONSORED BY: Development Services Staff

ITEM/TOPIC: Zoning Text Amendment – Special Events ZTA-24-05

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: A duly advertised public hearing was held on May 8, 2025, for the proposed text amendment allowing special events as accessory uses. This text amendment is an initiative to provide the City of Southport an appropriate land use so that non-residential uses can host special events not. This includes the creation of accessory land use and Temporary Use Permit. At their February 20, 2025, meeting the Planning Board recommended Approval to the Board of Aldermen for a Zoning Text Amendment to the Unified Development Ordinance Table 3.1; Accessory Use Standards Sections 3.6.A.5 & 3.6.Q; and Article 8 Definitions and Measurements.

IMPACT IF NOT APPROVED: This text amendment is a legislative decision as defined by North Carolina General Statutes. The Board of Aldermen is under no obligation to approve the Zoning Text Amendment. In accordance with North Carolina General Statutes, in a motion to approve or deny a Zoning Text Amendment, the Board shall adopt a corresponding consistency statement explaining the chosen decision's consistency with the adopted Land Use Plan of the City.

DEPARTMENT HEAD COMMENTS: The attached proposed Zoning Text Amendment updates the UDO to enable Bed and Breakfasts and other nonresidential establishments the ability to host specialized events not otherwise considered part of their daily operations.

ATTACHMENTS: Staff Report, Zoning Text Amendment Language

REQUESTED ACTION: Discussion and consideration of the proposed text amendment.

PROPOSED MOTION:

A Motion to Approve the text amendment and attached consistency statement.

A Motion to Refer the proposed text back to the Planning Board with the following direction to staff on changes the Board would like made and incorporated.

A Motion to Deny the proposed text amendment as written and request that staff submit a new text amendment to include standards specifically and only for bed and breakfast establishments in Section 3.8.C Bed and Breakfast of the UDO to the Planning Board for recommendation.

A Motion to Deny the proposed text amendment and leave the ordinance as written.



MEMORANDUM

To: Richard Alt, Mayor and Members of the Board of Aldermen

From: Maureen Meehan, Planning Services Director

Re: Special Events Accessory Use – Text Amendment

Date: August 14, 2025

After receiving comments and feedback from the Board of Aldermen following the public hearing on May 8, 2025, staff have thoughtfully considered the options and present the following for next steps regarding this text amendment.

- Refer the proposed text back to the Planning Board with direction given to staff on changes the Board would like made and incorporated.
- Deny the proposed text amendment as written and request that staff submit a new text amendment to include standards specifically and only for bed and breakfast establishments in Section 3.8.C Bed and Breakfast of the UDO to the Planning Board for recommendation.
- Deny the proposed text amendment and leave the ordinance as written. Approval of a bed and breakfast requires that the applicant submit a management plan for review by the Board of Adjustment. Bed and breakfasts in the past included hosting events in their management plan, and each Special Use Permit was approved/conditionally approved/denied on a case-by-case basis.

Background

In the July 30th, 2024, Board of Adjustment meeting, an applicant seeking to transition a residence into a Bed & Breakfast (B&B) was granted the necessary Special Use Permit (SUP) without the approval to host large events such as weddings. As required by the Unified Development Ordinance (UDO) section 3.8.C.2, the applicant supplied a management plan in which the proposed could also operate as an events space to host special occasions such as weddings. It was this proposal that highlighted the lack of an appropriate land use within the UDO.

At the October 17th, 2024, regular Planning Board meeting, Chair Sue Hodgins determined that a committee would be necessary to review the pros and cons of specialized events being hosted by B&Bs. Members of the committee were Messrs. Kevin Locklin, Will Hewett, and Fred Fiss. City Planner Wendell Biddle and Director Maureen Meehan were also in attendance.

In the committee meetings, the proposed text amendment was by and large shaped by the following questions:

- a. Should specialized events be limited to B&Bs, or can we create an amendment that enables specialized events to also be used as an accessory land use?

- b. What parameters should be put into place to ensure the nature of residential zoning districts is not altered by higher impact activity such as B&Bs hosting specialized events?
- c. How will safety precautions such as capacity limits be enforced?
- d. How do we ensure that emergency services are not overwhelmed?

