CITY OF SOUTHPORT
PLANNING BOARD
REGULAR MEETING AGENDA
113 W MOORE ST
SOUTHPORT NC 28461

August 21, 2025
6:00 PM

Agenda

Please turn off all cell phones

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. Approval of Minutes

1. July 17, 2025 Planning Board Meeting Minutes

E. Approval of Agenda

F. Public Comment

G. Old Business

1. ZTA-24-05 Special Events - Maureen Meehan
2. ZTA-25-04 - UDO Updates (Article 3 & Article 8 Amendments) - Maureen Meehan
3. Comprehensive Plan Review and Recommendation - Maureen Meehan

H. New Business

1. MSP-25-01 - Home2 Suites - Wendell Biddle

I. Other Business

1. Planning Updates - Maureen Meehan
2. Date Selection for Rules of Procedure Special Meeting - Chair Ashley
3. Planning Board Goal Setting - Chair Ashley
4. Planning Board Project / Application Handbook - Chair Ashley

J. Announcements

K. Adjourn

City of Southport
Regular Planning Board Meeting – July 17, 2025

Members Present:
Chair Sue Hodgin
Vice Chair Kevin Locklin
Larry Ashley
Fred Fiss
Bob Lambert
John Bove
New Members:
Dough Luehe
Maria Horton
Ed Ekert-Alternate
Staff:
Maureen Meehan, Planning Services Director
Tori Deviney, Deputy City Clerk
ChyAnn Ketchum, Public Information Officer

Item A - Call to Order

Chair Hodgin called the meeting to order at 6:00 PM.

Item B - Invocation

Chair Hodgin provided the Invocation.

Item - C Pledge of Allegiance

Chair Hodgin led everyone in the Pledge of Allegiance.

Item F – Approval of Minutes

Chair Hodgin identified corrections she would like changed. On page three, paragraph three, she clarified that the statement regarding "199 residential units" referred only to the Marina area of the Waterway project, not the entire community. She requested that the total number of residential units (1,389 total, with 1,190 in the county portion and 199 in the Marina area) be included for accuracy.

On page four, she requested that the first sentence be revised to read "Mr. Ashley read the consistency statement," rather than "reads."

On page six, she questioned whether the listed exemptions referred to the Specialized Events text amendment or another item, noting that the language as written was confusing.

Mr. Locklin stated that he was content with staff's commitment to revise the minutes as noted. Mr. Locklin motioned to approve the minutes with the understanding that the corrections provided would be changed. The motion was seconded by Mr. Bove and passed unanimously.

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Item D - Swearing In of Members

Mr. Locklin made a motion to amend the agenda to move Item D – Swearing-In of Members – to follow Item H - Public Comment. The motion was seconded by Mr. Bove and passed unanimously.

Item F - Approval of Minutes

1. May 15, 2025 Planning Board Meeting Minutes

Mr. Locklin motioned to approve the minutes with the understanding that the corrections provided would be made. The motion was seconded by Mr. Bove and passed unanimously.

Item H - Public Comment

Mr. Lambert made a motion to enter Public Comment. The motion was seconded by Mr. Fiss and passed unanimously.

There was no public comment.

Mr. Ashley made a motion to come out of Public Comment. The motion was seconded by Mr. Bove and passed unanimously

Mr. Locklin made a statement to address recent comments made about the Planning Board during Board of Aldermen meetings, stating that misstatements and innuendos had unfairly questioned the Board's integrity. He explained that the delays in a prior site plan matter were caused by the Board of Adjustment variance process, not by punitive or endless deliberations by the Planning Board. He emphasized that the Board acted responsibly, consulting NCDOT and meeting with the landowner and attorney before making recommendations.

Regarding the Waterway project, Mr. Locklin noted the Board requested legal counsel because of its complexity, but was denied. He stated that contrary to the mayor's claim, statutes do not bar the Planning Board from reviewing development agreements when tied to rezonings or text amendments. He cited City ordinance provisions and legal commentary supporting Planning Board review, and pointed out that the Board had correctly identified issues overlooked in annexation provisions.

Mr. Locklin also objected to the mayor's statement that the Board created "five potential issues" that could result in lawsuits, arguing the Board was never informed of any such risks. He asked that any documentation of these claims be provided within 30 days. He further questioned the need for appointing a separate attorney, as the City Attorney already reviews agenda packets. He concluded by affirming that the Board's members have acted diligently and with integrity.

Mr. Ashley supported Mr. Locklin's remarks, expressing concern over the mayor's social media posts that referenced repeated concerns from legal counsel. He questioned why such issues were

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never communicated to the Planning Board, noted inconsistencies in the mayor's statements, and asked for clarification. He urged that unfounded criticisms against the Board cease.

Mr. Bove stated that he was disappointed with how the process had unfolded over the past couple of weeks but expressed his gratitude to Chair Hodgin for her work. He noted that the 2025 members had significant catching up to do and relied heavily on information and organization from prior boards. He credited Chair Hodgin with ensuring that information was always available and well-prepared. Mr. Bove added that while the Board would be welcoming new members, it would continue to operate under the principles Chair Hodgin had established. He concluded by again thanking her for her contributions.

Mr. Fiss remarked that she was the most informed person on the Board and that her absence would be deeply felt, though they looked forward to seeing her continue to participate from the audience.

Mr. Ashley added his thanks, stating that she ran some of the best-organized meetings he had ever attended across various boards and committees. He praised her knowledge, guidance, and leadership, noting that she had greatly assisted both new and longtime members.

Mr. Lambert thanked Chair Hodgin for her service and leadership, noting her strong organization and willingness to stand up for accountability when needed. He further stated, for the record, that he believed the current Board of Aldermen had done a disservice to the community by not reappointing her again.

Chair Hodgin thanked the Board and proceeded with a statement for the record:

> *"The Southport Planning Board has validity, in article 2.3 of the UDO you can see that the planning board is responsible for an understanding of trends, past and present, recommending orderly development as it relates to the comprehensive plan, understanding and recommending changes to the city's zoning map, reviewing and recommending approval or denial to the mayor, Excuse me, to the alderman of any major subdivision, preliminary and final plat. Being the final say on major site plans, determining whether proposals conform to the city's principles in the comp plan, for growth and improvement of the area, and keeping the Aldermen and the public informed and advised as to all these matters. The board is also tasked to review and recommend changes to the Aldermen regarding city property usage, acquisition and disposal of public properties. Somebody bar the door. Don't let the new folks run because we already know all of this. It's a lot. The planning board is the work horse for this town's Board of Aldermen and in any other municipality in North Carolina, and all those responsibilities are straight out of the UDO. The job of this Board is to take each submission, each assignment, and act on each one with this UDO square in your sights, not based on who you know, who's contacted you and asked for help as a neighbor or friend, or who sells, who says they'll contact An attorney if they don't want to get what they want in town. You are not here to do anyone's bidding or to follow any elected's agenda. You take an oath to the US and North Carolina constitutions and to do the best for all of Southport, period. The seats you occupy are some of the hardest and sometimes the hottest seats in town. You get to, or you should get to, know this, you do very well. You've often heard said that the UDO, like all town ordinance, is a living*

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document. As areas are identified that may need change, proposals are presented, and part of your job is to discuss and ask sometimes tough questions of applicants, staff and each other. That's another part of this body's job that's not always a popular one. The new members will soon find that out there's not one at this table that's not wondered at least once, why the hell they volunteered for this. Let me say congratulations to the new members whom I've met just tonight. Lean on these members that are already sitting here with you. Over the last few years, we've assembled an extremely talented group on this Board with diverse backgrounds and real, relevant experience. Learn from them, I have, and I appreciate every one of them ever so much. Stand behind each other as board members, but know that, as I stated earlier, you should be able to question each other and staff and be able to communicate freely. If that's not happening, there's something wrong, and it'll surface. Try to see to it that you're not part of mistrust that might start brewing. I want to just recount some of the major tasks that have come before this planning board in the last few years. Now that will is gone, Fred and I are all that's left of the Board for the original Indigo two submission. That was a monumental task, but I think it was a great opportunity for us to be part of educating the city about how we should and could work in concert with the developer. That came back round to us again just recently, but not quite the same way. We didn't have quite the choices that we could have had. Several developments have been reviewed and recommendations made for the ultimate decisions rendered by the Aldermen. I wrote down Indigo phase two, the Hammocks, Oakton, also now known as the Waters, Home Place, Haven, Osprey Landing, Turtle Bay, Southport's tree ordinance, short term rental restrictions and updates, dimensional standards and residential use standards, Bullfrog Corner repurposing Car Insurance building repurposing, the sign ordinance update, the lighting ordinance update, the original conditional zoning discussion, rights-of-way discussion, comprehensive plan update review and recommendations, Historic Preservation guidelines discussion, Cades Cove gate, bed and breakfasts as event venues, city property usage review, including our historic county courthouse, and most recently, the resurrection of conditional zoning and the approval of its application for former Indigo two, now Waterway. We also discovered and helped the City understand where processes weren't matching up to best practices. Unfortunately, a submission had one City board pitted against another. The vice chair spoke to this earlier, from this Board's concern for best practice and application flow and identifying the issue to one of our liaison, the aldermen looked at practices and have seen fit to place in safeguards and extra legal eyes and ears to see to the City's best interest regarding submissions to this Board and the Board of Adjustment, that was a much needed positive step. We've learned through more than one of these activities and accomplishments listed that you sometimes find out the hard way, what things you've not thought out well enough. That will not stop. There will always be developers, builders, professional groups, individuals who look for that one step ahead that they can take to get around what's the right for the town. When you realize as board members that the city's been had, you're screwed. It stings. But keep working proactively with each other and with staff. I continue to hope that the good work will overcome. I'm proud of the accomplishments of this board and look forward to seeing what's on deck. Southport is changing. This board helps stand as a buffer to ensure the changes are for the better. I'll be watching and wishing you all the very best."

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Item D - Swearing In of Members

Deputy Clerk Deviney swore the new members in.

Doug Luehe
Ed Ekert - Alternate
Maria Horton

Item E - Appointment of Chair and Vice Chair

Mr. Ashley nominated Mr. Kevin Locklin to serve as Chair. Mr. Locklin declined the nomination, stating that he could not accept the position at this time. Mr. Locklin then moved to nominate Mr. Larry Ashley as Chair of the Planning Board. The motion was seconded by Mr. Bove, and with no discussion, the Board voted unanimously in favor. Mr. Ashley was elected Chair and assumed presiding duties.

Chair Ashley opened the floor for nominations for Vice Chair. Mr. Locklin nominated Mr. Fred Fiss, and the motion was seconded by Mr. Bove. With no further discussion, the Board voted unanimously to elect Mr. Fiss as Vice Chair.

Item G - Approval of Agenda

Chair Ashley entertained a motion to proceed with the Planning Board training session before presentations from staff. The motion was made by Mr. Lambert, seconded by Mr. Luehe, and carried unanimously.

I-Other Business

3. Planning Board Tranning Session

City Attorney for the Board of Aldermen, Brady Herman, congratulated the newly elected Chair and Vice Chair and welcomed new members. He explained that in addition to his role, the Planning Board and Board of Adjustment are also represented by outside counsel, Ray DiGuiseppe, which is a common practice in municipalities.

Discussion followed regarding the City's Comprehensive Land Use Plan. Director Meehan reported that the draft plan, which also serves as the CAMA plan, had been updated per state comments and returned from consultants. She plans to present it to the Planning Board for recommendation in August. In response to questions, Mr. Herman clarified that until formally adopted by the Board of Aldermen, the existing 2020 CAMA plan remains the guiding document.

Chair Ashley expressed concern about cases moving forward before both Boards at the same time and suggested that the Planning Board have the ability to pause its review until Board of Adjustment actions are finalized. Mr. Herman agreed this was a valid concern and said staff and Council would explore UDO language to address the sequencing of reviews.

Vice Chair Fiss also commented that in the past, the Planning Board was not informed when an applicant went before the Board of Adjustment, and suggested a clearer process to keep the Board updated. Mr. Herman acknowledged this need, and Ms. Meehan outlined the statutory notice requirements for quasi-judicial hearings, which include mailed notices to owners and adjacent

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properties, property postings, and newspaper advertisements, along with posting on the City website.

Chair Ashley asked whether the Planning Board should have a role in the design of a future police station, noting the UDO reference to "design." Mr. Herman confirmed that the statute appears to give the Board such authority.

Discussion then turned to communication with applicants. Chair Ashley stated that he believed all applicant contact should flow through staff, rather than directly from Board members. Mr. Herman agreed this is generally appropriate, but noted that in conditional zoning cases, because they are site-specific and involve negotiation, the Board may sometimes reasonably ask applicants whether they are willing to add conditions to their proposal. He cautioned, however, that in administrative decisions such as site plan review, the Board cannot impose requirements not already in the UDO, though applicants may voluntarily agree to additional measures if raised.

Vice Chair Fiss asked for clarification on whether individual members could approach applicants outside of meetings. Mr. Herman responded that members may not meet privately with applicants. He explained that subcommittees of up to three members can be formed by a vote of the full Board to study issues, but all communication with applicants must take place during public meetings.

Chair Ashley thanked Mr. Herman for his presentation and invited final questions from the Board. Hearing none, he expressed appreciation for the training. Mr. Herman likewise thanked the Board for their service and reiterated his support and welcomed the new Planning Board members.

1. **Planning Services Update**
2. **Planning and Zoning Update**

Director Meehan provided updates on behalf of both herself and Mr. Wendell. She reported that a TRC meeting was recently held with the development team for the proposed Homes2 Suites Hotel, a 103-room project in the Dutchman Village subdivision, zoned Highway Commercial. The developer is revising plans based on TRC and Brunswick County comments, and staff expects a resubmittal in time for the September Planning Board meeting, though the applicant hopes to meet the August deadline.

She noted that the UDO Text Amendment Committee continues work on Table 3.1 (Table of Uses) and expects to present revisions at the August Planning Board meeting. Staff have also increased community outreach, including attending the farmers market to share information about upcoming meetings and surveys.

Director Meehan reminded the Board that the stormwater ordinance (Article 6) will go to the Board of Aldermen for public hearing in August. She also reported that the Historic District Overlay held its hearing on July 10; the Historic Preservation Commission will hold a special meeting on July 28 at 2:00 p.m. at Indian Trail Meeting Hall to review public comments that were received at the public hearing to take back prior to the Board of Aldermen's next meeting.

She announced that the Board of Adjustment will meet July 22 at 4:30 p.m. at Indian Trail Meeting Hall to hear an appeal of a code enforcement officer's determination for property near 416 East Bay Street.

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Director Meehan also highlighted regional planning initiatives, including the update of the Southeastern NC Regional Hazard Mitigation Plan. She noted progress on the Multimodal Transportation Plan, an accelerated 9–12 month process focused on construction-ready pedestrian and bike projects. Public input sessions will be held in early fall.

Director Meehan confirmed that the Comprehensive Land Use Plan, updated with DCM comments, will be presented to the Planning Board for recommendation before going to the Board of Aldermen, as required by statute 160D. She concluded with a brief legislative update, noting the General Assembly is adjourned until the end of July and she will report on any developments affecting the City.

Vice Chair Fiss asked about pedestrian safety on the Highway 211 bridges, noting that the shoulders appeared very narrow and questioned whether they met minimum width standards for pedestrian passage. Director Meehan responded that while she did not have specifics on the bridge design, she was aware that a pedestrian and bicycle component was planned for the project, though not as part of the current construction. She offered to inquire further and report back.

Announcements

Mr. Locklin thanked Chair Hodgin for her leadership and service. He commended her knowledge, dedication, and willingness to defend the Planning Board, stating that she had set the standard for how members should conduct themselves and approach their work. On behalf of both current and past members, he presented her with the first-ever Advocacy Award, honoring her influential and dedicated service as a member and as Chair of the Planning Board.

Chair Ashley noted that the Board's current Rules of Procedure need updating to align with the UDO. He explained that he had reviewed examples from several North Carolina municipalities and suggested holding a working session in August to review and refine the document. The session would not involve voting but would provide an opportunity for open discussion and possible improvements. He will coordinate with the City Manager regarding requirements for telecasting such a meeting.

Chair Ashley also stated that in August the Board will consider reassigning members to subcommittees, including the UDO Text Amendment Committee, to ensure all members have roles in upcoming work.

Item K – Adjourn

Hearing no further business, a motion to adjourn was made by Vice Chair Fiss and seconded by Ms. Horton. Motion passed unanimously.

The meeting was adjourned at 7:45 pm.

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MEMORANDUM

To: Larry Ashley, Chair and Members of the Planning Board
From: Maureen Meehan, Planning Services Director
Re: ZTA-24-05 Special Events
Date: August 21, 2025

A staff presentation and public hearing was held on May 8, 2025, for the consideration of a text amendment to add a new accessory land use for special events at nonresidential establishments. These events are more intense in use than otherwise permitted for daily operation. The Board of Aldermen voiced concern and hesitation about adding a new accessory land use and tabled the discussion. Alderman Mosteller requested that the text amendment be added to the August 14, 2025, agenda for discussion.

New language was proposed to be exclusive for bed and breakfast establishments. Since the language is a revision without incorporating the proposed text, a new recommendation and public hearing must be held. The BOA referred the text amendment back to the Planning Board with specific language to be considered for incorporation into the UDO. The proposed language is outlined below.

C. BED AND BREAKFAST

Where permitted, the following shall apply:

1. Sanitation. Compliance with rules governing the sanitation of bed and breakfast homes, section 2200 of the North Carolina Administrative Code, Title 10, Department of Human Resources.
2. Management Plan. The application for a bed and breakfast home should include a management plan.
3. An on-site manager shall be required to have permanent residence at any permitted bed and breakfast establishment
4. Special events such as weddings, dinners, and other small gatherings for the benefit of overnight guests are allowed. Special event capacity shall not exceed the number of overnight guests registered at the bed and breakfast.

8.3 DEFINITIONS OF BASIC TERMS

Special Events: Activities held in venues wherein the event is secondary to the venue's primary land use. Special events include but are not limited to weddings, receptions, and dinners.

Recommendation: The proposal is consistent with the 2014 CAMA Core Land Use Plan, specifically regarding desired outcomes for development and routinely updating the Unified

Development Ordinance. Because of these consistencies, Planning Staff recommend approval of the request as presented.

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.

A 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 like those that allow B&Bs. The Planning Board recommended approval of these text amendments as outlined on the following pages.

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 Standard
Uses	ICS	R-10	R-20	MF	MH	PUD	O-I	CBD	BD	HC	LI	HI	OS	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
Specialized Events		**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.*

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-24-05**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendments to the Board of Aldermen and finds that they are consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with Policy 7.22: The City shall continually maintain all official planning documents.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk Larry Ashley, Chairman

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-24-05**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends **denial** of the proposed Zoning Text Amendment to the Board of Aldermen and finds that while it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen it is not consistent with residential land uses adjacent to the nonresidential uses.

The statement and motion was seconded and passed _____.

Tori Deviney, Deputy City Clerk

Larry Ashley, Chairman

REQUEST SUMMARY

Case Number: ZTA-25-04

Request:

Request by Staff to amend Article 3 and Article 8 of the Unified Development Ordinance relating to the update of applicable zoning districts and land uses since the relinquishment of the extraterritorial jurisdiction.

Purpose & Intent:

The key intent of this amendment is the following:

- Ensure that the Unified Development Ordinance reflects the current zoning districts of Southport.
- Incorporate the required land uses lost with the extraterritorial jurisdiction into suitable substitute zoning districts.
- Purge outdated or unnecessary land uses.
- Update dimensional standards for accessory structures

BACKGROUND

This request to amend the Unified Development Ordinance (UDO) is an effort to ensure the City of Southport's zoning framework remains compliant with federal and state requirements concerning land use fairness & First Amendment protection, affordable housing viability, and renewable energy provisions. The specific sections of the UDO proposed for amendment include sections 3.2 Base Zoning Districts, Table 3.1 Table of Permitted Uses, 3.6.A Accessory Use Standards, 3.8 Nonresidential Use Standards, Table 3.2, Table 3.8, 3.19.E, 3.19.F, and Article 8 Definitions and Measurements.

When the city of Southport relinquished its extraterritorial jurisdiction (ETJ), it also lost three zoning districts: the Manufactured Housing (MH) district, the Light Industrial (LI) district, and the Heavy Industrial (HI) district. Tied to those three districts were a total of 12 land uses that no longer have a zoning district in which to operate. They include Manufactured Homes, Single-Lot; Manufactured Home, Park; Adult Establishment; Garbage Collection, (Private); Gas Companies (LP-Bottled & Bulk Storage); Manufacturing, (General); Manufacturing, (Intensive); Motion Picture Production & Distribution; Salvage Operations; Shooting Range, (Outdoor); Solar Farm; and Tattoo & Piercing Establishment. Of the 12 uses no longer available, two are mandated to be incorporated into available zoning districts as established by statutory requirements. They are:

- Adult Establishment
- Manufactured Home (single lot)

LOST LAND USES WITH RELINQUISHED ETJ

MANUFACTURED HOME ON SINGLE LOT- Permitted with specific use standards in the Manufactured Housing district. Defined as:

MANUFACTURED HOME- *A structure, transportable in one (1) or more sections, which is built on a permanent chassis to be used with or without a permanent foundation when promulgated by the U.S. Department of Housing and Urban Development. The term manufactured home does not include a recreational vehicle or travel trailer and satisfies each of the following criteria:*

A. The home has a length not exceeding four (4) times its width;
B. The pitch of the home's roof has a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
C. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
D. A continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the home; and
E. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

MANUFACTURED HOME LOT- *A manufactured home lot is a piece of land within a manufactured home park whose boundaries are delineated in accordance with the requirements of the ordinance.*

The specific use standards established in UDO section 3.7.D are:

1. Skirting and Curtain Wall Requirements for Manufactured Homes.
    a. All single-wide manufactured homes shall have skirting placed around the base prior to the issuance of a Certificate of Occupancy.
    b. Double-wide manufactured homes shall have a curtain wall constructed around the base within 90 days from the date the home is placed on a lot.
    c. For both single- and double-wide manufactured homes, one (1) row of ventilation ports, 8-inch by 16-inch, shall be provided every ten feet, and one (1) access opening with a door that is between 18 inches and 42 inches in height and between 24 inches and 60 inches in width.
2. Electrical Service Requirements for Manufactured Homes. All manufactured homes shall have electrical service within 90 days from the date the home is placed on a lot.

MANUFACTURED HOUSING PARK- Permitted with specific use standards in the Manufactured Housing district. Defined as:

A parcel (or contiguous parcels) of land consisting of two (2) or more manufactured home lots for rent or sale.

The specific use standards established in UDO section 3.7.E are:

1. No person shall begin construction of a manufactured home park or make any addition to a manufactured home park that either alters the number of sites for manufactured homes within the park or affects the facilities required therein until he first secures a permit authorizing such construction or addition.

2. *If the owner of a manufactured home community (which consists of at least five (5) manufactured homes) intends to convert the land to another use, the landowner must give each owner of each manufactured home notice of the intended conversion at least 180 days before the home owner is required to vacate and move, regardless of the term of tenancy.*
3. *In no case shall the size of a manufactured home space be less than 8,500 square feet.*
4. *All manufactured home parks shall be located on an undivided tract of land not less than three (3) acres in size.*
5. *Parking space sufficient to accommodate at least two (2) automobiles shall be located on each manufactured home space.*
6. *The manufactured home park shall be located on ground that is not susceptible to flooding. The park shall be graded so as to prevent any water from ponding or accumulating on the premises. All ditch banks shall be sloped and seeded.*
7. *There shall be at least 20 feet clearance between manufactured homes including manufactured homes parked end to end. No manufactured home shall be located closer than 20 feet of any exterior boundary line of the park, no closer than 15 feet to the edge of any interior street right-of-way, or closer than 10 feet to any manufactured home space (lot) boundary line.*
8. *Existing manufactured home parks which provide manufactured home spaces having a width or area less than that described above may continue to operate with spaces of existing width and area, but in no event shall any such nonconforming manufactured home park be allowed to expand unless such extension meets the requirements of this ordinance.*
9. *Each manufactured home space shall be graded and grassed to prevent erosion and provide adequate storm drainage (including retention pond facilities, when applicable) away from the manufactured home.*
10. *Interior Drives. All manufactured home spaces shall abut upon an interior drive of no less than 36 feet in right-of-way, which shall have unobstructed access to a public street or highway, it being the intent of this section that manufactured home spaces shall not have unobstructed access to public streets or highways except through said interior drive. All interior drives shall be graded to their full right-of-way and shall have a road of at least 20 feet in width. Minimum improvements shall be a compacted base of four (4) inches of #7 ABC stone. Roads shall be maintained with passable surface. Graded and stabilized road shoulders and ditches shall be provided.*
11. *Cul-de-sacs. Any interior drive designed to be closed shall have a turnaround at the closed end with a minimum right-of-way diameter of 100 feet. The entire right-of-way of such turnaround shall be graded and usable for the turning of motor vehicles.*
12. *Intersections. Drives shall intersect as nearly as possible at right angles, and no drive shall intersect at less than 75 degrees.*
13. *Spaces Numbered. Each manufactured home space shall be identified by a permanent number which shall not be changed. The appropriate number of each manufactured home space must be permanent and visibly displayed. Each number shall be placed on a concrete, wood, metal, or any permanent post and conspicuously located on the lot.*
14. *Signs for Identification of Parks. Permanent identification sign(s) shall be required for every manufactured home park. The size of the signs shall be as follows: Not more than two (2) signs with a total maximum area of 48 square feet and a total minimum area of 12 square feet. Signs must be located on the park property within 50 feet of the entrance and at least 10 feet off the front property line. Signs must be located a minimum of five (5) feet from any side property lines. Only indirect non-flashing lighting may be used for illumination, and the sign*

must be constructed in such a manner as to prevent a direct view of the light source from any public road right-of-way.

15. *Sanitary Facilities, Water Supply, Sewerage, Electricity, Lighting, and Refuse Collection Facilities. Each manufactured home space shall be equipped with plumbing and electrical connections and shall be provided with electrical current in sufficient amount to safely meet the maximum anticipated requirements of a manufactured home.*
16. *Water, Sewerage, and Electricity. Each manufactured home space shall be provided with and shall be connected to a public sanitary sewerage and water supply systems. Wells and septic tanks shall be prohibited.*
17. *Lighting. Distribution lines shall be installed underground. Underground lines shall be placed at least 18 inches below the ground surface where possible and at least one (1) foot radial distance from water, sewer, gas, or communications lines.*
18. *Exterior lighting shall be provided for all streets, walkways, buildings, and other facilities subject to nighttime use. The average illumination level in manufactured home parks shall be at least three tenths (0.3) footcandle, and a minimum level of one tenth (0.1) footcandle shall be maintained on all streets. Potentially hazardous locations such as street intersections and walkways shall be individually illuminated with a minimum level of six tenths (0.6) footcandle.*
19. *Refuse Collection Facilities. The park owner is responsible for seeing to refuse collection.*
20. *Manufactured Home Stands and Anchors.*
    a. *The area of the manufactured home stand shall be improved to provide an adequate foundation for the placement and anchoring of the manufactured home, thereby securing the structure against uplift, sliding, rotation, and/or overturning.*
    b. *Each manufactured home owner shall provide anchorage in accordance with the State of North Carolina Regulations for Manufactured Homes.*
    c. *Any manufactured home placed in a manufactured home park after adoption of this ordinance shall have skirting.*
21. *Service, Administration, and Other Buildings.*
    a. *Within a manufactured home park, one (1) manufactured home may be used as an administrative office. Other administrative and service buildings housing sanitation and laundry facilities or any other such facilities shall comply with all applicable ordinances, codes, and statutes regarding buildings, electrical installations, plumbing, and sanitation systems.*
    b. *All service buildings, commercial structures, and the grounds of the park shall be maintained in a clean condition and kept free from any condition that will menace the health of any occupant or the public or constitute a nuisance.*
22. *Structural Additions. All structural additions to manufactured homes other than those which are built into the unit and designed to fold out or extend from it shall be erected only after a building permit shall have been obtained. The building permit shall specify whether such structural additions may remain permanently, must be removed when the manufactured home is removed, or must be removed within a specified length of time after the manufactured home is removed.*
23. *Storage. Storage of a manufactured home or recreational vehicle is prohibited.*
24. *Management. In each manufactured home park, the permittee or duly authorized attendant or caretaker shall be in charge at all times to keep the manufactured home park, its facilities and equipment in a clean, orderly, safe, and sanitary condition.*
25. *Manufactured Home Park. It shall be the duty of the operator of a manufactured home park to keep an accurate register containing a record of all registered occupants. The operator shall keep the register available at all times for inspection by law enforcement officials, public health*

officials, and other officials whose duties necessitate acquisition of the information contained in the register.

26. *Sales in Manufactured Home Parks.*
    a. *It shall be unlawful to sell on a commercial basis manufactured homes or trailers within manufactured home parks.*
    b. *It shall be unlawful to sell a manufactured home space(s) within the manufactured home parks.*

ADULT ESTABLISHMENT

Permitted in the former High Intensity zoning district, Adult Establishments required the issuance of a Special Use Permit with specific use standards as guidelines for approval. Defined as:

Retail or service establishments as defined per NCGS 14-202.10 and/or those which are characterized by an emphasis on sexual activity and/or specified anatomical areas, including, but not limited to:

A. *Any bookstore, video store or other establishment in which a substantial portion of its stock in trade is devoted to printed matter or visual representation of specified sexual activities or specified anatomical areas;*
B. *Any movie theater offering movies or other displays or any establishments offering coin-operated devices, which emphasize specified sexual activities or specified anatomical areas;*
C. *Any cabaret, club, tavern, theater or other establishment which offers entertainment emphasizing specified sexual activities or specified anatomical areas; or*
D. *Any establishment offering massage or similar manipulation of the human body, unless such manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional licensed by the state.*
E. *The term "adult entertainment" does not include massages or similar manipulation offered at an athletic club, health club, school, gymnasium, spa, or similar establishments.*

The specific use standards required for SUP approval are outlined in UDO Section 3.8.A:

Where permitted, the following shall apply:

1. The sexually oriented business may not be located or operated 1,000 feet of:
a) A church, synagogue, or regular place of worship;
b) A public or private elementary or secondary school;
c) A public library;
d) A boundary of any residential district;
e) A publicly owned park, beach, beach access, or other recreation area or facility;
f) A licensed day care center;
g) An entertainment business that is oriented primarily towards children;
h) Another sexually oriented business.

2. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is to be conducted, to the nearest property line of the premises of any use listed in (1) above.

3. No more than one (1) adult or sexually oriented business establishment or massage business shall be located in the same building or structure or on the same lot. No person shall permit any building, premises, structure, or other facility that contains any adult establishment to contain any other kind of adult establishment. No person shall permit any building, premises, structure, or other facility in which sexually oriented devices are sold, distributed, exhibited, or contained to contain any adult establishment.

4. No person shall permit any viewing booth in an adult mini motion picture theater to be occupied by more than one (1) person at any time.
5. It shall be unlawful for an owner or operator of a sexually oriented business to allow the merchandise or activities of the establishment to be visible from a point outside the establishment. 6. It shall be unlawful for the owner or operator of a sexually oriented business to allow the exterior portion of the sexually oriented business to have flashing lights, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent permitted by the provisions of this article.
7. It shall be unlawful for the owner or operator of a sexually oriented business to allow exterior portions of the establishment to be painted any color other than a single monochromatic color. This provision shall not apply to a sexually oriented business if the following conditions are met:

a) The establishment is a part of a commercial multi-unit center; and

b) The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the business, are painted the same color as one another or are painted in such a way so as to be a component of the overall architectural style or pattern of the commercial multi-unit center.

c) Nothing in this section shall be construed to require the painting of an otherwise unpainted exterior portion of a sexually oriented business.

d) A violation of any provision of this section shall constitute a violation of this ordinance.

8. No sexually oriented business, except for an adult motel, may remain open at any time between the hours of 1:00 AM and 8:00 AM on weekdays and Saturdays, and 1:00 AM and 12:00 PM on Sundays.

GARBAGE COLLECTION, PRIVATE (NO LANDFILLS) – Permitted by right in the High Industrial zoning district without any specific use standards; non-defined.

GAS COMPANIES (LP-BOTTLED & BULK STORAGE) - Permitted by right in both the HI and LI zoning districts without any specific use standards; non-defined.

MANUFACTURING, GENERAL - Permitted by right in the HI district and with the issuance of an SUP in the LI zoning district. Both districts are without specific use standards.

Defined as:

> *Manufacturing, bulk storage, and/or handling of finished or unfinished products primarily from extracted, raw, recycled, or secondary materials. Typical uses include boiler shops, textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; and food packing, canning, and manufacturing. Industrial service firms engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products.*

MANUFACTURING, INTENSIVE - Permitted by way of SUP issuance in the HI district with specific use standards.

Defined as:

> *Manufacturing and processing of products and chemicals including but not limited to: gypsum or plaster-of- Paris, stone, clay, glass, cement, concrete, fertilizer, insecticides, disinfectants, petroleum products, coal, and synthetic resins. This group also includes primary metal manufacturing, fabricated metal product manufacturing, smelting, paper manufacturing, oil refining, fuel bulk storage facilities, and electricity generating facilities, as well as any*

manufacturing or processing facility which has a high potential for significant negative external impacts on surrounding properties, water resources, air quality and/or public health.

The specific use standards required for SUP approval are outlined in UDO Section 3.8.V:

Where permitted, the following shall apply:

1. *The approved conditional use must demonstrate compliance with all state and federal environmental regulations including assurances of non adverse impact(s) on air or water quality. An environmental impact assessment may be required as a part of the conditional use permit and must be prepared and sealed by a North Carolina Licensed and Registered Engineer.*
2. *The use will not overly impact the ability of a public agency to collect and/or treat any wastewater generated by the use or the ability of the public agency to treat and distribute any potable water needed by the use.*
3. *The use will not overly impact (impact beyond capacity) the system of streets serving the use, or improvements will be made to the streets in consort with the development of the use, the result of which will be adequate handling of the additional traffic generated.*
4. *The use will not overly impact (impact beyond capacity) the system of streets serving the use, or improvements will be made to the streets in consort with the development of the use, the result of which will be adequate handling of the additional traffic generated.*

MOTION PICTURE PRODUCTION & DISTRIBUTION - Permitted by right in both the HI and LI zoning districts without any specific use standards; non-defined.

SALVAGE OPERATIONS – Permitted by the issuance of an SUP with specific use standards in the HI district.

Defined as:

Any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

The specific use standards required for SUP approval are outlined in UDO Section 3.8.FF:

Where permitted, the following shall apply:

1. *Any portion of the proposed use/site must be located at least 500 feet from any residentially zoned property.*
2. *The salvage operation and junkyard shall be entirely surrounded by a screened security fence or by a nonscreened security fence/vegetation screen. In the event that a salvage operation or junkyard shall be surrounded by a nonscreened security fence, the vegetation screen shall be planted on at least one side and contiguous to the security fence. The vegetation shall be of a type that will reach a minimum height of six (6) feet within five (5) years and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken hedgerow will exist along the length of the security fence surrounding the salvage operation or junkyard. Each owner, operator, or maintainer of a salvage operation or junkyard to which this ordinance applies and who chooses to surround said salvage operation or junkyard with a security fence and vegetation screen shall utilize good husbandry techniques with respect to said vegetation, including, but not limited to, proper pruning, proper fertilizer and mulching so that the vegetation will reach maturity as soon as possible and will have maximum density and foliage. Dead or diseased vegetation shall be replaced at the next appropriate planting time.*
3. *The security fence shall be maintained in good order and shall not be allowed to deteriorate. All gates shall be closed and securely locked at all times, except during business.*

SHOOTING RANGE, OUTDOOR - Permitted by the issuance of an SUP with specific use standards in the HI district; non-defined.

The specific use standards required for SUP approval are outlined in UDO Section 3.8.HH:

Where permitted, the following shall apply:

1. *This section is intended to regulate the establishment and operation of shooting range facilities. Such recreational and training complexes, due to their potential noise impacts and safety concerns, merit careful review to minimize adverse effects on adjoining properties. Further, the regulations of this section have been made with reasonable consideration among other things, as to the character of the City and its areas and their peculiar suitability for these businesses and recreational facilities.*
2. *It is the intent of this section to accomplish the following:*
    a. *Shot containment. Each shooting range facility shall be designed to contain the bullets, shot or arrows on the range facility within the safety fan zone.*
    b. *Noise mitigation. Each shooting range facility shall be designed to minimize offsite noise impacts generated by the activities conducted on the range facility.*
3. *All new shooting facilities shall be designed, constructed and operated in strict compliance with National Rifle Association (herein referred to as the N.R.A.) standards, specifically "The Range Manual, A Guide to Planning and Construction," Section 1: Chapters 1 through 7, Section 2: Chapters 1 through 18, Section 3: Chapters 1 through 12; Section 4 and verified by the NRA Range Technical Team, National Shooting Sports Foundation (NSSF), the U.S. Occupational Safety and Health Administration (OSHA:), and the National Institute of Occupational Safety and Health (NOISH). In addition, construction standards shall comply with all appurtenant North Carolina Building Codes and verified by a professional engineer.*
4. *Setbacks. All outdoor shooting stations on a range facility shall be located a minimum of 150 feet from any property line.*
5. *Warning signs. Warning signs meeting N.R.A. guidelines for shooting ranges shall be posted at 100-foot intervals along the entire perimeter of the outdoor shooting range facility.*
6. *Distance from occupied dwelling. All outdoor shooting range stations shall be located at least 1,000 feet from any occupied dwelling, excluding those dwellings occupied by the range owner and staff of the range. A shooting range lawfully operating as a conforming use shall not be rendered nonconforming by the subsequent location of a residence within 1,000 feet of the shooting station.*
7. *The permittee shall be required to carry a minimum of $500,000 of liability insurance. Such insurance shall name the city as an additional insured party and shall save and hold the city, its elected and appointed officials and employees acting within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage arising out of use of the range, or in any way arising out of the acts or omissions of the permittee, his/her group, club or its agents or representatives. The City shall be notified of any policy changes or lapses in coverage.*
8. *The site plan shall also include a complete layout of each range, including shooting stations or firing lines, target areas, shotfall zones or safety fans, backstops, berms and baffles, when necessary and projected noise contours;*
9. *Permit display. Permits shall be kept and displayed in a readily visible location on the shooting range facility and at all times be available for public inspection.*
10. *Changes or expansions. If any shooting range facility is intended to be substantially changed or expanded to include types of ranges, operations or activities not covered by an approved permit*

or otherwise cause nonconformance with this section, a new permit for the entire facility shall be secured.