The Planning Board review committee proposed to create an accessory land use standard that can be administratively managed by Planning staff. The accessory land use, *Specialized Events*, would be defined as *being a commercial venture held in non-religious venues wherein the event is secondary to the venue's primary land use and would be required to adhere to specific land use standards*. Table 3.1 of the UDO would be amended to reflect this accessory land use. The appropriate zoning districts for this would be similar to those that allow B&Bs.

Please note that the proposed amended text has been **highlighted**.

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
Uses	ICS	R-10	R-20	M F	MH	PUD	O-I	CBD	BD	HC	LI	HI	O S	Section #
DOCKS, , PIERS, GAZEBOS, BULKEADS, AND LIVING SHORELINES		PS	PS	PS	PS	PS	PS	PS	PS				SS	3.6.E
HOME DAYCARE, ADULT AND CHILD		SS	SS	SS	SS	SS								3.6.F
HOME OCCUPATION		SS	SS	SS	SS	SS								3.6.G
HOMESTAY		PS	PS	PS		PS								3.6.H
MODULAR UNIT					PS	PS	PS	PS	PS	PS	PS	PS		3.6.I
OUTDOOR DISPLAY								PS	PS	PS				3.6.J
OUTDOOR STORAGE									PS	PS	PS	PS		3.6.K
OUTDOOR VENDING MACHINE					PS	PS	PS	PS	PS	PS	PS	PS		3.6.L
PORTABLE STORAGE CONTAINERS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.M
RECREATIONAL VEHICLE OR TRAVEL TRAILER		PS	PS		PS	PS	PS							3.6.N
SELF-SERVICE ICE VENDING MACHINES									SS	SS				3.6.O
SOLAR ENERGY SYSTEMS		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		3.6.P
<i>Specialized Events</i>		PS	PS	PS	PS	PS	PS	PS	PS	PS				3.6.Q

Table 3.1 Accessory Uses Amended

Along with the new accessory land use, the creation of a *Temporary Use Permit (TUP)* would need to be established. The utility of the permit would be to ensure that all appropriate agencies, such as City Fire, would be aware of the proposed event and can establish capacity standards. Other benefits include staff being able to administratively control the number of specialized events in any given period, along with limiting the number of events hosted by any one specific establishment within a set timeframe. The UDO section providing directions on accessory uses, section 3.6., would need to be amended as such:

3.6 ACCESSORY USE STANDARDS

A. ACCESSORY STRUCTURE OR USE, GENERAL

Where permitted, the following shall apply:

4. No accessory structure, whether residential or nonresidential, shall be greater than 30 feet in height.

5. Temporary Use Permits apply to property outside the public rights-of-way only and are granted to one contiguous parcel of land at a time. No parcel may be granted more than one (1) Temporary Use Permit per quarter year. Permits may be granted for both indoor and outdoor occasions. A certified letter notifying all adjacent residential neighbors of the proposed event will be required prior to final permit approval.

Along with the TUP, other specific use standards would be required to ensure that issues such as noise, signage, and alcohol consumption are appropriately managed. UDO section 3.6.Q would be amended as follows:

Q. SPECIALIZED EVENTS

Where permitted, the following shall apply:

1. All Specialized Events must apply for a Temporary Use Permit 30 days prior to the event detailed on application. Refer to UDO Section 3.6.A.5 Temporary Use Permit.

2. The property owner and or the on-site manager shall be required to be in attendance of the specialized event.

3. All Specialized Events must adhere to the City of Southport's noise ordinance.

4. Only one (1) A-frame sign may be used for the Specialized Event, the sign will be removed within 24 hours of the event.

5. Alcohol shall only be provided by an ALE permitted vendor, caterer, or host.

6. All trash will be disposed of within 24 hours of the event.

7. All decorations will be removed from the venue within 24 hours of the event.

The Planning Board recommends **approval** of these text amendments as presented at their February 20, 2025, regular meeting. The proposal is consistent with the 2014 CAMA Core Land Use Plan. Further, the proposed updates are consistent with all other adopted plans, including the Unified Development Ordinance.



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-24-05 Special Events

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **ADOPT** the proposed text amendments to the Unified Development Ordinance. The amendments are consistent with the City's 2014 CAMA Core Land Use Plan, adopted initially on Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen in 2020. More specifically, the proposed amendment is consistent with Policy 7.8 Southport recognizes that tourism is important and will support activities that promote tourism.