11. *Abandonment and discontinuance. When an existing shooting range is discontinued without the intent to reinstate the range use, the property owner shall notify the city of such intent by providing written notice to the UDO Administrator.*

SOLAR FARM - Permitted by the issuance of an SUP with specific use standards in the HI district. Defined as:

> *The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.*

The specific use standards required for SUP approval are outlined in UDO Section 3.8.JJ:

Where permitted, the following shall apply:

1. *Solar farms shall be located a minimum of 100 feet from all property lines (inclusive of equipment and fencing).*
2. *Solar farms shall have fencing installed a minimum of six (6) feet in height and secured to reduce/eliminate trespassing.*
3. *Height. The maximum height of any solar panel and associated equipment (not including power lines) shall not exceed 25 feet.*
4. *Buffers. Evergreen buffers having a minimum of three (3) feet in height at the time of project construction and reaching a minimum of eight (8) feet in height within five (5) years.*
5. *Landscaping including vegetative buffers, security fences and gates shall be maintained for the duration of the solar farm operation, up to and including decommissioning (dismantled/removed).*
6. *Vegetative buffers shall be installed (exception granted if an existing natural buffer meeting the requirements of this ordinance exists) surrounding the solar farm site to screen adjacent properties - with the exception of the entrance-road frontage of the lot or parcel where a buffer is not required.*
7. *Solar panels/arrays shall be constructed so as to minimize glare or reflection onto adjacent properties and roadways.*
8. *Decommissioning. The UDO Administrator shall be advised, in writing within thirty (30) days, by the solar farm operator or property owners (whichever entity/party holds the zoning and building permits holder) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.*
9. *At the time of applying for permits the applicant (solar farm developer or property owner) shall include a decommissioning plan with the anticipated life expectancy of the solar farm and the anticipated cost in current dollars, as well as the method (s) of insuring that funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm development.*
10. *If the site is damaged, the solar farm operator shall have 12 months to bring the project back to its operational capacity and within compliance with the UDO. If for any reason the solar farm is not generating electricity after six (6) months, the operator shall have six (6) months to complete decommissioning of the solar farm in compliance with this section.*
11. *In the event of bankruptcy or similar financial default of the solar farm, the property owner of the project site shall bear the decommissioning costs.*

12. *Other Applicable Codes/Inspections. All solar farms shall be in compliance the requirements of the most current State Building and Electrical Codes, the State of North Carolina and the City of Southport.*
13. *All active solar farms shall be inspected by the UDO Administrator or his designee on an annual basis to ensure compliance with applicable State Building and electrical Codes.*
14. *Each solar farm shall be required to have the facility inspected annually for three (3) years by the UDO Administrator or his/her designee following the issuance of a Certificate of Occupancy to verify continued compliance with the UDO as applicable.*
15. *Additional inspections shall be conducted as necessary in the event of complaints and shall not replace the noted inspections outlined in this section.*

TATTOO PIERCING ESTABLISHMENT - Permitted by the issuance of an SUP without specific use standards in the HI district. Defined as:

> *An establishment whose principal business activity is the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin or the creation of an opening in the body of a person so as to create a permanent hole for the purpose of inserting jewelry or other decoration.*

STATUTORY CONSIDERATIONS

Of the land uses lost when the ETJ was relinquished, two have statutory requirements associated that require local jurisdictions to incorporate them into their zoning districts. They are Adult Establishment & Manufactured Homes on a Single Lot.

North Carolina Statute 160D-902 – Adult businesses.

a) *The General Assembly finds and determines that sexually oriented businesses can and do cause adverse secondary impacts on neighboring properties. Numerous studies relevant to North Carolina have found increases in crime rates and decreases in neighboring property values as a result of the location of sexually oriented businesses in inappropriate locations or from the operation of such businesses in an inappropriate manner. Reasonable local government regulation of sexually oriented businesses in order to prevent or ameliorate adverse secondary impacts is consistent with the federal constitutional protection afforded to nonobscene but sexually explicit speech.*
b) *In addition to State laws on obscenity, indecent exposure, and adult establishments, local government regulation of the location and operation of sexually oriented businesses is necessary to prevent undue adverse secondary impacts that would otherwise result from these businesses.*
c) *A local government may regulate sexually oriented businesses through zoning regulations, licensing requirements, or other appropriate local ordinances. The local government may require a fee for the initial license and any annual renewal. Such local regulations may include, but are not limited to, the following:*
    (1) *Restrictions on location of sexually oriented businesses, such as limitations to specified zoning districts and minimum separation from sensitive land uses and other sexually oriented businesses.*
    (2) *Regulations on operation of sexually oriented businesses, such as limits on hours of operation, open booth requirements, limitations on exterior advertising and noise, age of patrons and employees, required separation of patrons and performers, clothing restrictions for masseuses and clothing restrictions for servers of alcoholic beverages.*

(3) Clothing restrictions for entertainers.

(4) Registration and disclosure requirements for owners and employees with a criminal record other than minor traffic offenses and restrictions on ownership by or employment of a person with a criminal record that includes offenses reasonably related to the legal operation of sexually oriented businesses.

d) In order to preserve the status quo while appropriate studies are conducted and the scope of potential regulations is deliberated, local governments may enact moratoria of reasonable duration on either the opening of any new businesses authorized to be regulated under this section or the expansion of any such existing business. Businesses existing at the time of the effective date of regulations adopted under this section may be required to come into compliance with newly adopted regulations within an appropriate and reasonable period of time.

e) Local governments may enter into cooperative agreements regarding coordinated regulation of sexually oriented businesses, including provision of adequate alternative sites for the location of constitutionally protected speech within an interrelated geographic area.

f) For the purposes of this section, "sexually oriented business" means any business or enterprise that has as one of its principal business purposes or as a significant portion of its business an emphasis on matter and conduct depicting, describing, or related to anatomical areas and sexual activities specified in G.S. 14-202.10. Local governments may adopt detailed definitions of these and similar businesses in order to precisely define the scope of any local regulations.

MANUFACTURED HOME ON SINGLE LOT

North Carolina Statute 160D-910 – Manufactured homes.

(a) The General Assembly finds that manufactured housing offers affordable housing opportunities for low-and moderate-income residents of this State who could not otherwise afford to own their own home. The General Assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the General Assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs.

(b) For purposes of this section, the term "manufactured home" is defined in G.S. 143-145(7).

(c) A local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home.

(d) A local government may adopt and enforce appearance and dimensional criteria for manufactured homes. Such criteria shall be designed to protect property values, to preserve the character and integrity of the community or individual neighborhoods within the community, and to promote the health, safety, and welfare of area residents. The criteria shall be adopted by ordinance.

(e) In accordance with the local government's comprehensive plan and based on local housing needs, a local government may designate a manufactured home overlay district within a residential district. Such overlay district may not consist of an individual lot or scattered lots but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes.

(f) Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land. The terms "mobile home" and "trailer" in any valid restrictive covenants running with the land shall include the term "manufactured home" as defined in this section.

(g) A local government may require by ordinance that manufactured homes be installed in accordance with the Set-Up and Installation Standards adopted by the State Fire Marshal; provided, however,

a local government shall not require a masonry curtain wall or masonry skirting for manufactured homes located on land leased to the homeowner.

North Carolina Statute 143-145(7) Definitions.

Manufactured home.- *A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home" includes any structure that meets all of the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of HUD and complies with the standards established under the Act.*

For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width. "Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width.

UDO COMMITTEE

At the behest of the Board of Aldermen, staff have been directed to review the UDO and identify the areas that are no longer consistent with Southport's land development standards. This includes the removal of former ETJ zoning districts and the land uses that are located solely within them. During the May Planning Board, a committee was formed to assist staff with updating the UDO. The committee, comprised of three Planning Board members, has identified several land uses that merit consideration for incorporation into the UDO. These considerations include amending the setback requirements for Accessory Structures, and the incorporation of regulations for Mobile Vendors, Flagpoles, and Restaurant establishments with Drive-Through windows.

It should be noted that topics such as the tree ordinance and parking requirements have yet to be addressed. Staff respectfully request to delay said text amendments until pending legislative updates have been made, along with the adoption of Southport's new Comprehensive Plan.

PROPOSED AMENDMENT

Below is the proposed text amendment to Article 3 of the UDO. Red indicates new language, yellow highlight is a note, and a ~~strikethrough~~ indicates that the text is to be removed.

Section 3.2 Base Zoning Districts

A. ESTABLISHMENT OF BASE ZONING DISTRICTS

For the purpose of this ordinance, the City of Southport ~~and its extraterritorial jurisdiction~~ is divided into the following classes of base zoning districts:

1. R-10: Residential District. Single and two-family residential district with a 10,000 square foot minimum lot area.
2. R-20: Residential Agricultural District. Single and two-family residences with a 20,000 square foot minimum lot area.

3. MF: Multi-Family District. A district designed to accommodate a variety of attached single-family dwellings up to a density of 11 units per acre.
4. ~~MH: Manufactured Housing. A district established to offer affordable housing alternatives and to ensure the orderly development of such establishments.~~
5. CZ: Conditional Zoning District. A special district where uses and densities are established through public input for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses, permitted by right or conditional use, on small- and large-scale projects.
6. PUD: Planned Unit Development District. A special district where multiple residential and commercial uses may be proposed and density and lot dimensions may be different from that of the base residential zoning districts in trade-off for significant dedication of open space, alternative housing types, and affordable development.
7. O/I: Office/Institutional District. A district designed for office/institutional uses at low to moderate densities and multi-family housing. This district should be used as a transitional zone between areas of conflicting land uses.
8. CBD: Central Business District. Restricted district in which commercial uses are densely developed in accordance with the City's historical commerce center.
9. BD: Business District. A commercial related district with lot and setback requirements suitable for placement abutting residential areas.
10. HC: Highway Commercial District. A district established for the retailing of durable goods, provision of commercial services to industrial areas, and the provision of services to transients.
11. ~~LI: Light Industrial District. A district established to accommodate commercial warehousing and light industrial uses.~~
12. ~~HI: Heavy Industrial District. A district designed for commercial, warehousing, and industrial uses.~~
13. OS: Open Space District. Areas of special public interest that should be placed in a zone protected from any development other than improvements or uses undertaken by the City of Southport.

3.6 Accessory Use Standards

A. ACCESSORY STRUCTURES OR USE, GENERAL

Where permitted, the following shall apply:

1. There shall not be more than two (2) accessory structures or uses per lot, excluding swimming pools, docks, piers, and waterside structures. ~~, in the R-10, R-20, MF, MH, PUD, O-I, CBD, BD, and HC districts.~~
2. The total area of accessory structures, excluding swimming pools, shall not exceed 50% of the rear yard area of the lot and shall meet all rear and side yard setbacks of the district.
    a. Accessory Structures in Nonresidential Zoning Districts.
        i. Structures with a footprint of 530 square feet or less may have a setback of five (5) feet to a side or rear property line.
        ii. Structures with a footprint greater than 530 square feet are to meet that zoning district's established side and/or rear property setbacks.
    b. Accessory structures in Residential Zoning Districts.
        i. Structures that are single-story with a footprint of 530 square feet or less may have setbacks of five (5) feet to a side or rear property line.

ii. Structures that are multi-story, regardless of square footage, will require a minimum rear setback of ten (10) feet and are to meet that lot's prescribed side setbacks.

c. No accessory structure shall be constructed beyond the front building line of the primary structure, except as allowed for riverfront lots as described below.

3. Riverfront lots: Detached garages are permitted in the street front yard on lots with frontage on the Cape Fear River in the R-10 district, provided they are no closer than 75 feet from the street ~~right of way~~ line.
4. No accessory structure, whether residential or nonresidential, shall be greater than 30 feet in height.

B. ACCESSORY DWELLING, COMMERCIAL

Where permitted, the following shall apply:

1. The Accessory Dwelling Unit may be occupied solely by the person engaged in the principal use or a full-time employee, and their family members residing with them.
2. The site shall provide an area of open space not occupied by any buildings, parking or structures equal to the floor area of the residential unit.
3. The amount of floor area for the residential unit shall not exceed 1,500 square feet.
4. The residential unit shall be located totally above the ground floor or totally to the rear of the principal use so as not to interrupt the commercial frontage.
5. In addition to the required off-street parking for the principal use, two (2) off-street parking spaces shall be provided for the ~~residential unit~~ accessory dwelling.

C. ACCESORY DWELLING, RESIDENTIAL

Where permitted, the following shall apply:

~~1. An accessory dwelling may be within, attached, or separate from the principal residential structure.~~ An accessory dwelling may be part of, attached to, or detached from the principal residential structure.
2. The principal use of the lot shall be a detached single-family dwelling, built to the standards of the North Carolina State Building Code.
3. No more than one (1) accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal residential structure.
4. The accessory dwelling shall be owned by the same person as the principal residential structure.
5. The accessory dwelling shall not be served by a driveway separate from that serving the principal residential structure.
6. There shall be ~~a separate~~ one (1) parking space for the accessory dwelling, subject to the off-street parking requirements of Section 3.14.
7. The accessory dwelling shall not exceed 800 square feet.
8. Detached garages with a second-floor accessory residential dwelling may not exceed a ground level building footprint area of 530 square feet and shall be constructed behind the front building line, except as allowed for riverfront lots, provided they are located no closer than ten (10) feet from the rear lot line and meet the required minimum side yard setback~~.~~ ~~(five (5) feet to any adjoining lot line.)~~

D. CEMETERIES AND MAUSOLEUMS

E. DOCKS, PIERS, BULKHEADS, AND LIVING SHORELINES

F. HOME DAYCARE, ADULT AND CHILD

G. HOMESTAY

Where permitted, the following shall apply:

1. No displays of goods, products, services, or other advertising shall be visible outside the dwelling.
2. The homestay operation shall be managed and carried on by a person who:
    a. Is a ~~full-time~~ permanent resident of the property; and
    b. Is present during the homestay term for the entire time lodgers are staying at the property~~. To be a "full-time resident," the person must reside on the property on a permanent basis, and it must be the person's primary home. For the purposes of this section, a person can only have one primary, full-time residence~~. To be "present during the homestay term," the ~~full-time~~ permanent resident shall be at the property overnight and not away on vacation, visiting friends or family, traveling out of town for business or personal reasons, etc., during the homestay term. However, the full-time resident may be temporarily absent from the property for purposes related to normal residential activities such as shopping, working, attending class, etc. A minimum of two documents establishing proof of residency shall be supplied. ~~From an approved list of documents.~~

H. HOME OCCUPATION

I. MOBILE VENDOR - Formerly 3.8.Y FOOD TRUCK MOBILE VENDOR Changed from 'Primary Use to Accessory Use

Where permitted, the following shall apply:

1. Zoning Permit. ~~A zoning permit is required for each site and must be signed by the property owner, including the city, and completed and submitted along with a minor site plan (the site plan may be sketched). The zoning permit shall be renewed annually upon issuance. If a property owner has a property large enough to accommodate more than one mobile vendor, only one zoning permit is required to be submitted showing the location of all mobile vendors. The minor site plan must show the limits of the property, the location(s) of the proposed mobile vendors, and label adjoining uses on neighboring properties. The applicant must also submit a NC Department of Agriculture Permit and a copy of the vehicle or trailer registration.~~
   Zoning Permit. A zoning permit shall be required for all mobile vendors and is valid for one year from the date of issuance.
2. The attachments required for a Mobile Vendor's permit include:
    a. The operator's valid driver's license & vehicle registration.
    b. A North Carolina Department of Agriculture Permit, when necessary.
    c. A site plan detailing the limits of the property, the location of the proposed mobile vendor, and what the neighboring properties are.
    d. A signed letter of consent between the property owner/ business operator and the mobile vendor operator.
3. City sponsored events. A mobile vendor participating in a city sponsored event and will not operate otherwise in the city does not need to provide a site plan or letter of consent.
4. Place of Operation. Mobile vendors may operate on an individual property for a maximum of 120 days per 12-month period. Mobile vendors and all related equipment shall be removed from the site following the permitted hours of operation.

5. Mobile vendors may not park in handicapped accessible parking spaces, nor can they park in access or drive aisles. The approved location for parking the trucks, as shown on the zoning permit, must be physically marked. The food truck parking space can be marked with paint, tape, cones, or other easily identifiable material.
6. Prohibitions. All equipment associated with a mobile vendor must be located within three (3) feet of the vendor. The operator is responsible for disposing of all trash associated with the operation. City trash receptacles may not be used to dispose trash or waste. All areas within five (5) feet of the mobile vendor must be kept clean. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets. Mobile vendors are all subject to the City-wide noise ordinance.
7. Maximum Number of Mobile Vendor Locations Per Property.
   a. Maximum of two (2) vendors on lots of one-half acres or less.
   b. Maximum of three (3) vendors on lots between one-half acre and 1 acre.
   c. Maximum of four (4) vendors on lots greater than 1 acre.
8. Food Truck Location. Food trucks must be located at least 50 feet from the front door of any restaurant and outdoor dining area and at least 50 feet from any permitted mobile food vending cart location. These minimum distance requirements are all measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered point, or in the case of a restaurant measured from the closest point of the restaurants main entrance~~. If a zoning permit is issued and a restaurant subsequently opens within 50 feet (measured from the restaurant's main entrance) of the approved food truck location, the food truck may continue to operate until the permit expires.~~
9. Temporary outdoor seating associated with a food truck is only permitted on lots at least two (2) acres in size or greater.

J. MODULAR UNIT

K. OUTDOOR DISPLAY

L. OUTDOOR STORAGE

M. OUTDOOR VENDING MACHINE

N. PORTABLE STORAGE CONTAINERS

O. RECREATIONAL VEHICLES OR TRAVEL TRAILERS

P. SELF-SERVICE ICE VENDING MACHINES

Q. SOLAR ENERGY SYSTEMS

R. SWIMMING POOLS

Where permitted, the following shall apply:

1. Swimming pool setbacks will be measured from the side or rear yard property line to the coping or decking of the pool and shall not be less than five (5) feet in distance.
2. The pool is to be enclosed by protective fencing as established by the NC Residential Building Code.

~~Where permitted, swimming pools shall be setback five (5) feet from the existing property line and enclosed by protective fencing meeting the requirements of the NC Residential Building Code.~~

S. TEMPORARY SALES OFFICE

T. TEMPORARY HEALTHCARE STRUCTURES

3.7 Residential Use Standards

~~E. MANUFACTURED HOUSING PARK~~

Lost with the relinquishment of ETJ/ Refer to pg. 2 for standards. Staff does not recommend reincorporating.

E. MIXED USES

Where permitted, the following shall apply:

1. First floor shall be permitted business uses only.
2. The floor area devoted to the dwelling(s) in the CBD or BD shall not exceed the floor area devoted to the permitted business use(s).
3. The floor area devoted to the dwelling(s) in the PUD or O-I shall not exceed twice the floor area devoted to the permitted business uses(s).
4. The minimum floor area for each dwelling shall be 500 square feet and the maximum floor area shall be 1, 000 square feet.
5. No mixed-use building shall exceed the maximum height limit established in 3.9 Dimensional Requirements, Table 3.2.
6. ~~No mixed-use building shall exceed 40 feet (i.e. one (1) floor commercial plus two (2) floors residential) in height.~~
7. Each dwelling shall have a direct means of access to the exterior of the building so that no access to the dwelling is provided through the use located on the lower floor(s) of the commercial building.
8. Parking for such dwelling(s) shall be in addition to that required for the permitted lower floor use(s).
9. Proposed curb cuts and driveways for required off-street parking lots that eliminate existing on-street parking spaces shall replace the number of on-street parking spaces eliminated by said curb cut(s) and driveway(s) within the parking lot being created, in addition to the number of parking spaces otherwise required by this ordinance.

F. MODULAR HOMES

3.8 Nonresidential Use Standards

A. ADULT ESTABLISHMENT

Lost with the relinquishment of ETJ. Existing standards are not to be amended except in zoning district. Refer to pg. 5 for standards. Legal statute requires zoning for use.

R. HOTEL, MOTEL, OR INN

Where permitted, the following shall apply:

1. The lot size shall be a minimum of one (1) acre.
2. ~~The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).~~
3. ~~The property shall have a minimum of 200 feet of frontage on a major thoroughfare.~~
4. Any building on the site must be a minimum of 200 feet from any residential district.
5. In the HC district, the building height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies the following:

a. The City of Southport Fire Chief finds that the City can provide adequate/safe fire protection.
b. Buildings which exceed 40 feet in height and are located on parcels adjacent to residentially zoned property must have an additional one-half (1/2) foot of both rear and side yard setback for each one (1) foot of building height over 40 feet.