NOW THEREFORE, be it resolved by the City of Southport Board of Aldermen, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ____ day of August 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency and Reasonableness
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-24-05 Special Events

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning Board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **DENY** the proposed zoning text amendment. The amendment appears inconsistent with the City's 2014 CAMA Core Land Use Plan, adopted initially on Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen in 2020.

NOW THEREFORE, be it resolved by the City of Southport Board of Aldermen, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ____ day of August 2025.

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk

City of Southport ABC Board Minutes

Date: June 18th 2025, Minutes taken by: Harold Todd Dunn

Location: Southport ABC Store

Budget Hearing – Approved Budget

Quorum determined: Meeting called to order by Chairman Davis at: 2pm

No Conflict of interest

In Attendance: Board Chairman- William Davis, Board Members – Zach Zuehlke , Adam Steadman, Jim Poppe GM – Harold Todd Dunn , Assistant Manager – Nadine Del Pezzo ABC Liaison -Frank Lai

Absent: None

Open Comment and Discussion – None

Approval of 5/20/25 Minutes: Minutes amended, approved by Angela and seconded by Jim

1. Old Business

- A. Discussed new Health Insurance
- B. Annual Conference – Jim and Todd will attend

2. New Business

- A. Presented and Approved Budget amendments````
- B. Approved 4.5 % Max performance bonuses
- C. Discussed and approved Bourbon Drops instead of Raffles
- D. Discussed getting Handy Man for Gutter Cleaning an small store repairs

3. Business Reports

Presented Monthly Sales Report

4. Employee Issues.

Discussed Employee Issues

Adjourned: Motion was made and seconded to adjourn the meeting

Next Regular meeting: July 9th 2025 at 4pm at Southport ABC Store

APPROVED BY AND DATE

JULY 2025 SALES DATA COMPARISON AND SAVINGS

SALES TYPE	2024 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 452,791.65	\$ 454,372.20	\$ 1,580.55	0.35
MXB SALES	\$ 252,782.91	\$ 241,734.97	\$ (11,047.94)	-4.37
TOTAL	\$ 705,574.56	\$ 696,107.17	\$ (9,467.39)	-1.34
Customers	10073	9798	-275	-2.73
Bottles Sold	33,241	32,743	(498)	-1.50
PAYROLL EXPENSES	\$ -	\$ -	\$0	#DIV/0!
Credit Cards	\$ -	\$ 420,459.64		
TOTAL SALES INC. TAX	\$ -	\$ 487,256.51		
	2019 Sales	2025 Sales	Difference	
Retail 2019	\$ 275,166.65	\$ 454,372.20	179,205.55	65.13
MXB 2019	\$ 150,034.27	\$ 241,734.97	91,700.70	61.12
	\$ 425,200.92	\$ 696,107.17	270,906.25	63.71
SALES TYPE	2020 SALES	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 365,387.80	\$ 454,372.20	\$ 88,984.40	24.35
MXB SALES	\$ 81,641.14	\$ 241,734.97	\$ 160,093.83	196.09
TOTAL	\$ 447,028.94	\$ 696,107.17	\$ 249,078.23	55.72
SALES TYPE	2021 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 315,363.75	\$ 454,372.20	\$ 139,008.45	44.08
MXB SALES	\$ 176,425.29	\$ 241,734.97	\$ 65,309.68	37.02
TOTAL	\$ 491,789.04	\$ 696,107.17	\$ 204,318.13	41.55
SALES TYPE	2022 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 419,952.80	\$ 454,372.20	\$ 34,419.40	8.20
MXB SALES	\$ 198,996.46	\$ 241,734.97	\$ 42,738.51	21.48
TOTAL	\$ 618,949.26	\$ 696,107.17	\$ 77,157.91	12.47
SALES TYPE	2023 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 440,954.10	\$ 454,372.20	\$ 13,418.10	3.04
MXB SALES	\$ 229,192.35	\$ 241,734.97	\$ 12,542.62	5.47
TOTAL	\$ 670,146.45	\$ 696,107.17	\$ 25,960.72	3.87



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report for July
City of Southport