~~V. MANUFACTURING, INTENSIVE~~

Lost with the relinquishment of ETJ. Staff does not recommend reincorporation.

V. MARINA, COMMERCIAL

W. MICROBREWERY AND MICRODISTILLERY

X. NIGHT CLUBS, NOT CONTAINED IN RESTAURANTS, MOTELS OR SIMILAR BUSINESSES

Y. NURSING AND PERSONAL CARE FACILITY

Z. PACKAGE DELIVERY SERVICES, COMMERCIAL

AA. RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES

No communication towers are permitted. Satellite dishes must be screened from ground level view. In O&I or CBD zoning districts, no exterior station appurtenances used for transmitting or receiving signals are allowed.

BB. RECREATIONAL VEHICLE PARKS (INCLUDING TRAVEL TRAILERS)

CC. RESEARCH & DEVELOPMENT

~~DD. SALVAGE OPERATIONS~~

Lost with the relinquishment of ETJ. Staff does not recommend reincorporation.

DD. RESTAURANT, CARRYOUT, STANDARD, FAST FOOD

Drive-Through service is permitted in the PUD, BD, and HC zoning districts. The following shall apply:

1. Drive-through speakers shall be located in the side or rear yards.
2. Drive-through services shall be set back a minimum of ten (10) feet from the front building line of all street-facing facades.
3. Exterior speakers shall be designed to minimize sound to adjacent properties, including placement of speakers and windows/ doors and the use of vegetation.
4. Drive-through services shall not be located within two hundred fifty (250) feet of any residential zoning district.

EE. SHOPPING CENTER

FF. SHOOTING RANGE, INDOOR ~~AND OUTDOOR~~

(Outdoor Shooting range was lost with the relinquishment of ETJ. Staff does not recommend reincorporation.)

1. This section is intended to regulate the establishment and operation of shooting range facilities. Such recreational and training complexes, due to their potential noise impacts and safety concerns, merit careful review to minimize adverse effects on adjoining properties. Further, the regulations of this section have been made with reasonable consideration among other things, as to the character of the City and its areas and their peculiar suitability for these businesses and recreational facilities.
2. It is the intent of this section to accomplish the following:

a. Shot containment. Each shooting range facility shall be designed to contain the bullets, shot or arrows on the range facility within the safety fan zone.
b. Noise mitigation. Each shooting range facility shall be designed to minimize offsite noise impacts generated by the activities conducted on the range facility.

3. All new shooting facilities shall be designed, constructed and operated in strict compliance with National Rifle Association (herein referred to as the N.R.A.) standards, specifically "The Range Manual, A Guide to Planning and Construction," Section 1: Chapters 1 through 7, Section 2: Chapters 1 through 18, Section 3: Chapters 1 through 12; Section 4 and verified by the NRA Range Technical Team, National Shooting Sports Foundation (NSSF), the U.S. Occupational Safety and Health Administration (OSHA:), and the National Institute of Occupational Safety and Health (NOISH). In addition, construction standards shall comply with all appurtenant North Carolina Building Codes and verified by a professional engineer.
~~4. Setbacks. All outdoor shooting stations on a range facility shall be located a minimum of 150 feet from any property line.~~
~~5. Warning signs. Warning signs meeting N.R.A. guidelines for shooting ranges shall be posted at 100-foot intervals along the entire perimeter of the outdoor shooting range facility.~~
~~6. Distance from occupied dwelling. All outdoor shooting range stations shall be located at least 1,000 feet from any occupied dwelling, excluding those dwellings occupied by the range owner and staff of the range. A shooting range lawfully operating as a conforming use shall not be rendered nonconforming by the subsequent location of a residence within 1,000 feet of the shooting station.~~
7. The permittee shall be required to carry a minimum of $500,000 of liability insurance. Such insurance shall name the city as an additional insured party and shall save and hold the city, its elected and appointed officials and employees acting within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage arising out of use of the range, or in any way arising out of the acts or omissions of the permittee, his/her group, club or its agents or representatives. The City shall be notified of any policy changes or lapses in coverage.
8. The site plan shall also include a complete layout of each range, including shooting stations or firing lines, target areas, shotfall zones or safety fans, backstops, berms and baffles, when necessary and projected noise contours;
9. Permit display. Permits shall be kept and displayed in a readily visible location on the shooting range facility and at all times be available for public inspection.
10. Changes or expansions. If any shooting range facility is intended to be substantially changed or expanded to include types of ranges, operations or activities not covered by an approved permit or otherwise cause nonconformance with this section, a new permit for the entire facility shall be secured.
11. Abandonment and discontinuance. When an existing shooting range is discontinued without the intent to reinstate the range use, the property owner shall notify the city of such intent by providing written notice to the UDO Administrator.

GG. SHORT-TERM VACATION RENTALS
HH. SOLAR FARM
II. STORAGE, SELF-SERVICE

JJ. TATTOO AND BODY PIERCING ESTABLISHMENT (Tattoo & Body Piercing Establishments were lost with the relinquishment of the ETJ. Staff recommends reincorporation with the below amendment.)

Permitted in the BD and HC zoning districts, Tattoo and Body Piercing Establishments require the issuance of a Special Use Permit.

Defined as:

An establishment whose principal business activity is the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin or the creation of an opening in the body of a person so as to create a permanent hole for the purpose of inserting jewelry or other decoration.

KK. TAXICAB STANDS

LL. TELEPHONE COMMUNICATION FACILITY, UNATTENDED

MM. TRANSITIONAL HOUSING

NN. WAREHOUSING, GENERAL

3.9 Dimensional Requirements

Table 3.2:
Dimensional Requirements by Zoning District

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback [1] (feet)	Maximum Height Limit (feet)
R-10	10,000	75	25	20	8	40
R-20	20,000	100	40	25	12	40
MF	13,750	100	25	20	8	40
~~MH~~	~~5,000~~	~~50~~	~~20~~	~~20~~	~~4~~	~~40~~
PUD	Section 4.15	Section 4.15	Section 4.15	Section 4.15	Section 4.15	40
O/I	12,000	70	25	15	10	40
CBD	0	0	0	0	0	30(2)
BD	0	0	0	10	0	30(2)
HC	10,000	75	25	20	8	40
~~LI~~	~~10,000~~	~~75~~	~~25~~	~~20~~	~~8~~	~~50~~
~~HI~~	~~43,560~~	~~100~~	~~25~~	~~25~~	~~15~~	~~100~~
OS	None	None	None	None	None	None

1. Where any side yard is provided, though not required, the same shall be not less than four (4) feet.

2. In "Special Flood Hazard Areas" within CBD and BD, where regulatory flood protection elevations are required, the maximum heigh limit shall be forty (40) feet.

Table 3.2

3.17 Landscaping and Buffers

Table 3.8 Bufferyard Width						
	Adjacent Property Zoning and Required Buffer Width (feet)					
Applicant Zoning District	#1: OS	#2: R-10, R-20	#3: MF, MH, O&I	#4: BD, CBD	#5: HC	#6: HI, LI
#1: OS	**0'**	**0'**	**0'**	**0'**	**0'**	**0'**
#2: R-10, R-20	**0'**	**0'**	**0'**	**0'**	**0'**	**0'**
#3: MF, MH, O&I	20'	20'	**0'**	20'	20'	20'
#4: BD	10'	20'	10'	**0'**	**0'**	**0'**
#5: CBD	**0'**	**20'**	**10'**	**0'**	**0'**	**0'**
#6: HC	40'	40'	20'	0'	**0'**	20'
#7: HI, LI	40'	40'	40'	20'	20'	**0'**

Table 3.8

3.19 Signs.

J. GROUND-MOUNTED FLAGPOLES

Where permitted, flagpoles shall be subject to the following conditions:

1. Flagpoles may be allowed within both residential and commercial zoning districts, subject to the issuance of a sign permit.
2. At no time shall flagpoles exceed twenty (20) feet in height.
3. Flagpoles shall be setback from all primary structures and property lines at one and a half (1.5) times the length of the pole. A twenty (20) foot flagpole will be required to be no closer than forty-five (45) feet from any primary structure.
4. Residential zoning districts:
    a. At no time may commercial flags be flown in residential zoning districts.
    b. Wall-mounted flagpoles that are less than 5' in length do not require permitting.

Flag- *Sign of flexible materials such as cloth, paper, or plastic and typically displayed on a flagpole, or structure. Windsocks are interpreted to represent permitted flagging. Flags consist of:*

Patriotic and/ or decorative flags – Flags and insignia of governmental subdivisions, agencies, or bodies when displayed for patriotic purposes and/ or flags with designs that are not promoting commercial businesses.

Commercial flags – Flags intended for commercial promotion and/ or advertisement.

Flagpole - *Ground-mounted appurtenances in which a flag is affixed and displayed. Height is determined from grade to the highest point of the pole.*

Table 3.10 Freestanding Ground Sign Size		
Zoning District	Maximum Height	Maximum Square Footage per Face
CBD	0	0
HC	25 ft.	125 sq. ft.
BD/OI/PUD	8 ft.	60 sq. ft.
~~LI/HI~~	~~25 ft.~~	~~187.5 sq. ft.~~

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-25-04**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen. More specifically, Policy 7.22: *The City shall continually maintain all official planning documents.*

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk | Date

Larry Ashley, Chairman | Date

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-25-04**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends denial of the proposed Zoning Text Amendment to the Board of Aldermen. The amendment is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk | Date

Larry Ashley, Chairman | Date

Article 3: Zoning

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3.1 GENERAL

A. TYPES OF ZONING DISTRICTS

All land within the city's planning jurisdiction is classified by this ordinance to be within one (1) of the several base zoning districts or overlay districts respectively.

B. OVERLAY ZONING AREAS AND RELATIONSHIP TO ZONING DISTRICTS

Land within any base zoning district may also be classified into one (1) or more overlay zoning areas, as listed in Section 3.3, Overlay Zoning Districts. Regulations governing development in an overlay area shall apply in addition to the regulations governing development in the underlying district. If the standards governing a zoning district expressly conflict with those governing an overlay zoning area, the more restrictive standard shall control.

C. COMPLIANCE WITH DISTRICT STANDARDS

No land within the city shall be developed except in accordance with the zoning district use, use and development standards, and requirements of this article and all other regulations of this ordinance, as applicable.

3.2 BASE ZONING DISTRICTS

A. ESTABLISHMENT OF BASE ZONING DISTRICTS

For the purpose of this ordinance, the City of Southport and its extraterritorial jurisdiction is divided into the following classes of base zoning districts:

1. R-10: Residential District. Single and two-family residential district with 10,000 square foot minimum lot area.
2. R-20: Residential Agricultural District. Single and two-family residences with 20,000 square foot minimum lot area.
3. MF: Multi-Family District. A district designed to accommodate a variety of attached single-family dwellings up to a density of 11 units per acre.
4. ~~MH: Manufactured Housing. A district established to offer affordable housing alternatives and to ensure the orderly development of such establishments.~~
5. CZ: Conditional Zoning District. A special district where uses and densities are established through public input for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses, permitted by right or conditional use, on small- and large-scale projects.
6. PUD: Planned Unit Development District. A special district where multiple residential and commercial uses may be proposed and density and lot dimensions may be different from that of the base residential zoning districts in trade-off for significant dedication of open space, alternative housing types, and affordable development.
7. O/I: Office/Institutional District. A district designed for office/institutional uses at low to moderate densities and multi-family housing. This district should be used as a transitional zone between areas of conflicting land uses.

8. CBD: Central Business District. Restricted district in which commercial uses are densely developed in accordance with the City's historical commerce center.
9. BD: Business District. A commercial related district with lot and setback requirements suitable for placement abutting residential areas.
10. HC: Highway Commercial District. A district established for the retailing of durable goods, provision of commercial services to industrial areas, and the provision of services to transients.
11. ~~LI: Light Industrial District. A district established to accommodate commercial warehousing and light industrial uses.~~
12. ~~HI: Heavy Industrial District. A district designed for commercial, warehousing, and industrial uses.~~
13. OS: Open Space District. Areas of special public interest that should be placed in a zone protected from any development other than improvements or uses undertaken by the City of Southport.

3.3 OVERLAY DISTRICTS

A. ESTABLISHMENT OF OVERLAY DISTRICTS

For the purpose of this ordinance, the City of Southport is subject to the following overlay zoning districts:

A. YBO: Yacht Basin Overlay District. The following uses are allowed in the areas shown on the Official Zoning Map of the City of Southport as the Yacht Basin Overlay District.
   1. Commercial Parking Lots are allowed, and the following standards shall apply:
      a. Surfacing. Materials are limited to pervious pavers and number 57 driveway slate gravel. The perimeters of the parking lot will be delineated with wooden borders. Concrete or asphalt parking lot surfacing is prohibited in the overlay district.
      b. Borders. 8"x8" wooden beams are to be used for horizontal lot boundaries. 4"x4" wooden posts are to be used for vertical boundaries.
      c. Driveway Entrances. All driveway entrances to City rights-of-way or streets shall include an apron. Aprons are to be sized to contain surface aggregate and to consist of cast-in-place concrete, or with an alternative paving material (e.g. concrete pavers, brick, "turfstone" or similar pervious material) determined to exhibit equivalent wear resistance and load-bearing characteristics to concrete.
      d. Maintenance. Off-street parking areas shall be properly inspected and maintained on a regular basis using industry standard best practices.

3.4 INTERPRETATION OF DISTRICT REGULATIONS

A. Regulations for each district shall be enforced and interpreted according to the following rules:
   1. Uses by right. All listed permitted uses are permitted by right according to the terms of this article.
   2. Special uses. Special uses are permitted, subject to compliance with the additional regulations specified.
   3. Permitted or special use with standards. Uses with additional standards are denoted with an "S."

4. Unlisted uses. The uses listed may not address all possible uses. In determining if a use is permitted, the UDO Administrator shall consider which category of expressed uses most closely matches the use proposed and apply the regulations pertaining to that category to the proposed use. In determining the use which most closely matches the proposed use, the UDO Administrator shall consider the density and intensity of the use, and anticipated traffic, noise, light, and odor on adjacent properties. Such interpretation shall be provided in writing to the property owner and subject to appeal by the Board of Adjustment.
5. Minimum regulations. Regulations set forth in this article shall be minimum regulations. If the requirements set forth in this article are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the more restrictive or higher standard shall govern.
6. Restrictive covenants and deed restrictions. Unless restrictions established by covenants and deed restrictions running with the land are prohibited by the provisions of this article, nothing herein contained shall be construed to render such covenants or restrictions inoperative.

3.5 TABLE OF PERMITTED AND SPECIAL USES

A. USE TABLE

The following uses are listed as permitted by right (P), special (S), or permitted by right with an additional use standard (PS), or special with an additional use standard (SS) in each zoning district where allowed. The Use Table (3.1) is separated by Accessory Uses, Residential Uses, and Nonresidential Uses.

B. PROHIBITED USES

1. If a cell in the table of uses is blank the use is prohibited in the corresponding zoning district.
2. The following uses are prohibited throughout the City's planning jurisdiction in an effort to mitigate natural and manmade hazards, maintain desired environmental qualities, and enhance public health, safety, and welfare, as desired in the City's Comprehensive Plan:
   a) The manufacturing, processing, fabrication, and/or bulk storage of acetylene gas (except for use on premises), ammunition, explosives, fireworks, gunpowder, jute, or matches;
   b) The manufacturing, processing, and/or fabrication of acids (except non-corrosive acids), ammonia, ammonium nitrate, animal byproducts, bleaching powder, cellulose, chlorine, creosote and creosote treatment, detergents, enamels, lacquers, linoleum, oilcloth, paints, paper pulp, pigments, lime, plastic, rubber (except tire recappers), soaps (except artisan manufacturing), tannery products, turpentine, varnishes, whiting and/or wood fillers, and environmentally hazardous material. The fabrication of plastics is exempt from this prohibition.
   c) The slaughtering of animals, except seafood processing.

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 Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
Accessory Uses														
ACCESSORY STRUCTURES OR USES, GENERAL		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.A
ACCESSORY DWELLING, COMMERCIAL					-	SS	SS	SS	SS	SS	~~SS~~	~~SS~~		3.6.B
ACCESSORY DWELLING, RESIDENTIAL		SS	SS	SS	~~SS~~	SS	SS				-	-		3.6.C
CEMETERIES AND MAUSOLEUMS		SS	SS	SS	~~SS~~	SS	SS	PS	PS	PS				3.6.D
DOCKS, PIERS, GAZEBOS, BULKEADS, AND LIVING SHORELINES		PS	PS	PS	~~PS~~	PS	PS	PS	PS				SS	3.6.E
HOME DAYCARE, ADULT AND CHILD		SS	SS	SS	~~SS~~	SS								3.6.F
HOME OCCUPATION		SS	SS	SS	~~SS~~	SS								3.6.G
HOMESTAY		PS	PS	PS		PS								3.6.H
MOBILE VENDOR						PS	PS	PS	PS	PS				3.6.i
MODULAR UNIT					~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.J
OUTDOOR DISPLAY								PS	PS	PS				3.6.K
OUTDOOR STORAGE									PS	PS	~~PS~~	~~PS~~		3.6.L
OUTDOOR VENDING MACHINE					~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.M
PORTABLE STORAGE CONTAINERS		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.N
RECREATIONAL VEHICLE OR TRAVEL TRAILER		PS	PS		~~PS~~	PS	PS				-	-		3.6.O
SELF-SERVICE ICE VENDING MACHINES									SS	SS				3.6.P
SOLAR ENERGY SYSTEMS		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.Q
SWIMMING POOLS		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS				3.6.R
TEMPORARY SALES OFFICES		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		3.6.S
TEMPORARY HEALTHCARE STRUCTURES		PS	PS	PS	~~PS~~	PS					-	-		3.6.T

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 Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
Residential Uses														
DWELLING, SINGLE-FAMILY	-	P	P	P	~~P~~	P	P							
DWELLING, TWO-FAMILY (DUPLEX)	-	S	S	P	~~P~~	P	P							
DWELLING, MULTI-FAMILY				PS		SS	SS							3.7.A
DWELLING, TRIPLEX OR QUADRAPLEX	-			PS	~~SS~~	SS	SS							3.7.B
FAMILY CARE HOME	-	PS	PS	PS	~~PS~~	PS								3.7.C
MANUFACTURED HOME ON SINGLE LOT	-			PS	~~PS~~	PS								3.7.D
~~MANUFACTURED HOME PARK~~	-				~~PS~~									~~3.7.E~~
MIXED USES	-				-	PS	PS	PS	PS					3.7.F
MODULAR HOMES	-	PS	PS	PS	~~PS~~	PS	PS							3.7.G
~~Nonresidential Uses~~														
ADULT ESTABLISHMENT	-				-					SS	-	~~SS~~		3.8.A
ALCOHOLIC BEVERAGES, PACKAGED, RETAIL SALES	-				-			P	P	P	-	-		
AUTOMOTIVE, MAJOR									SS	P	~~P~~	~~P~~		3.8.B
AUTOMOTIVE, MINOR								SS	P	P	~~P~~			3.8.B
BED & BREAKFAST	~~7 2 1 1 9 1~~	SS	SS	SS	~~SS~~	SS	SS	SS	SS	SS	-	-		3.8.C
BOTTLE SHOP AND WINE BAR						P		P	P	P				
BUILDING MATERIAL DEALERS	~~4 4 4~~				-				S	P	~~P~~	~~P~~		

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 9 0~~													
BUSINESS,COMMERCIAL, OR OTHER NON-RESIDENTIAL USE NOT ELSEWHERE CLASSIFIED	~~5 6 1~~				-		SS	SS	SS	SS	-	-		3.8.D
BUS TERMINALS AND RAILROAD STATIONS					-				P	P				
CHURCHES, SYNAGOGUES & OTHER ASSOC. ACTIVITIES, INCL. OFFICES, ACTIVITY CENTER, ETC.	~~8 1 3 1 1 0~~	SS	SS	SS	~~SS~~	SS	SS	PS	PS	PS				3.8.E
CLUBS OR LODGE	-	SS	SS		-	SS		SS	PS	PS				3.8.F
COMMERCIAL PARKING LOTS	~~8 1 2 9 3 0~~				-		SS	SS	SS	PS	~~SS~~	-		3.8.G
COMMERCIAL RECREATION, INDOOR						S		S	P	P				
COMMERCIAL RECREATION, OUTDOOR										P				
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE	~~8 1 1 3 1 0~~				-					P	~~P~~	~~P~~		
CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	~~2 3 4~~				-						~~P~~	~~P~~		
CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.	-				-	P	P	P	P	P	-	-		
DANCE STUDIOS	~~6 1~~				-	P	P	P	P	P	-	-		

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 6 1 0~~													
DAYCARE, ADULT AND CHILD	~~6 2 4 1 2 0~~						SS	SS	PS	PS	-	-		3.8.H
DIVERS, COMMERCIAL	-				-			P	P	P	~~P~~	~~P~~		
DRY CLEANERS	~~8 1 2 3 2 0~~				-	SS		PS	PS	PS	-	-		3.8.I
DRY STORAGE	-				-					PS	~~PS~~	~~PS~~		3.8.J
EDUCATIONAL FACILITY		S	S	S	~~S~~	S	P	P	P	P	-	-		
ELECTRONIC GAMING OPERATIONS	-				-					SS	-	-		3.8.K
EXTERMINATING SERVICES	~~5 6 1 7 1 0~~							PS	P S	P	~~P~~	~~P~~		3.8.L
FARMERS'S MARKET	~~4 4 5 2 3 0~~	SS			-	SS		SS	PS	PS			SS	3.8.M
FARM MACHINERY SALE AND SERVICE	-				-				S	P	~~P~~	-		
FEED, SEED, AND FERTILIZER SALES, RETAIL	-				-				S	P	~~P~~	-		
FISHING, COMMERCIAL	~~1 1 4~~				-			P	P	P	-	-		

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 1~~													
FLEA MARKET	-				-					SS	-	-		3.8.N
FRUIT & VEGETABLE MARKET, WHOLESALE WITH INCIDENTAL RETAIL	~~4 4 5 2 3 0~~				-			SS	SS	PS	~~PS~~	~~SS~~		3.8.O
FUEL & ICE DEALERS	~~4 2 2 7 1 0~~				-				P	P	~~P~~	~~P~~		
FUNERAL HOMES	~~8 1 2 2 1 0~~				-		P	~~P~~	P	P	-	-		
~~FURRIERS AND FUR STORAGE~~									~~P~~	~~P~~				
~~GARBAGE COLLECTION PRIVATE (NO LANDFILLS)~~											~~P~~	~~P~~		
GAS COMPANIES (LP-BOTTLED & BULK STORAGE)	~~3 2 4 1 1 0~~				-					P	~~P~~	~~P~~		
GOLF COURSE, PRIVATE OR PUBLIC, W/RELATED SERVICES INCL. PRO SHOP	~~7 1 3 9 1 0~~	P	P	P	-	P					-	-		
GOVERNMENT USE, CITY OF SOUTHPORT	-	P	P	P	~~P~~	P	P	P	P	P	~~P~~	~~P~~	P	

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
GOVERNMENT USES WITH BUILDINGS, NON-CITY OF SOUTHPORT	-	SS	SS	SS	~~SS~~	SS	SS	SS	SS	SS	~~SS~~	~~SS~~		3.8.P
GROCERY STORES	~~4 4 5 1 1 0~~				-	P		P	P	P	-	-		
HARDWARE, LAWN, OR GARDEN STORE	~~4 4 4 1 3 0~~							P	P	P	~~P~~	~~P~~		
HEALTH SERVICES,	-				-	P	P	P	P	P	-	-		
HELIPAD	-				-		SS				-	-		3.8.Q
HOSPITALS	~~6 2 2 1 1 0~~				-		P	P	P	P				
HOTEL, MOTEL, OR INN	~~7 2 1 1 1 0~~				-	SS	SS		SS	PS				3.8.R
HOTEL, RESIDENTIAL OR BOUTIQUE	-				-	SS	SS	PS	PS	PS				3.8.S
INSTITUTIONAL CARE FACILITY, ADULT										S				
INSTITUTIONAL CARE FACILITY, CHILD HANDICAPPED									S	S				
JAIL	~~9 2 2~~				-					PS	~~PS~~	~~PS~~		3.8.T

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 Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 4 0~~													
KENNEL	~~8 1 2 9 1 0~~				-					SS	~~PS~~	~~PS~~		3.8.U
LAUNDRY, INDUSTRIAL	~~8 1 2 3 3 2~~	-	-	-	-	-	-	-	-	P	~~P~~	~~P~~	-	
LAUNDRY, COIN-OPERATED					-				P	P	-	-		
LIBRARY	~~5 1 4 1 2 0~~				-	P	P	P	P	P	-	-		
LIQUOR STORES	~~4 4 5 3 1 0~~				-			P	P	P	-	-		
MANUFACTURED HOME DEALERS	~~4 5 3 9 3 0~~				-					P	~~P~~	-		
MANUFACTURED HOME (INDIVIDUAL) FOR OFFICE AND/OR EXHIBITION	-				~~S~~	S	S	S	S	S	~~S~~	~~S~~		
MANUFACTURING, ARTISAN									P	P	~~P~~	~~P~~		
MANUFACTURING, GENERAL										S	~~C~~	~~P~~		

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
~~MANUFACTURING, INTENSIVE~~												~~CS~~		~~3.8.V~~
MANUFACTURING, LIMITED										P	~~P~~	~~P~~		
MARINA, COMMERCIAL	~~7 1 3 9 3 0~~				-	PS		PS	PS	PS	~~PS~~	~~PS~~		3.8.W
MARITIME SALES, RENTAL, AND SERVICE									P	P				
MICROBREWERY AND MICRODISTILLERY								SS	PS	PS	~~PS~~			3.8.X
~~MOBILE VENDOR OR FOOD TRUCK~~								~~PS~~	~~PS~~	~~PS~~	~~PS~~	~~PS~~		~~3.8.Y~~
MOTION PICTURE PRODUCTION & DISTRIBUTION	~~5 1 2 1 1 0~~	P	P	P	-	P	P	P	P	P	~~P~~	~~P~~		
MOTOR FREIGHT COMPANIES, MOVERS, VAN LINES, AND STORAGE					-					P	~~P~~	~~P~~		
MUSEUMS, ART GALLERIES	~~7 1 2 1 1 0~~				-		P	P	P	P	-	-		
NIGHTCLUB	~~7 2 2 4 1 0~~				-			SS	SS	SS	-	-		3.8.Z
NURSING & PERSONAL CARE FACILITY	~~6 2 3 1~~				-	SS	SS		SS	PS	-	-		3.8.AA

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 Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 0~~													
OFFICE, GENERAL						P	P	P	P	P				
PACKAGE DELIVERY SERVICES, COMMERCIAL	~~4 9 2 2 1 0~~				-		SS	SS	SS	PS	~~PS~~	~~PS~~		3.8.BB
PARKS & RECREATION AREAS, MUNICIPAL	~~9 2 4 1 2 0~~	P	P	P	~~P~~	P	P	P	P	P	-	-	P	
PERSONAL SERVICE ESTABLISHMENT						P	P	P	P	P				
RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES	-				-		PS ~~SS~~	PS	PS	PS	-	-		3.8.CC
RECREATION FACILITY PRIVATE, INCL. CLUBS & RECREATION FACILITIES ASSOC. WITH MULTIPLE FAMILY COMPLEXES, GOLF COURSES, TENNIS FACILITIES, COUNTRY CLUBS, ETC.	-	SS	SS	SS	~~SS~~	SS	SS	SS	SS	SS	-	-		3.8.F
RECREATIONAL VEHICLE PARK	-				-					SS	-	-		3.8.DD
RESEARCH & DEVELOPMENT	-				-		SS	SS		PS	~~PS~~	~~PS~~		3.8.EE
RESTAURANT, CARRY-OUT	~~7 2 2 2 1 1~~				-	SS	-	PS	PS	PS	-	-		3.8FF
RESTAURANT, STANDARD & FAST-FOOD	~~7 2 2 2~~				-	SS	-	PS	PS	PS	-	-		3.8FF

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 Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~1 1~~													
RETAIL SALES, MAJOR										P				
RETAIL SALES, MINOR						P		P	P	P				
RETAIL SALES, MODERATE									P	P				
~~SALVAGE OPERATIONS~~	-	-	-	-	-	-	-	-	-	-	-	~~SS~~	-	~~3.8.GG~~
SHOPPING CENTER	~~2 3 3 3 2 0~~				-	SS		SS	PS	PS	-	-		3.8.GG
SHOOTING RANGE, INDOOR										PS	~~PS~~	~~PS~~		3.8.HH
~~SHOOTING RANGE, OUTDOOR~~												~~SS~~		~~3.8.HH~~
SHORT- TERM VACATION RENTALS						PS		PS	PS					3.8II
SOLAR FARM										SS		~~SS~~		3.8.JJ
STORAGE, SELF-SERVICE										PS	~~PS~~	~~PS~~		3.8.KK
TATTOO AND PIERCING ESTABLISHMENT									S	S		~~S~~		
TAXICAB STANDS	-				-			SS	PS	PS	-	-		3.8.MM
TELEPHONE COMMUNICATION FACILITY, UNATTENDED	~~5 1 3 3 4 0~~	SS	SS	SS	~~SS~~	SS	SS	SS	SS	SS	~~PS~~	~~PS~~		3.8.NN
TRANSITIONAL HOUSING FACILITIES							S							3.8.OO
US POSTAL SERVICE	~~4 9 1 1~~				-	P	P	P	P	P	~~P~~	~~P~~		

Table 3.1: Table of Uses	**Districts** P = Permitted by Right; S = Special Use; PS or SS = Permitted or Special Use with a Use Standard													**Use Standard**
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
	~~10~~													
UTILITY STATIONS & PLANTS (PUBLIC & PRIVATE) INCL. LIFT STATIONS, SUBSTATIONS, ETC.	-	P	P	P	~~P~~	P	P	P	P	P	~~P~~	~~P~~	P	
VETERINARY SERVICES WITH OPEN PENS	~~541940~~				-					P	~~P~~	~~P~~		
VETERINARY SERVICES WITH PENS ENCLOSED IN A BUILDING	~~541940~~				-				S	P	~~P~~	~~P~~		
WAREHOUSING, GENERAL	~~493110~~				-					PS	~~PS~~	~~PS~~		3.8.PP
WATER TRANSPORTATION INCL. DOCKS, TUGBOATS, BARGES, AND EXCURSIONS	-				-				P	P	~~P~~	~~P~~		
WELDING, REPAIR	~~811130~~				-				P	P	~~P~~	~~P~~		
WIRELESS TELECOMMUNICATION FACILITY OR COMPLEX, FREESTANDING AND SUBSTANTIAL MODIFICATIONS										SS	~~SS~~	~~SS~~		See Article 7

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 Standard
Uses	~~I C S~~	R-10	R-20	MF	~~MH~~	PUD	O-I	CBD	BD	HC	~~LI~~	~~HI~~	OS	Section #
WIRELESS TELECOMMUNICATION FACILITY, COLLOCATION OR COLLOCATED SMALL/MICRO-WIRELESS FACILITY		PS	PS	PS	~~PS~~	PS	PS	PS	PS	PS	~~PS~~	~~PS~~		See Article 7
YARD SALES	-	P	P	P	~~P~~	P	P	P	P	P	-	-		

3.6 ACCESSORY USE STANDARDS

A. ACCESSORY STRUCTURE OR USE, GENERAL

Where permitted, the following shall apply:

~~1.~~ There shall not be more than two (2) accessory structures or uses per lot, excluding swimming pools, docks, piers, and waterside structures.~~, in the R-10, R-20, MF, MH, PUD, O-I, CBD, BD and HC districts.~~

2. The total area of accessory structures, excluding swimming pools, shall not exceed 50% of the rear yard area of the lot and shall meet all rear and side yard setbacks of the district. ~~However, accessory structures with a footprint of 530 square feet or smaller in any district may have setbacks of five (5) feet to a side or rear property line.~~

   a) No accessory structure shall be constructed beyond the front building line of the primary structure, except as allowed for riverfront lots as described below.

   b) Nonresidential Accessory Structures.

      i) Structures with a footprint of 530 square feet or less may have a setback of five (5) feet to a side or rear property line.

      ii) Structures with a footprint greater than 530 SF must meet the zoning district established side and rear yard setbacks.

   c) Residential Accessory Structures.

      i) Single-story structures with a footprint of 530 square feet or less may have setbacks of five (5) feet to a side or rear property line.

      ii) Two-story structures with a footprint of 530 square feet or less may have a setback of ten (10) feet to a rear property line and meet the established side yard setback.

      iii) Two-story structures with a footprint of greater than 530 square feet must meet the zoning district established side and rear yard setbacks.

3. Riverfront lots: Detached garages are permitted in the street front yard on lots with frontage on the Cape Fear River in the R-10 district provided they are no closer than 75 feet from the street ~~right-of-way~~ line.
4. No accessory structure, whether residential or nonresidential, shall be greater than 30 feet in height.

B. ACCESSORY DWELLING, COMMERCIAL

Where permitted, the following shall apply:

1. The ~~residential unit~~ accessory dwelling may be occupied solely by the person engaged in the principal use or a full-time employee, and their family members residing with them.
2. The site shall provide an area of open space not occupied by any buildings, parking or structures equal to the floor area of the residential unit.
3. The amount of floor area for the residential unit shall not exceed 1,500 square feet.
4. The residential unit shall be located totally above the ground floor or totally to the rear of the principal use so as not to interrupt the commercial frontage.
5. In addition to the required off-street parking for the principal use, two (2) off-street parking spaces shall be provided for the ~~residential unit~~ accessory dwelling.

C. ACCESSORY DWELLING, RESIDENTIAL

Where permitted, the following shall apply:

1. An accessory dwelling may be ~~within~~ part of, attached to, or ~~separate~~ detached from the principal residential structure.
2. The principal use of the lot shall be a detached single-family dwelling, built to the standards of the North Carolina State Building Code.
3. No more than one (1) accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal residential structure.
4. The accessory dwelling shall be owned by the same person as the principal residential structure.
5. The accessory dwelling shall not be served by a driveway separate from that serving the principal residential structure.
6. There shall be ~~a separate~~ one (1) parking space for the accessory dwelling subject to the off-street parking requirements of Section 3.14.
7. The accessory dwelling shall not exceed 800 square feet.
8. Detached garages with a second-floor accessory residential dwelling may not exceed a ground level building footprint area of 530 square feet and shall be constructed behind the front building line, except as allowed for riverfront lots.~~,~~ provided they are located no closer than ten (10) feet from the rear lot line and meet the required minimum side yard setback. ~~five (5) feet to any adjoining lot line~~.

D. CEMETERIES AND MAUSOLEUMS

Where permitted, a cemetery or mausoleum may be allowed as an accessory use to churches and synagogues. No crematoriums shall be permitted.

E. DOCKS, PIERS, BULKHEADS, AND LIVING SHORELINES

Where permitted, docks, piers, bulkheads, and living shorelines shall be constructed in accordance with the CAMA use standards as stated in 15A NCAC 07H and the Army Corps of Engineers setback requirements. Within the Open Space District, only non-commercial residential docks and piers shall be permitted. Within the Open Space District, a residential community dock attached to a homeowners/property owners association (HOA/POA) common area is permitted only within the community it serves. A residential HOA/POA community dock is not allowed in the Open Space District as a remote recreation facility for non-contiguous HOA/POA common areas. Docks may be utilized as a principal or accessory structure where permitted.

F. HOME DAYCARE, ADULT AND CHILD

Where permitted, the following shall apply:

1. All outdoor play areas are to be surrounded by a fence or wall at least four (4) feet in height.
2. There shall be adequate road ingress and egress to and from the site.
3. Traffic generated by the facility shall not be disruptive to any adjacent residentially developed properties.
4. Outdoor play areas may be located in the rear yard or side yard only. If located in the side yard, a minimum side yard setback of ten feet shall be observed. On corner or through lots, a minimum 20-foot setback, as measured from the abutting street ~~right-of-way~~ line, shall be observed. Greater setbacks may be required if otherwise called for in the underlying zoning district.
5. It complies with all applicable home occupation requirements found in Section 3.6.H, except the gross floor area requirement.

G. HOMESTAY

Where permitted, the following shall apply:

1. No displays of goods, products, services, or other advertising shall be visible outside the dwelling.
2. The homestay operation shall be managed and carried on by a person who:
   a) Is a ~~full-time~~ permanent resident of the property; and
   b) Is present during the homestay term for the entire time lodgers are staying at the property. ~~To be a "full-time resident," the person must reside on the property on a permanent basis, and it must be the person's primary home. For the purposes of this section, a person can only have one primary, full-time residence.~~ To be "present during the homestay term," the ~~full-time~~ permanent resident shall be at the property overnight and not away on vacation, visiting friends or family, traveling out of town for business or personal reasons, etc., during the homestay

term. However, the full-time resident may be temporarily absent from the property for purposes related to normal residential activities such as shopping, working, attending class, etc. A minimum of two documents establishing proof of residency shall be supplied. ~~from an approved list of documents~~.

3. No activities other than lodging shall be provided. Special events, including weddings, receptions, and other large gatherings, are expressly prohibited.
4. No additional off-street parking is required for a homestay.
5. Only one homestay permit shall be permitted per property.
6. Homestay permits shall be limited to two guest rooms at a time.
7. No signage shall be allowed for homestays.
8. The length of stay of guests shall not exceed 30 days.
9. Exterior lighting shall be residential in nature and shall comply with the lighting requirements of the UDO.
10. The homestay owner or operator shall maintain a minimum of $500,000 general liability insurance on the property, which covers the homestay use and homestay guests.
11. The homestay owner or operator must pay any applicable taxes, including occupancy and sales taxes, to the appropriate governmental entities.
12. The homestay owner or operator shall not prepare food for guests or provide pre-packaged or unpacked food items or beverages for guests.
13. The homestay area of the dwelling shall comply with all current and applicable building codes.
14. Accessory Dwellings with a Special Use Permit are not eligible for homestay use.

H. HOME OCCUPATION

Where permitted, the following shall apply:

1. Home occupations shall be a use that is clearly a customary, incidental, and use of a residential dwelling unit and shall be permitted subject to the following limitations.

    a) No exterior display of projects.
    b) Industrial uses shall not be allowed including: manufacturing, processing, fabrication, and/or bulk storage of acetylene (except for use on premises), ammunition, explosives, fireworks, gunpowder, jute, or matches.
    c) Not more than 25% of the gross floor area of the dwelling unit (excluding porch and garage areas) or 500 square feet, whichever is more, shall be used in the conduct of the home occupation. The 25% or 500 square feet, whichever is more, may be used in either the dwelling unit or an accessory structure or a combination of the two.
    d) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

e) There shall be no outside storage of anything connected with the home occupation, except one vehicle used in connection with the business. Such vehicle may be no larger than a passenger van or pick-up truck.

f) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. One (1) additional off-street parking space shall be required for any home occupation.

g) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interferences detectable to the normal sense off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

h) There shall not be more than one (1) person other than residents of the dwelling unit employed at the premises in connection with the home occupation.