Updated
July 31, 2025

ADDRESS	VIOLATION	STATUS
416 E Bay St	ZV	OPEN
724 N Lord St	MH/JP	OPEN
712 N Lord St	JV	OPEN
806 Clarendon Ave	MH/JV/JP	OPEN
803 Clarendon Ave	JV	OPEN
813 Clarendon Ave	MH	OPEN
801 N Caswell Ave	MH	HOLD
306 W 9 th St	MH/OL	OPEN
926 Hankinsville Rd	MH/JP/OL	OPEN
913 Hankinsville Rd	MH	OPEN
1105 N Caswell Ave	JV	OPEN
301 W 11 th St	MH	HOLD
712 Clarendon Ave	JV	OPEN
409 N Lord St	MH	OPEN
410 N Lord St	MH	OPEN
910 N Lord St	JV	ABATED
410 E Bay St	ZV	OPEN
305 Yaupon Dr Ext	JP/OL	OPEN
503 Clarendon Ave	JP	OPEN
401 N Fodale Ave	OL	OPEN
605 Clarendon Ave	MH/JP	OPEN
129 Park Ave	JV	OPEN
111 Park Ave	JP	ABATED
603 N Fodale Ave	JP	ABATED
713 Cottage Ln	JP	OPEN
315 W 8 th St	JV/JP	OPEN
825 N Caswell Ave	OL/JP/MH	OPEN
829 N Caswell Ave	MH/OL	OPEN
228 W 9 th St	JP	OPEN
913 N Caswell Ave	JV	OPEN
313 W 11 th St	JV	ABATED
511 W 11 th St	JP	OPEN
609 W 11 th St	ZV	OPEN
514 W 11 th St	JV/JP	OPEN
PID 237DF01412 W 9 TH ST	OL	OPEN



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report for July
City of Southport

Updated
July 31, 2025

1012 N Caswell Ave	JP	OPEN
211 E Leonard St	OL	OPEN
412 E Leonard St	JP	ABATED
414 E Leonard St	JP	ABATED
202 W 8 th St	JP	ABATED
PID 221MD016 Park Ave Ext	JV	ABATED
210 N Fodale Ave	JP	OPEN
210 E Brown St	JV	OPEN
807 N Howe St	JV	OPEN
1211 N Caswell Ave Apt 3C	MH	OPEN
1211 N Caswell Ave Apt 2A	MH	OPEN
1211 N Caswell Ave Apt 2D	MH	OPEN
1211 N Caswell Ave Apt 5A	MH	OPEN
1211 N Caswell Ave Apt 6C	MH	OPEN
1211 N Caswell Ave Apt 6D	MH/JP	OPEN
PID 237EC036	OL/JV	OPEN
718 Clarendon Ave	OL/JP	OPEN
PID 237EC015 Clarendon Ave	OL	ABATED
607 Burrington Ave	OL	OPEN
609 Burrington Ave	OL	OPEN
520 N Caswell Ave	OL	OPEN
205 W Leonard St	OL	OPEN
PID 237EF028	OL	ABATED
403 N Howe St	OL	ABATED
724 N Howe St	OL	ABATED
115 E Howe St	OL	OPEN
620 N Howe St	OL	ABATED
PID 237EA013 N Caswell Ave	OL/JP	OPEN
616 N Caswell Ave	OL/JP	OPEN
620 N Caswell Ave	OL	OPEN
PID 237EC026 N Caswell Ave	OL	OPEN
409 N Lord St	OL	OPEN
206 Frink Dr	OL	OPEN
305 Herring Dr	JV/JP	ABATED
318 Herring Dr	JP	ABATED
PID 238AD025 Mitchell St	OL	OPEN



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report for July
City of Southport