I. MOBILE VENDOR ~~OR FOOD TRUCK~~

Where permitted, the following shall apply:

1. Zoning Permit. ~~A zoning permit is required for each site and must be signed by the property owner, including the city, and completed and submitted along with a minor site plan (the site plan may be sketched). The zoning permit shall be renewed annually upon issuance. If a property owner has a property large enough to accommodate more than one mobile vendor, only one zoning permit is required to be submitted showing the location of all mobile vendors. The minor site plan must show the limits of the property, the location(s) of the proposed mobile vendors, and label adjoining uses on neighboring properties. The applicant must also submit a NC Department of Agriculture Permit and a copy of the vehicle or trailer registration.~~ A zoning permit shall be required for all mobile vendors and is valid for one year from the date of issuance.
2. The attachments required for a mobile vendor permit include:
   a) A valid driver's license and vehicle registration.
   b) A North Carolina Department of Agriculture permit, when necessary.
   c) A site plan detailing the limits of the property, the location of the proposed mobile vendor and land uses of adjacent property.
   d) A signed letter of consent between the property owner/business operator and mobile vendor operator.
3. City sponsored events. A mobile vendor participating in a city sponsored event and will not operate otherwise in the city does not need to provide a site plan or letter of consent.
4. Place of Operation. Mobile vendors may operate on an individual property for a maximum of 120 days per 12-month period. Mobile vendors and all related equipment shall be removed from the site following the permitted hours of operation.

5. Mobile vendors may not park in handicapped accessible parking spaces, nor can they park in access or drive aisles. The approved location for parking the trucks, as shown on the zoning permit, must be physically marked. The food truck parking space can be marked with paint, tape, cones, or other easily identifiable material.
6. Prohibitions. All equipment associated with a mobile vendor must be located within three (3) feet of the vendor. The operator is responsible for disposing of all trash associated with the operation. City trash receptacles may not be used to dispose trash or waste. All areas within five (5) feet of the mobile vendor must be kept clean. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets. Mobile vendors are all subject to the City-wide noise ordinance.
7. Maximum Number of Mobile Vendor Locations Per Property.
   a) Maximum of two (2) vendors on lots of one-half acres or less.
   b) Maximum of three (3) vendors on lots between one-half acre and 1 acre.
   c) Maximum of four (4) vendors on lots greater than 1 acre.
8. ~~8.~~ Food Truck Location. Food trucks must be located at least 50 feet from the front door of any restaurant and outdoor dining area and at least 50 feet from any permitted mobile food vending cart location. These minimum distance requirements are all measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered point, or in the case of a restaurant measured from the closest point of the restaurants main entrance. ~~If a zoning permit is issued and a restaurant subsequently opens within 50 feet (measured from the restaurant's main entrance) of the approved food truck location, the food truck may continue to operate until the permit expires.~~
9. Temporary outdoor seating associated with a food truck is only permitted on lots at least two (2) acres in size or greater.

J. MODULAR UNIT

Where permitted, the following shall apply:

1. Modular units to be utilized for office or classroom use must have been originally constructed for such use and shall not be a renovated or modified manufactured home. Plans and specifications shall bear an engineer's seal and a third-party inspection certification. The modular unit must have a permanent foundation if it is meant to be located on site as a permanent fixture.
   a) Parking. One (1) space for each person employed in the office at any given time during a 24-hour period plus four (4) spaces for visitors.
   b) Requirements. A temporary certificate of occupancy/compliance may be issued, allowing modular units to be used for permanent stand-alone office space and to be located on a designated lot or land location.
   c) Notwithstanding the foregoing, a temporary certificate of occupancy/compliance may be issued for a modular unit for use as a temporary field office for contractors, if the modular unit:

i) And the structure under construction are located on the same property;
ii) Is not moved to the site more than 30 days prior to construction and is removed not later than 30 days after construction has been completed;
iii) Is not used for any other purpose other than that connected with on-site construction;
iv) Is justified by the size and nature of the construction project;
v) Is to be used for a period not to generally exceed 18 months with subsequent annual renewals permissible upon demonstrated continued need;
vi) Is utilized only incidental to on-site construction during daylight hours and not for residential living quarters;
vii) Is parked in a location approved in advance;
viii) Sanitary facilities are connected with an approved sewer system unless an on-site port-a-john is provided;
ix) Electrical facilities are connected in compliance with regulations as set forth in the North Carolina State Building Code.

(a) Also, notwithstanding the foregoing, a certificate of occupancy/compliance may be issued for a modular unit for use as a classroom by a public or private school, for a school administrative office, or for a manufactured home sales office, if the following requirements are met:
x) Sanitary facilities are connected with an approved sewer system;
xi) Electrical facilities are connected in compliance with regulations as set forth in the North Carolina State Building Code;
xii) Provisions pertaining to a modular unit foundation and anchorage shall be as provided in the NC State Building Code or its successor document.

K. OUTDOOR DISPLAY

Where permitted, outdoor display shall comply with the following minimum standards. This section applies to the display of retail and rental goods outside of an enclosed building. This section does not apply to permitted farmers' markets.

1. Outdoor display must be incidental to a permitted principal use in the zoning district. Only the business or entity occupying the principal use or structure shall sell merchandise or rent equipment in the outdoor display areas.
2. Merchandise or rental equipment shall not be placed or located where it will interfere with pedestrian or building access or egress, required vehicular parking and handicapped parking, aisles, access or egress, fire lanes, alarms, hydrants, standpipes, or other fire protection equipment, or emergency access or egress.
3. Outdoor display shall be removed at the close of operating hours and shall not be permitted to remain overnight, except in the Highway Commercial Zoning District.

K. OUTDOOR STORAGE

Where permitted, the following shall apply:

1. All outdoor/open storage areas shall be fenced with a minimum of a six (6) foot opaque fence and shall not be visible from the public right-of-way.
2. All outdoor storage materials shall be kept in the rear of buildings and in no case shall outdoor storage materials be located closer than five (5) feet from any adjoining property line.

L. OUTDOOR VENDING MACHINE

Where permitted, the following shall apply:

1. Within the CBD zoning district, only attached automatic bank teller machines which are associated with the principal financial institution shall be permitted. No other outdoor vending machines or outdoor independently owned teller machines shall be permitted within the CBD zoning district.
2. Outdoor vending machines shall not obstruct pedestrian pathways, driving aisles, parking spaces, or any areas necessary for proper vehicular circulation or loading activities. A clear path of travel at least four feet wide must be provided around outdoor vending machines.
3. Outdoor vending machines shall not be located within four feet of the public right-of-way, or located in such a manner as to encourage or require customers to stand or park in the right-of-way in order to use the machine.
4. The back of an outdoor vending machine may not be located more than 18 inches from an exterior wall of the primary structure on the lot.
5. If exposed conduits or pipes are required (e.g., to supply the outdoor vending machine with power, coolant for refrigeration, or the product being dispensed), they shall be secured to the building and painted or otherwise screened to match the building exterior. Exposed conduits, pipes, and utility connections shall not bridge a span or gap greater than 18 inches.
6. All outdoor vending machines shall be maintained in a clean and attractive condition. Any graffiti on an outdoor vending machine shall be removed within 24 hours. If the outdoor vending machine is removed, the area shall be cleaned and restored to its previous condition, including the removal of any abandoned pipes, conduits or other connecting hardware.
7. In addition to the above, the following criteria shall apply to outdoor vending machines:
    a) Outdoor vending machines shall not block or visually obstruct the sales counter as viewed from outside the establishment.
    b) The area occupied by outdoor vending machines may not exceed 20% of the width of the building elevation along which they are located, nor shall the combined width of all vending machines at any one site exceed 30 feet.
    c) Sign copy on an outdoor vending machine shall be limited to that which fits on the exterior panels of the machine and shall only advertise the actual product or service provided by the machine.

M. PORTABLE STORAGE CONTAINERS.

Where permitted, the following shall apply:

1. A temporary portable storage container may be placed for 30 or less consecutive days in any 12-month period without issuance of a permit in all zoning districts upon notification of the UDO Administrator.
2. Temporary portable storage containers being used for over 30 days shall apply for and obtain a zoning permit from the UDO Administrator. A maximum of one (1) portable storage container shall be allowed per lot in residential areas for up to a 12-month period if the following conditions are met:
   a) The principal structure is damaged and is undergoing repairs, construction, reconstruction, or renovation.
   b) A building permit has been issued for the repairs, construction, reconstruction, or renovation, if required, and is valid.
   c) After a 12-month period, an extension may be granted for up to 30 additional days as approved by the UDO Administrator.
   d) Temporary portable storage containers used by developers for construction of a subdivision shall renew their permit with the UDO Administrator every 12 months. Portable storage containers must be removed upon completion of the subdivision.
3. Permanent portable storage containers may be permitted for commercial use as storage. Permanent portable storage containers may be permitted in the HC, LI, and HI districts. Permanent portable storage containers shall submit a site plan for review by the UDO Administrator.
4. Permanent portable storage containers in commercial areas shall be screened from view of any public right-of-way, private street or access easements and any residential use or residential zoning district. Screening shall be accomplished by a combination of fencing or landscaping, which is contiguous and at least one (1) foot higher than the height of the container. Screening plans shall be included in the site plan submitted for review.
5. Permanent portable storage containers shall not be permitted as accessory structures or habitable structures in residential districts.
6. Portable storage containers shall not be located in an area that displaces required parking standards.
7. Setback requirements for portable storage containers shall be the same as setback requirements in their respective zoning districts.
8. Portable storage containers shall meet the following appearance standards:
   a) Portable storage containers shall not exceed the dimensions of 40 feet in length, eight (8) feet in width and 10 feet in height. Stacking of portable storage containers shall not be permitted.
   b) No sign shall be attached to a portable storage container other than the provider's contact information.
   c) The structure of a portable storage container shall be maintained in good condition free from structural damage, rust and deterioration.

N. RECREATIONAL VEHICLES OR TRAVEL TRAILERS

Where permitted, the following shall apply:

1. Recreational vehicles occupied for human habitation and intended for permanent residential use must be placed in an approved manufactured home or recreational vehicle park. However, temporary residential use may occur in cases where the recreational vehicle is secondary to a primary residential use, only when construction or repair of a single-family home occurs. Two general restrictions for either temporary residential use shall apply, as well as specific restrictions and limitations for each. In no case shall the recreational vehicle be utilized as a short or long-term rental unit. The general restrictions and limitations are as follows:
    a) Location of the recreational vehicle shall be in the rear yard, unless evidence can be provided to the UDO Administrator that size constraints or other factors prevent rear yard location. The specific restrictions and limitations are as follows:
        i) When secondary to a primary residential use, the period of human habitation shall not exceed 14 days, and may not be re-established for a period of 90 days from the last day terminated;
        ii) When construction or repair of a single-family home occurs, the homeowner and his family may occupy a recreational vehicle for a period of 180 days. An extension to a maximum of 365 days may be granted by the UDO Administrator upon presentation of evidence that construction cannot be completed within 180 days due to factors beyond their control. All occupied recreational vehicles shall maintain an adequate disposal system and a source of potable water. Emptying of wastewater disposal systems shall be done in accordance with the City of Southport Sewer Use Ordinance.

O. SELF-SERVICE ICE VENDING MACHINES

Where permitted, the following shall apply:

1. Self-service ice vending machines or other similar uses shall be an accessory to an existing business or commercial entity in the Business District (BD). Such uses shall only be located as an accessory for convenience stores, car washes, and marinas of 20 boat slips or more.
2. Self-service ice vending machines or other similar uses may be located in the Highway Commercial (HC) District as a principal use.
3. No self-service ice vending machine or other similar use shall encroach into the minimum required setback.
4. Architectural features of any self-service ice vending machine or other similar use shall be complementary to existing development in the immediate area. Building elevations shall be submitted with each application considered for approval.
5. The foundation of each unit shall be screened by skirting, lattice or landscaping.

6. Roof-mounted or other equipment on top of the unit shall be screened by a parapet wall.
7. Within 30 calendar days of the closure or ceasing of operations of any self-service ice vending unit or other similar use, all equipment and incidentals shall be removed from the premises.
8. Landscaping:
   a) Where a self-service ice vending machine or other similar use is proposed as an accessory to an existing business location that has an approved site plan on record, skirting, lattice or landscaping shall be provided around the foundation of the unit. If the landscaping option is chosen, the planting of vegetation similar to that on the existing site or immediate vicinity shall be provided.
9. Access:
   a) Ingress and egress shall be located where such will not impede pedestrian or vehicular traffic flow.
   b) The existing access or driveway of the primary business shall be utilized, unless deemed inappropriate.
10. Vehicle Parking and Stacking Lane:
   a) Four (4) standard parking spaces shall be available on the site. In the design of the area around the self-service ice vending machine, a provision will be made for the stacking of vehicles on the property. The stacking area will be designed to avoid a backup of vehicles on to the public right of way. The design standard for the stacking requirements will include:
      i) Required stacking lane shall be a minimum of eight feet wide by one hundred 150 feet long in total length with a vertical clearance of 15 feet in order to accommodate full-size pickup trucks with boats on trailers.
      ii) The stacking lane shall be located on private property and as much as possible to the rear or side of the lot. In no case shall a stacking lane be arranged or located in any way that impedes off-site traffic movements on adjacent public roadways.

P. SOLAR ENERGY SYSTEMS

Where permitted, the following shall apply:

1. Roof-mounted solar energy systems. Solar panels should generally relate to the slope of the roof surface to which they are attached. However, the height not exceed the maximum building height requirement of the district in which it is located. Roof-mounted solar energy systems shall in no instance extend beyond the edge of the roof to which they are attached.
2. Ground-mounted solar energy systems shall be prohibited.

Q. SWIMMING POOLS

Where permitted, the following shall apply:

1. Swimming pool coping or decking shall be setback five (5) feet from the side and rear property lines.
2. The pool is to be enclosed by protective fencing meeting the requirements of the NC Residential Building Code.

~~swimming pools shall be setback five (5) feet from the existing property line and enclosed by protective fencing meeting the requirements of the NC Residential Building Code.~~

R. TEMPORARY SALES OFFICE

Where permitted, temporary sales offices are intended to serve the development/property which the office is associated with, to include but not necessarily be limited to, approved subdivisions and major site plans. Temporary sales offices are accessory uses. The temporary sales office shall be discontinued when 90% of the principal use development, subdivision, or planned building group is sold, occupied, and/or leased wholly or partially, including timeshare agreements.

S. TEMPORARY HEALTHCARE STRUCTURES.

Temporary healthcare structures shall be permitted in accordance with NCGS 160D-915.

T. RESIDENTIAL USE STANDARDS

A. DWELLING, MULTI-FAMILY (INCLUDING TOWNHOUSES, APARTMENTS & CONDOMINIUMS)

Where permitted, the following shall apply:

1. The site plan must be designed to give adequate consideration to the following factors:
   a) The size and shape of the tract.
   b) The topography and necessary grading.
   c) The reasonable preservation of the natural features of the land and vegetation.
   d) The size of the development in relationship with adjacent and nearby land uses.
   e) The impact on city infrastructure.
2. Developments with 50 or more dwelling units shall have a direct point of ingress and egress onto a major or minor thoroughfare. Developments with 100 or more dwelling units shall have at least two (2) direct points of direct ingress and egress onto a major or minor thoroughfare.
   a) Developments with 100 or more dwelling units shall be provided with a divided ingress-egress driveway with a landscaped median for all entrances from public streets.

b) Any proposed ingress and egress points shall be located and designed so as to not result in a substantial amount of vehicular traffic to be channeled onto adjacent non-thoroughfare local streets.

c) Sidewalks and/or paths shall be constructed within the development to link the interior of the development with residential buildings within the development and to other destinations such as, but not limited to, adjoining streets, mailboxes, trash disposal areas, on- site amenity areas and the like.

3. The minimum spacing between multi-family buildings within a development shall be 20 feet, plus one (1) foot for each one (1) foot of height in excess of 30 feet, or as required by the City of Southport fire code.
4. In order to provide an interesting and aesthetically attractive development, the following standards shall apply:
   a) With the exceptions of buildings that front the same public street, buildings shall be arranged in patterns that are not strictly linear. Exceptions shall be allowed for buildings that define common space such as a courtyard or green.
   b) Building entryways shall face a street, sidewalk or common area. Buildings shall not face the rear of other buildings within the same development.
5. Multi-family residential structures shall be controlled by a maximum height, maximum number of dwelling units per acre, [maximum floor area ratio (FAR)], the maximum open space ratio (OSR), and maximum impervious coverage ratio as provided below:
   a) Maximum number of dwelling units per acre shall be 11.
   b) Maximum FAR shall be 3:1.
   c) Minimum OSR shall be 55%.
   d) Maximum impervious coverage ratio shall be 35%.
6. No more than 20% of the off-street parking associated with the multi-family use may be located in the front yard facing a public street.
7. For all multi-family developments not specifically developed for the elderly and containing more than 100 dwelling units, a shelter shall be constructed at a location where a public-school bus may pick up and/or drop off children riding county school buses.
8. Multi-family exterior building design must comply with the following:
   a) Exterior materials shall be durable and residential in character. Suggested materials include wood clapboard, wood shingles, brick, stone, stucco, vinyl, or similar materials. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials.
9. The following minimum building design standards shall be complied with:
   a) Buildings shall not exceed 150 feet in length;

b) Facades greater than 50 feet in length, measured horizontally, shall incorporate wall plan projection or recesses. Ground-floor facades that face public streets shall have arcades, windows, entry areas, awnings, or other such features for at least 60 percent of their horizontal length;

c) Buildings shall be arranged so that they are aligned parallel to a sidewalk or around common open space, such as courtyards, greens, squares, or plazas; and

d) On owner-occupied units (townhouses and condominiums), side- or rear-entry garages are encouraged. When front-entry garages are provided, the garage should be recessed at least four (4) feet behind the unit front wall line closest to the required front yard setback.

10. Orientation. Multi-family buildings shall be oriented as follows:
    a) For lots not exceeding 40,000 square feet, all multi-family buildings shall be oriented to the street.
    b) For lots that are at or over 40,000 square feet, at least 80 percent of the ground are between the front lot line and the maximum setback, excluding required driveways and access points, shall be occupied by multi-family dwelling units that are oriented to the street. The remaining area may include driveways and required access points, or courtyards or similar open spaces.
11. Fenestration. Windows, porches, balconies, and entryways shall comprise of at least 30 percent of the length of the front elevation on each floor.
12. Articulation/Modulation. Buildings that contain multi-family dwellings shall be articulated as follows:
    a) Multi-family buildings that face single-family homes shall be articulated at intervals consistent with the existing yard requirements or the yard requirements of the opposing block.
    b) The articulation of buildings pursuant to this section shall include at least two (2) of the following:
        i) Horizontal projections or offsets, such as towers or turrets, which extend at least five (5) feet from the front elevation and the height of the building up to the eaves. Projections or offsets shall be at least three (3) feet in depth and eight (8) feet in width;
        ii) Projecting entryways, such as stoops, balconies, porticoes, bay windows, arcades, or porches
        iii) Changes in roof elevations, roof dormers, hips, or gables; or
        iv) Open balconies that project at least six (6) feet from the front building plane.
13. Open space areas shall be provided for all multi-family developments with over five (5) dwelling units. Swimming pools and their accessory areas shall not constitute any part of the open space requirements. No part of the required play

area shall be used for any other purpose. All recreation areas shall be enclosed with permanent fencing at least five (5) feet in height.

a) All open space shown on the site plan or plat shall be recorded in the Brunswick County Register of Deeds Office and shall be conveyed by leasing or conveying title including beneficial ownership to a corporation, association, or other legal entity, the terms of such lease or other instruments of conveyance must include provisions suitable to the city for guaranteeing:
   i) The continued use of land for the intended purposes;
   ii) Continuity of proper maintenance for those portions of open space land requiring maintenance;
   iii) When appropriate, the availability of funds required for such maintenance;
   iv) Adequate insurance protection; and
   v) Recovery for loss sustained by casualty, condemnation, or otherwise.

b) Furthermore, the applicant shall file in the Brunswick County Register of Deeds office at the time of site plan approval, legal documents which shall produce the above guarantees and in particular, will provide a method for reserving the use of open space for the use and enjoyment of the residents of the development.

c) Required open space shall comply the provisions outlined in Section 4.14.G. Criteria of the Subdivision Article.