Updated
July 31, 2025

814 Memory Ln	OL	ABATED
PID 237EG00901 Clarendon Ave	OL	ABATED
507 N Caswell Ave	JV	OPEN
215 W 11 th St	JP	OPEN
1126 N Caswell Ave	JP/JV	ABATED
803 Clarendon Ave	MH/JP	OPEN
415 W Owens St	JP	OPEN
914 Hankinsville Rd	MH	OPEN
PID 237DF01408 Hankinsville Rd	OL	OPEN
1013 N Caswell Rd	JP	OPEN
301 W 9 th St	OL	ABATED
609 N Caswell Ave	OL	OPEN
PID 237EC01802 N Caswell Ave	OL	OPEN
PID 237EC01801	OL	OPEN
615 N Caswell Ave	OL	ABATED
419 N Lord St	OL	OPEN
1109 N Howe St	MH/JP/JV	OPEN
216 Frink Dr	JP	ABATED
201 Willis Dr	OL	OPEN
204 Herring Dr	OL	OPEN
105 Cape Fear	JP/JV	OPEN
906 E Moore St	JP	OPEN
1226 N Howe St	JV	OPEN
413 Stuart Ave	MH/JP	OPEN
PID 222PA00101	OL	OPEN
116 E Owens St	MH	OPEN



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report for July
City of Southport

Updated
July 31, 2025

HIGHLIGHTS

- During the month of July, we focused on previously opened cases and opened 9 new cases. After contacting property owners, we successfully ABATED and CLOSED 21 cases.
- **202 W 8th St** – Case was opened in reference to Nuisance/Junk Pile, open storage of washer and dryer, tool box, and other miscellaneous items. After contacting the property owner, the open storage was removed from the property. Case is Abated and Closed.
- **PID 221MD016 Park Ave Ext.** – Property was placed in violation for multiple Nuisance/Junk Vehicles (Two Chevrolet vehicles). After contacting the property owner, one vehicle was removed from the property and the other is covered by a fitted car cover. This Case is Abated and Closed.
- **216 Frink Dr.** – Property was placed in violation for Junk Pile/Open Storage of table and dresser located at the end of the driveway, after contacting the property owner the Open Storage was removed. This Case is Abated and Closed.
- **412 E Leonard St.** – Property was placed in violation for Nuisance/Junk Pile/Open Storage of various items along the side of the home. After contacting the property owner, the Open Storage was removed. This Case is Abated and Closed.
- **414 E Leonard St.** – Property was placed in violation for Nuisance/Junk Pile/Open Storage of a Washer/Dryer combo unit. After contacting the property owner, the Open Storage was removed. This Case is Abated and Closed.



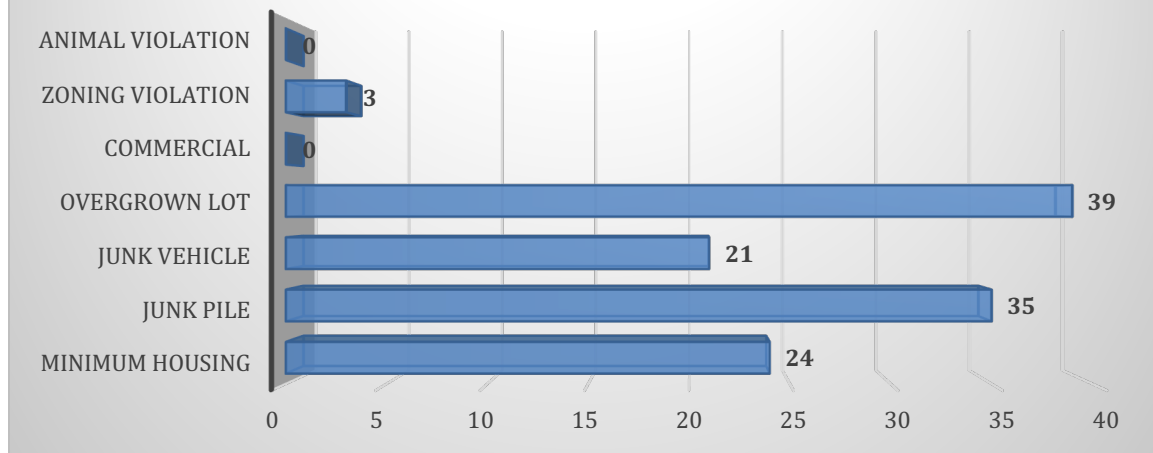
PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