14. Townhouse:

a) No unit shall be connected on more than two (2) sides by common walls.

b) All yard dimensional requirements shall apply to the property lines of the entire development. The minimum lot size and setback requirements of the base zoning district shall only apply to the parent parcel. Zero lot lines may be utilized for individual units.

c) A zero (0) side and/or rear yard setback, may be permitted in a townhouse subject to the following provisions:
   i) Any wall, constructed on the side or rear lot line shall be a solid doorless and windowless wall. Such wall shall contain no electrical, mechanical, heating, air conditioning, or other fixtures that project beyond such wall. Roof eaves may encroach two (2) feet into the adjoining lot;
   ii) A five (5) foot maintenance and access easement with a maximum eave encroachment easement of two (2) feet within the maintenance easement shall be established on the adjoining lot and shall assure ready access to the lot line wall at reasonable periods of the day for normal maintenance;

iii) Where zero (0) side or rear yard setbacks are proposed, the buildable area for each lot shall be indicated on the preliminary and final subdivision plat.

iv) Zero lot lines shall not be allowed on any perimeter boundary line or lot line of a townhouse.

B. DWELLING, QUADRAPLEX OR TRIPLEX

Where permitted, the following shall apply:

1. The quadraplex, or triplex must be architecturally consistent with adjacent properties and the principal entrance of each dwelling unit must be located on an exterior wall facing a public street right-of-way. The exterior design must comply with the following:
   a) Exterior materials shall be durable and residential in character. Exterior wall materials shall be wood clapboard siding, wood shingles, brick, stone, stucco, vinyl, or similar materials. Roof materials shall be asphalt shingles, standing seam metal, slate or similar materials.
2. Windows. Windows shall have a vertical-to-horizontal ratio of at least 1.5:1 and less than 3:1, which are recessed into the face of the building and broken up with smaller planes of glass.

C. FAMILY CARE HOME

Family care homes shall be permitted in accordance with NCGS 168-22.

D. MANUFACTURED HOME ON SINGLE LOT

Where permitted, the following shall apply:

1. Skirting and Curtain Wall Requirements for Manufactured Homes.
   a) All single-wide manufactured homes shall have skirting placed around the base prior to the issuance of a Certificate of Occupancy.
   b) Double-wide manufactured homes shall have a curtain wall constructed around the base within 90 days from the date the home is placed on a lot.
   c) For both single- and double-wide manufactured homes, one (1) row of ventilation ports, 8-inch by 16-inch, shall be provided every ten feet, and one (1) access opening with a door that is between 18 inches and 42 inches in height and between 24 inches and 60 inches in width.
2. Electrical Service Requirements for Manufactured Homes. All manufactured homes shall have electrical service within 90 days from the date the home is placed on a lot.

E. ~~MANUFACTURED HOUSING PARK~~

~~Where permitted, the following shall apply:~~

~~1. No person shall begin construction of a manufactured home park or make any addition to a manufactured home park that either alters the number of sites for~~

~~manufactured homes within the park or affects the facilities required therein until he first secures a permit authorizing such construction or addition.~~

2. ~~If the owner of a manufactured home community (which consists of at least five (5) manufactured homes) intends to convert the land to another use, the landowner must give each owner of each manufactured home notice of the intended conversion at least 180 days before the home owner is required to vacate and move, regardless of the term of tenancy.~~
3. ~~In no case shall the size of a manufactured home space be less than 8,500 square feet.~~
4. ~~All manufactured home parks shall be located on an undivided tract of land not less than three (3) acres in size.~~
5. ~~Parking space sufficient to accommodate at least two (2) automobiles shall be located on each manufactured home space.~~
6. ~~The manufactured home park shall be located on ground that is not susceptible to flooding. The park shall be graded so as to prevent any water from ponding or accumulating on the premises. All ditch banks shall be sloped and seeded.~~
7. ~~There shall be at least 20 feet clearance between manufactured homes including manufactured homes parked end to end. No manufactured home shall be located closer than 20 feet of any exterior boundary line of the park, no closer than 15 feet to the edge of any interior street right-of-way, or closer than 10 feet to any manufactured home space (lot) boundary line.~~
8. ~~Existing manufactured home parks which provide manufactured home spaces having a width or area less than that described above may continue to operate with spaces of existing width and area, but in no event shall any such nonconforming manufactured home park be allowed to expand unless such extension meets the requirements of this ordinance.~~
9. ~~Each manufactured home space shall be graded and grassed to prevent erosion and provide adequate storm drainage (including retention pond facilities, when applicable) away from the manufactured home.~~
10. ~~Interior Drives. All manufactured home spaces shall abut upon an interior drive of no less than 36 feet in right-of-way, which shall have unobstructed access to a public street or highway, it being the intent of this section that manufactured home spaces shall not have unobstructed access to public streets or highways except through said interior drive. All interior drives shall be graded to their full right-of-way and shall have a road of at least 20 feet in width. Minimum improvements shall be a compacted base of four (4) inches of #7 ABC stone. Roads shall be maintained with passable surface. Graded and stabilized road shoulders and ditches shall be provided.~~
11. ~~Cul-de-sacs. Any interior drive designed to be closed shall have a turnaround at the closed end with a minimum right-of-way diameter of 100 feet. The entire right-of-way of such turnaround shall be graded and usable for the turning of motor vehicles.~~

12. Intersections. Drives shall intersect as nearly as possible at right angles, and no drive shall intersect at less than 75 degrees.
13. Spaces Numbered. Each manufactured home space shall be identified by a permanent number which shall not be changed. The appropriate number of each manufactured home space must be permanent and visibly displayed. Each number shall be placed on a concrete, wood, metal, or any permanent post and conspicuously located on the lot.
14. Signs for Identification of Parks. Permanent identification sign(s) shall be required for every manufactured home park. The size of the signs shall be as follows: Not more than two (2) signs with a total maximum area of 48 square feet and a total minimum area of 12 square feet. Signs must be located on the park property within 50 feet of the entrance and at least 10 feet off the front property line. Signs must be located a minimum of five (5) feet from any side property lines. Only indirect non-flashing lighting may be used for illumination, and the sign must be constructed in such a manner as to prevent a direct view of the light source from any public road right-of-way.
15. Sanitary Facilities, Water Supply, Sewerage, Electricity, Lighting, and Refuse Collection Facilities. Each manufactured home space shall be equipped with plumbing and electrical connections and shall be provided with electrical current in sufficient amount to safely meet the maximum anticipated requirements of a manufactured home.
16. Water, Sewerage, and Electricity. Each manufactured home space shall be provided with and shall be connected to a public sanitary sewerage and water supply systems. Wells and septic tanks shall be prohibited.
17. Lighting. Distribution lines shall be installed underground. Underground lines shall be placed at least 18 inches below the ground surface where possible and at least one (1) foot radial distance from water, sewer, gas, or communications lines.
18. Exterior lighting shall be provided for all streets, walkways, buildings, and other facilities subject to nighttime use. The average illumination level in manufactured home parks shall be at least three tenths (0.3) footcandle, and a minimum level of one tenth (0.1) footcandle shall be maintained on all streets. Potentially hazardous locations such as street intersections and walkways shall be individually illuminated with a minimum level of six tenths (0.6) footcandle.
19. Refuse Collection Facilities. The park owner is responsible for seeing to refuse collection.
20. Manufactured Home Stands and Anchors.
    a) The area of the manufactured home stand shall be improved to provide an adequate foundation for the placement and anchoring of the manufactured home, thereby securing the structure against uplift, sliding, rotation, and/or overturning.
    b) Each manufactured home owner shall provide anchorage in accordance with the State of North Carolina Regulations for Manufactured Homes.

~~c) Any manufactured home placed in a manufactured home park after adoption of this ordinance shall have skirting.~~

~~21. Service, Administration, and Other Buildings.~~

~~a) Within a manufactured home park, one (1) manufactured home may be used as an administrative office. Other administrative and service buildings housing sanitation and laundry facilities or any other such facilities shall comply with all applicable ordinances, codes, and statutes regarding buildings, electrical installations, plumbing, and sanitation systems.~~

~~b) All service buildings, commercial structures, and the grounds of the park shall be maintained in a clean condition and kept free from any condition that will menace the health of any occupant or the public or constitute a nuisance.~~

~~22. Structural Additions. All structural additions to manufactured homes other than those which are built into the unit and designed to fold out or extend from it shall be erected only after a building permit shall have been obtained. The building permit shall specify whether such structural additions may remain permanently, must be removed when the manufactured home is removed, or must be removed within a specified length of time after the manufactured home is removed.~~

~~23. Storage. Storage of a manufactured home or recreational vehicle is prohibited.~~

~~24. Management. In each manufactured home park, the permittee or duly authorized attendant or caretaker shall be in charge at all times to keep the manufactured home park, its facilities and equipment in a clean, orderly, safe, and sanitary condition.~~

~~25. Manufactured Home Park. It shall be the duty of the operator of a manufactured home park to keep an accurate register containing a record of all registered occupants. The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.~~

~~26. Sales in Manufactured Home Parks.~~

~~a) It shall be unlawful to sell on a commercial basis manufactured homes or trailers within manufactured home parks.~~

~~b) It shall be unlawful to sell a manufactured home space(s) within the manufactured home parks.~~

F. MIXED USES

Where permitted, the following shall apply:

1. First floor shall be permitted business uses only.
2. The floor area devoted to the dwelling(s) in the CBD or BD shall not exceed the floor area devoted to the permitted business use(s).
3. The floor area devoted to the dwelling(s) in the PUD or O-I shall not exceed twice the floor area devoted to the permitted business use(s).

4. The minimum floor area for each dwelling shall be 500 square feet and the maximum floor area shall be 1,000 square feet.
5. No mixed-use building shall exceed the maximum height limit established in 3.9 Dimensional Requirements, Table 3.2.
6. ~~No mixed-use building shall exceed 40 feet (i.e. one (1) floor commercial plus two (2) floors residential) in height.~~
7. Each dwelling shall have a direct means of access to the exterior of the building so that no access to the dwelling is provided through the use located on the lower floor(s) of the commercial building.
8. Parking for such dwelling(s) shall be in addition to that required for the permitted lower floor use(s).
9. Proposed curb cuts and driveways for required off-street parking lots that eliminate existing on-street parking spaces shall replace the number of on-street parking spaces eliminated by said curb cut(s) and driveway(s) within the parking lot being created, in addition to the number of parking spaces otherwise required by this ordinance.

G. MODULAR HOMES

Where permitted, the following shall apply:

1. The pitch of the roof for homes with a single predominant roofline shall be no less than five (5) feet rise for every 12 feet of run.
2. The eave projections of the roof shall not be less than 10 inches (excluding roof gutters) unless the roof pitch is 8/12 or greater.
3. The minimum height of the first story exterior wall must be at least 7 feet 6 inches.
4. The materials used in and the texture of the exterior must be compatible in composition, appearance, and durability to the materials commonly used in the exteriors of standard residential construction.
5. The modular home must be designed to require foundation supports around the perimeter. These may be in the form of piers, piers and curtain walls, piling foundations, perimeter walls, or another type of approved perimeter support.

3.7 NONRESIDENTIAL USE STANDARDS

A. ADULT ESTABLISHMENT

Where permitted, the following shall apply:

1. The sexually oriented business may not be located or operated 1,000 feet of:
   a) A church, synagogue, or regular place of worship;
   b) A public or private elementary or secondary school;
   c) A public library;
   d) A boundary of any residential district;
   e) A publicly owned park, beach, beach access, or other recreation area or facility;
   f) A licensed day care center;

g) An entertainment business that is oriented primarily towards children;
h) Another sexually oriented business.

2. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is to be conducted, to the nearest property line of the premises of any use listed in (1) above.
3. No more than one (1) adult or sexually oriented business establishment or massage business shall be located in the same building or structure or on the same lot. No person shall permit any building, premises, structure, or other facility that contains any adult establishment to contain any other kind of adult establishment. No person shall permit any building, premises, structure, or other facility in which sexually oriented devices are sold, distributed, exhibited, or contained to contain any adult establishment.
4. No person shall permit any viewing booth in an adult mini motion picture theater to be occupied by more than one (1) person at any time.
5. It shall be unlawful for an owner or operator of a sexually oriented business to allow the merchandise or activities of the establishment to be visible from a point outside the establishment.
6. It shall be unlawful for the owner or operator of a sexually oriented business to allow the exterior portion of the sexually oriented business to have flashing lights, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent permitted by the provisions of this article.
7. It shall be unlawful for the owner or operator of a sexually oriented business to allow exterior portions of the establishment to be painted any color other than a single monochromatic color. This provision shall not apply to a sexually oriented business if the following conditions are met:
   a) The establishment is a part of a commercial multi-unit center; and
   b) The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the business, are painted the same color as one another or are painted in such a way so as to be a component of the overall architectural style or pattern of the commercial multi-unit center.
   c) Nothing in this section shall be construed to require the painting of an otherwise unpainted exterior portion of a sexually oriented business.
   d) A violation of any provision of this section shall constitute a violation of this ordinance.
8. No sexually oriented business, except for an adult motel, may remain open at any time between the hours of 1:00 AM and 8:00 AM on weekdays and Saturdays, and 1:00 AM and 12:00 PM on Sundays.

B. AUTOMOTIVE, MAJOR AND MINOR

Where permitted, the following shall apply

1. Minor automotive establishments are limited in function to dispensing gasoline, oil, grease, antifreeze, tires, batteries, and automobile accessories directly related to motor vehicles; to washing, polishing and servicing motor vehicles, only to the extent of installation of the above-mentioned items; and to selling at retail the items customarily sold by service stations. A minor automotive establishment shall not overhaul motors, provide upholstery work, auto glass work, painting, welding, bodywork, tire recapping, or auto dismantling.
2. Lighting facilities shall be arranged and of such nature that nearby residential properties are not disturbed.
3. All automotive establishments shall extinguish all floodlights at the close of daily operation or 11:00 PM., whichever is earlier.
4. Automotive establishments located within the City shall have no gasoline or oil pump located within 12 feet of any street right-of-way line. Outside the City, no such pump shall be located within 15 feet of any street right-of-way line.
5. Car wash facilities shall be subject to the following requirements:
   a) Vacuuming, drying and polishing facilities may not be located in any required yard or buffer area adjacent to a residential zoning district.
   b) At least two staging spaces and one drying space per wash bay shall be provided.
   c) Hours of operation may be from 8:00 AM to 9:00 PM only, when adjoining a residential zone.
   d) All vehicular accessible areas on the lot shall be at least 100 feet from any interior lot line separating the lot from a residential zone.
   e) Security light must be shielded from adjacent residential zoned properties to prevent undo bright lights from shining onto/into dwellings.
   f) Loud music is to be controlled by the property owner.
6. Automotive establishments engaged in repair work shall be prohibited from the storage of vehicles on-site for more than 10 days, otherwise such use shall be deemed a salvage operation.

C. BED AND BREAKFAST

Where permitted, the following shall apply:

1. Sanitation. Compliance with rules governing the sanitation of bed and breakfast homes, section 2200 of the North Carolina Administrative Code, Title 10, Department of Human Resources.
2. Management Plan. The application for a bed and breakfast home should include a management plan.
3. An on-site manager shall be required to have permanent residence at any permitted bed and breakfast establishment.

D. BUSINESS, COMMERCIAL, OR OTHER NON-RESIDENTIAL USE NOT ELSEWHERE CLASSIFIED

Where permitted, the following shall apply:

1. The Board of Adjustment must find that the proposed use will be similar in character and intensity to other permitted or conditional uses provided for within the district in which it is proposed. Such determination shall be noted as a finding of fact and shall be included in the record of the final disposition of the application.
2. Any proposed outdoor operations, inventory display and/or storage must be specifically approved by the Board of Adjustment who may establish any additional conditions as may be determined necessary. Such conditions may include, but shall not be limited to: screening, buffering, increased setbacks or other appropriate conditions up to and including denial of such proposed outdoor use for the location sought for due cause in order to protect, maintain or promote the general public, health, safety and welfare. Such due cause shall be noted as a finding of fact and shall be included in the record of the final disposition of the application.
3. Parking and/or loading requirements shall be those noted for the use most closely associated with the proposed use as determined by the Board of Adjustment in conjunction with staff review and recommendation.
4. The Board of Adjustment shall reasonably consider and may require the establishment of appropriate hours of operation for the proposed use should they determine such limitation to be appropriate in order to protect, maintain or promote the general public health, safety and welfare.
5. The Board of Adjustment shall consider and may require any additional relevant time, place and manner conditions or restrictions as may be deemed appropriate for the location sought for due cause in order to protect, maintain or promote the general public health, safety and welfare. Such due cause shall be noted as a finding of fact and shall be included in the record of the final disposition of the application.

E. CHURCHES, SYNAGOGUES, & OTHER ASSOCIATED ACTIVITIES, INCLUDING OFFICES, ACTIVITY CENTER, ETC.

Where permitted, the following shall apply:

1. If a school is operated on-premises, parking needs may be satisfied by that already provided by the church. A school having an enrollment certification of 100 or more students shall be considered a separate use and approved as an educational facility. It shall be considered a separate principal use and may be allowed on the same lot so long as the school meets all applicable use, area, bulk, and setback requirements.
2. A single-family residential use, occupied by the pastor, priest, rabbi, and the like of the facility, may be placed on the lot containing the church/house of worship.

The structure shall meet all setback requirements for single-family dwellings for the zoning district in which the lot is located. The structure may not be used for day care facilities.

3. If a day care center with an enrollment capacity in excess of 25 students is operated on-premises, the day care center shall be deemed a separate use and approved as such.

F. CLUB OR LODGE

Where permitted, the following shall apply:

1. Outdoor recreational facilities, with the exception of swimming pools, shall be located at least 20 feet from any side or rear lot line, except 50 feet shall be required if in or adjacent to a residential district. Rear and side yard setbacks for outdoor swimming pools shall be 50 feet each, unless adjacent to residential districts.
2. Outdoor swimming pools shall be at least 100 feet from any adjoining residential zoning district.
3. Hours of operation may be between 7:00 AM and 10:00 PM only, if located in a residential zoning district.

G. COMMERCIAL PARKING LOTS

Where permitted, the following shall apply:

1. Landscaping. A screen not less than six (6) feet high of dense plant material is required where lot abuts a residential lot. Plant material shall be of a type which will grow to a height of six (6) feet within five (5) years following planting. Any additional buffering provisions subject to non-residential uses shall apply.
2. Signage. Proposed location of one (1) sign which may be no larger than 10 square feet; sign shall be freestanding and not higher than seven (7) feet above the ground. Two (2) incidental unlighted entrance and exit signs not exceeding two square feet each may be provided at each entrance and/or exit.

H. DAYCARE, ADULT AND CHILD

Where permitted, the following shall apply:

1. All outdoor play areas are to be surrounded by a fence or wall at least four (4) feet in height.
2. There shall be adequate road ingress and egress to and from the site.
3. Traffic generated by the facility shall not be disruptive to any adjacent residentially developed properties.
4. Outdoor play areas may be located in the rear yard or side yard only. If located in the side yard, a minimum side yard setback of ten feet shall be observed. On corner or through lots, a minimum 20-foot setback, as measured from the abutting street right-of-way line, shall be observed. Greater setbacks may be required if otherwise called for in the underlying zoning district.

I. DRY CLEANERS

Where permitted, the dry cleaner shall be limited to a customer pick-up station with 2,000 square feet or less of enclosed floor area. There shall be no on-site dry cleaning or washing of clothes.