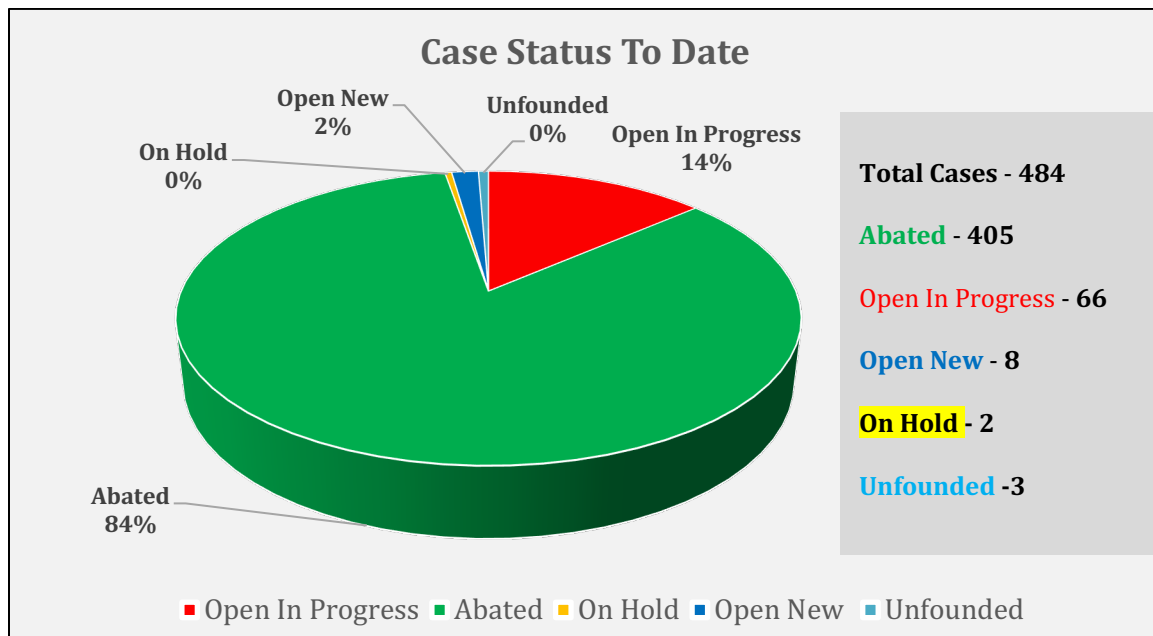
Monthly Report for July
City of Southport

Updated
July 31, 2025

Violations by the Numbers



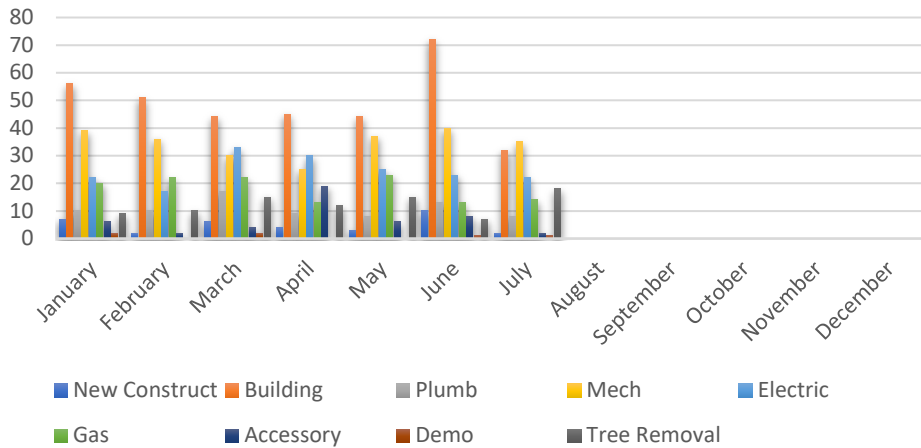
Case Status To Date



Permits and Inspections 2025

Month	New Construct	Building	Plumb	Mech	Electric	Gas	Accessory	Demo	Tree Removal	Inspections	Permits Issued
January	7	56	10	39	22	20	6	2	9	393	178
February	2	51	10	36	17	22	2	0	10	389	186
March	6	44	17	30	33	22	4	2	15	465	182
April	4	45	9	25	30	13	19	0	12	514	186
May	3	44	8	37	25	23	6	0	15	434	176
June	10	72	13	40	23	13	8	1	7	445	211
July	2	32	8	35	22	14	2	1	18	468	157
August											
September											
October											
November											
December											

Permit Types Issued by Month



Building Permits and New Construction