J. DRY STORAGE

Where permitted, the following shall apply:

1. All storage areas shall be fenced with a minimum of an eight (8) foot opaque fence and screened with a Type A bufferyard along all property lines, including the front.
2. Dry storage facilities with 10 or more spaces shall provide a dustproof surface with adequate drainage facilities and must comply with the Parking Facility Landscaping requirements contained within this article. Dry storage facilities containing 25 or more spaces shall be paved with concrete, asphalt material, or with alternative paving material determined to exhibit equivalent water resistance and load bearing characteristics as asphalt or concrete.

K. ELECTRONIC GAMING OPERATIONS

Where permitted, the following shall apply:

1. Days/Hours of operation: businesses engaging in electronic gaming operations activities may operate from 8:00 am until 12:00 midnight each day, seven (7) days per week.
2. The maximum number of machines/terminals/computers for any electronic gaming operations business is 20.
3. Minimum paved parking spaces:
   a) One (1) space per every two (2) terminals or one (1) space per every 100 square feet of total floor area, whichever is greater;
   b) One (1) handicapped space per every 25 or fewer spaces;
   c) One (1) in every eight (8) accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designed “van accessible”;
   d) One (1) additional space per each one (1) employee.
4. All applicable permits must be issued to the applicant prior to the issuance of the conditional use permit and the opening of business.
5. If food or beverage is served, the establishment must meet the requirements of the Brunswick County Health Department, including any and all necessary permits and/or licenses.
6. The establishment must be a minimum of 500 feet from any building being used as a dwelling or residential zoning district.
7. The establishment must be a minimum of 1,000 feet from any other organization engaged in an electronic gaming operations business or any adult and sexually oriented business.

8. The establishment must be a minimum of 1,000 feet from any established religious institution/synagogue, school, daycare center/home, library, public park, recreation area or motion picture establishment where “G” or “PG” rated movies are shown to the general public on a regular basis.
9. A current certificate and straight-line drawing prepared within 30 days prior to application by a registered land surveyor depicting the property lines and the structures containing any existing electronic gaming businesses within 1,000 feet of the property to be certified; the property lines of any established religious institution/synagogue, school, daycare center/home, library, public park, recreation area or motion picture establishment where “G” or “PG” rated movies are shown to the general public on a regular basis that is within 1,000 feet of the property to be certified. For purposes of this Section, a use shall be considered existing or established if it is in existence at the time an application is submitted.
10. Measurement of distance separation shall be in a straight line from the closest point of the buildings at which the internet cafe/sweepstakes business is located.
11. No alcohol.

L. EXTERMINATING SERVICES

Where permitted, the use shall be comprised of administrative offices only, no chemical storage or service vehicles.

M. FARMERS MARKET

Where permitted, the following shall apply:

1. All farmer’s market activities must be located open-air with no activities located in permanent structures. No activities may be located within a public right-of-way.
2. Off-street parking shall not be required in the CBD. No activities may be located within a public right-of-way.

N. FLEA MARKET

Where permitted, no activities shall be located within a public right-of-way. Operating hours shall be 8:00 AM to 5:00 PM. Temporary living quarters will not be permitted.

O. FRUIT & VEGETABLE MARKET, WHOLESALE WITH INCIDENTAL RETAIL

Where permitted, all sales and storage of materials, goods, and/or commodities shall be inside the principal structure. In the CBD and BD districts, all outside parking and loading/unloading shall be screened/buffered from adjacent residentially zoned or used property.

P. GOVERNMENT USES WITH BUILDINGS, NON-CITY OF SOUTHPORT

Where permitted, all structures must be designed to closely resemble the neighborhood’s basic architecture. All government uses with buildings must also comply with the following:

1. All outdoor lighting is installed so as not to shine or reflect directly onto surrounding properties.
2. All signs shall be non-illuminated.

Q. HELIPAD

Where permitted, the following shall apply:

1. Helipads or heliports shall only be permitted in accordance with a duly established and operated hospital facility.
2. Compliance with federal regulations and standards. The establishment of any helipad and the operation and flight of helicopters within and above the corporate limits of the city shall at all times comply and be in conformity with at least the minimum of all pertinent regulations and standards promulgated from time to time by the Federal Aviation Administration and other applicable federal agencies, with particular reference to applicable federal air regulations, civil air regulations, and advisory circulars or successor publications.
3. Minimum altitude for helicopter flight. Except when necessary for take-off or landing, no person may operate a helicopter below the following altitudes:
   a) Generally. An altitude allowing, if a power unit fails, an emergency landing without undue hazard to persons or property on the surface. In addition, each person operating a helicopter shall comply with the routes, altitudes and other directions and regulations specifically prescribed for helicopters by any rule or ordinance pertaining to the same. At no time shall a helicopter be below 500 feet without special permission granted by the City Manager.
   b) Over congested areas. Over any congested area of the city or over any open-air assembly of persons, an altitude of 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the helicopter.
   c) Over other than congested areas. An altitude of 500 feet above the surface of open fields or areas upon which there are no trees, building or other obstacles; provided, however, the helicopter shall not be operated closer than 500 feet to any person, vehicle, vessel, tree, tower or structure.
4. Permit to operate helipad – Required; application; issuance; terms and conditions.
   a) No helipad shall be established or used unless an application for the establishment of the same shall have first been filed in writing with and approved by the Board of Adjustment. Such application shall contain a description of the proposed location, dimensions, obstruction clearance planes, proximity and height of nearest buildings, trees, towers or other structures, characteristics of the immediate area of such helipad and such other information as the Board of Adjustment may require.
   b) If the Board of Adjustment finds and determines that the public safety and convenience will be preserved and a nuisance or other burdensome condition will not be created and that the public interest will not be adversely affected by the establishment and use a helipad at such site and under such conditions and that such use at such site will be in accord with pertinent zoning regulations, it may issue a permit for the

establishment and use of such helipad and the operation of helicopters to and from the same. The Board of Adjustment may impose such terms and conditions in the issuance of such permit as it determines to be necessary in the promotion of the public safety, convenience, health and welfare.

c) No helipad shall be established or used unless such permit therefore has been granted under the provisions hereof and the required insurance has been issued and is in effect as required in this article.

5. Compliance with safety and fire prevention standards. As a further condition precedent to the issuance of a permit to establish and use a helipad and to land and take-off helicopters from such helipad, the applicant for such permit shall first secure written certification from the City Manager that the helipad being considered complies with all safety and fire prevention standards necessary for the safety of the operation and adjacent properties and with the other provisions in this section.

6. Area, design, construction, and location of heliports and helipads.

a) The minimum dimension of the area which describes an approved helipad shall be equal to not less than 1 ½ times the diameter of the rotors of the helicopter.

b) Approved helipads shall be so located that at least two (2) obstruction clearance planes are available which are compatible with the flight characteristics of the helicopter. Obstruction clearance planes shall be selected with due regard to the safety and convenience of persons and to the safety of property on the surface.

c) That is such helipad is to be elevated in any manner by being constructed on a platform or on the roof of a building, such platform or building shall be inspected and approved as structurally safe for use by a certified structural engineer at the expense of the applicant.

d) That is such helipad is to be at ground level it shall either: (a) be located in an enclosed area which does not permit access by the public at will, or (b) be completely enclosed by a fence or wall, either temporary or permanent, designed so as to provide safety for persons, vehicles or other things in the area.

e) That the design, construction and physical characteristics of any such helipad shall conform to applicable standards, rules and regulations of the Federal Aviation Administration. That the plans and specifications of any such helipad shall be submitted to the City Manager of the City of Southport for examination and determination whether they conform to any applicable provisions of the existing building code, and the necessary permits, if any are required pursuant to such code, shall be obtained before any construction is begun.

f) Landing Pad. Every helipad located above ground level shall be provided with a landing pad constructed in accordance with applicable Building Codes and/or FAA Regulations.

g) Dust-Proof Cover. All helipad landing areas shall be composed of asphalt.

h) Lighting. Any helipad intended to be used for night landing or take-off shall be provided with flood lights which are directed toward the ground and windsock only, and with linear perimeter lighting of fluorescent or cold cathode type, or by amber lights spaced around the helipad pad, not less than 20 feet apart.

i) All elevated helipads shall be restricted to helicopters not exceeding the gross weight or load rating stated in the application for permit or permits.

j) All helipads shall be marked in accordance with FAA criteria.

k) Fencing. Every ground level helipad shall be fenced and protected to prevent entrance of unauthorized personnel with a fence, a minimum of 36 inches in height, entirely surrounding the minimum helipad area as established by the FAA; except that the minimum fence height may be increased 12 inches for each 10 feet that the landing area is extended beyond the minimum area required. Other fencing shall be in accordance with applicable Building Code requirements, if any. Each side of this fence shall be marked with an appropriate warning sign, two (2) feet by two (2) feet in size.

7. Minimum Area. No permit shall be issued for a helipad which does not meet the minimum area standards of applicable FAA regulations.

8. Safety Features Required. No permit for the operation of helipad shall be approved by the Chief of the Southport Fire Department until the following fire prevention equipment is provided at the site of the proposed helipad:

a) A set standpipe not less than two and one-half inches in diameter shall be provided at each helipad landing site. This standpipe shall be provided with a hose sufficiently long to reach the landing pad. This hose is to be equipped with a spray nozzle and a water supply sufficient to efficiently operate same.

b) When a set standpipe cannot be provided, a Badger 50 lb. wheeled A, B, C extinguisher unit: 50 lb.A/B/C wheeled (30- A, /160-B,C) ½' hose 25' long w/quick release handle and tires of hard rubber, shall be provided.

c) A telephone, other than a pay phone, shall be provided at each helipad for emergency purposes.

d) Any elevated, or roof-top landing area shall be provided with two exits as remote from each other as practical; at least one of the exits shall be a stairway exit. The other exit may be an emergency exit leading from the area by means of a ladder or a stairway on any landing area.

e) No smoking shall be permitted on any landing area.

f) No fueling or major repairing of helicopters shall be permitted at any helipad.
g) Fire protection and other required emergency equipment shall be property sheltered from weather.

9. No permit shall be approved by the Board of Adjustment until they are sufficiently satisfied that no inordinate danger to the public will be created by operation of helipads or by external load of temporary landing operations.
10. Inspection. The Fire Chief, Police Chief or the Building Inspector, or any of their authorized personnel, shall have authority to make periodic inspections of the helipad to determine that all the requirements of a permit issued are complied with.
11. Proof of Air Operation Liability Insurance or Bonding of Aircraft Operator. All operators of all aircraft using these facilities shall file proof of possession of adequate insurance or other surety in the amount of $1,000,000.00, in case of accidents, fires or personal or property damage resulting from operation of their facility or aircraft.
12. Notice of Construction, Alteration or De-activation Required by Federal Law. All applicants shall give proper notice to the United States of American of construction, alteration or de-activation as required by Federal Law on FAA Form 7480-1. Proof of this notice shall be submitted with the application.
13. Approach Zone. A helipad shall provide at least two approach lanes at least 90 degrees apart for landing or takeoff, sufficiently clear of obstructions to provide a slope of 1:8, approximately 7 degrees measured from the horizontal. Any curved approach necessary due to the obstruction of buildings or structures shall provide a turning radius of 600 feet. The flight approach to a helipad shall be over open area and along major transportation corridors to the extent possible.

R. HOTEL, MOTEL OR INN

Where permitted, the following shall apply:

1. The lot size shall be a minimum of one (1) acre.
2. ~~The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).~~
3. ~~The property shall have a minimum of 200 feet of frontage on a major thoroughfare.~~
4. Any building on the site must be a minimum of 200 feet from any residential district.
5. In the HC district, the building height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies the following:
   a) The City of Southport Fire Chief finds that the City can provide adequate/safe fire protection.
   b) Buildings which exceed 40 feet in height and are located on parcels adjacent to residentially zoned property must have an additional one-

half (½) foot of both rear and side yard setback for each one (1) foot of building height over 40 feet.

S. HOTEL, RESIDENTIAL OR BOUTIQUE

Where permitted, residential or boutique hotels shall be limited to 10 or fewer rooms or suites. There shall not be any exterior accessory uses (including swimming pools) except for off- street parking and structures associated with landscaping.

T. JAIL

Where permitted, jails shall not be sited within 200 feet of any existing church, school, or day care facility. The jail shall be fenced and screened as provided in the case of salvage operations and junkyards.

U. KENNEL

Where permitted, the following shall apply:

1. All pens shall be enclosed in a building.
2. The property on which the kennel is to be located shall be no closer than 200 feet to any residential zoning district.
3. Limited outdoor exercise runs or facilities shall be permitted so long as their hours of use are restricted to the hours between 8:00 a.m. and 5:00 p.m.

V. ~~MANUFACTURING, INTENSIVE~~

~~Where permitted, the following shall apply:~~

~~1. The approved conditional use must demonstrate compliance with all state and federal environmental regulations including assurances of non-adverse impact(s) on air or water quality. An environmental impact assessment may be required as a part of the conditional use permit and must be prepared and sealed by a North Carolina Licensed and Registered Engineer.~~

~~2. The use will not overly impact the ability of a public agency to collect and/or treat any wastewater generated by the use or the ability of the public agency to treat and distribute any potable water needed by the use.~~

~~3. The use will not overly impact (impact beyond capacity) the system of streets serving the use, or improvements will be made to the streets in consort with the development of the use, the result of which will be adequate handling of the additional traffic generated.~~

~~4. Not only will the use meet the minimum screening requirements of this ordinance, but also additional screening will be installed, as necessitated by the visual characteristics of the particular use, so that the use will be screened from view of adjoining residential districts, or the nature of the topography makes the screening from distance view from the residential areas impossible, and other measures such as heavy on-site landscaping will be taken to lessen any near or distance visual impacts.~~

W. MARINA, COMMERCIAL

Where permitted, the following shall apply:

1. Activities and possible uses on the marina property shall be limited to wet boat storage, dry stack boat storage, boat service and repairs, boat accessory sales, ship's store, coffee shop, boat trailer parking areas, automobile parking areas, launching ramps, piers, and boat petroleum service areas.
2. If dry stack boat storage buildings are located as part of the commercial marina, it shall be located no closer than 30 feet from any property line unless such property line abuts the water.
3. Dry stack boat storage buildings shall be fully enclosed.

X. MICROBREWERY AND MICRODISTILLERY

Where permitted, the following shall apply:

1. Microbreweries or microdistilleries shall not exceed 10,000 square feet of gross floor area, except that there is no size limit within the HC and LI Zoning District.
2. Required parking shall be calculated based on square footage proposed for each use.
3. Storage of materials, including silos, products for distribution and other items requiring long-term storage shall be allowed in areas behind a building, in enclosed buildings, or otherwise screened from the public right-of-way or pedestrian way.
4. All microbreweries or microdistillers shall include one (1) or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other use incidental to the facility and open and accessible to the public.
5. All microbreweries or microdistillers shall be designed such that all newly constructed loading and unloading facilities (if applicable) are internal to the site or in-service alleys or back of building.

Y. ~~MOBILE VENDOR OR FOOD TRUCK~~

~~Where permitted, the following shall apply:~~

10. ~~Zoning Permit. A zoning permit is required for each site and must be signed by the property owner, including the city, and completed and submitted along with a minor site plan (the site plan may be sketched). The zoning permit shall be renewed annually upon issuance. If a property owner has a property large enough to accommodate more than one mobile vendor, only one zoning permit is required to be submitted showing the location of all mobile vendors. The minor site plan must show the limits of the property, the location(s) of the proposed mobile vendors, and label adjoining uses on neighboring properties. The applicant must also submit a NC Department of Agriculture Permit and a copy of the vehicle or trailer registration.~~

~~11. Place of Operation. Mobile vendors may operate on an individual property for a maximum of 120 days per 12-month period. Mobile vendors and all related equipment shall be removed from the site following the permitted hours of operation.~~

~~12. Mobile vendors may not park in handicapped accessible parking spaces, nor can they park in access or drive aisles. The approved location for parking the trucks, as shown on the zoning permit, must be physically marked. The food truck parking space can be marked with paint, tape, cones, or other easily identifiable material.~~

~~13. Prohibitions. All equipment associated with a mobile vendor must be located within three (3) feet of the vendor. The operator is responsible for disposing of all trash associated with the operation. City trash receptacles may not be used to dispose trash or waste. All areas within five (5) feet of the mobile vendor must be kept clean. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets. Mobile vendors are all subject to the City-wide noise ordinance.~~

~~14. Maximum Number of Mobile Vendor Locations Per Property.~~

~~a) Maximum of two (2) vendors on lots of one-half acres or less.~~

~~b) Maximum of three (3) vendors on lots between one-half acre and 1 acre.~~

~~c) Maximum of four (4) vendors on lots greater than 1 acre.~~

~~15. Food Truck Location. Food trucks must be located at least 50 feet from the front door of any restaurant and outdoor dining area and at least 50 feet from any permitted mobile food vending cart location. These minimum distance requirements are all measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered point, or in the case of a restaurant measured from the closest point of the restaurants main entrance. If a zoning permit is issued and a restaurant subsequently opens within 50 feet (measured from the restaurants main entrance) of the approved food truck location, the food truck may continue to operate until the permit expires.~~

~~16. Temporary outdoor seating associated with a food truck is only permitted on lots at least two (2) acres in size or greater.~~

Y. NIGHT CLUBS, NOT CONTAINED IN RESTAURANTS, MOTELS OR SIMILAR BUSINESSES

Where permitted, no part of a parcel of property containing a night club shall be located within 500 linear feet of any portion of a parcel of property containing a residence or residences.

Z. NURSING AND PERSONAL CARE FACILITY

Where permitted, the following shall apply:

1. Any facility which is licensed to have greater than 50 residents shall maintain a side setback of at least 20 feet and a rear setback of at least 35 feet when the side or rear yard is in or abuts a residential district or a lot containing a principal residential use, unless a greater setback is otherwise required for the zoning district in which it is located.

2. No sign exceeding four (4) square feet in area shall be permitted and all signs shall be non-illuminated.
3. The lot size shall be no less than 5,000 square feet.
4. The construction and operation of such facilities shall comply with the provisions of the General Statutes of the State of North Carolina and any other applicable federal, state, or local codes.

AA. PACKAGE DELIVERY SERVICES, COMMERCIAL

Where permitted, exterior loading areas must be completely screened from view from any public right-of-way.

BB. RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES

No communication towers are permitted. Satellite dishes must be screened from a ground level view. In O&I or CBD zoning districts, no exterior station appurtenances used for transmitting or receiving signals are allowed.

CC. RECREATIONAL VEHICLE PARKS (INCLUDING TRAVEL TRAILERS)

Where permitted, the following shall apply:

1. An RV Park shall require a minimum lot size of three (3) acres.
2. A minimum of 8% of the total land area shall be devoted to accessible common open spaces intended for recreational use. These open spaces are separate from the individual RV sites, hereinafter referred to as campsites, and shall be grouped and of character suitable for active and passive recreation and shall be reasonable located for safe and convenient access to residents. Sufficiency of size of each open space shall be determined by the Board of Adjustment.
3. A buffer strip of at least 10 feet in width shall be maintained along all public road frontages and along the perimeter of the RV Park. These buffers shall be free of all encroachment by campsites, buildings or structures, parking areas or impervious coverage.
4. An RV Park shall contain at least 15 individual campsites.
5. All campsites shall be located on land with elevations that are not susceptible to flooding. Campsites shall be graded to prevent any water from ponding or accumulating within the park. Each campsite shall be properly graded to obtain a reasonably flat area and to provide adequate drainage away from the space. This requirement is not intended to circumvent FEMA regulations or the City of Southport Flood Damage Prevention Ordinance.
6. Each campsite shall be located at least 30 feet from the edge of any publicly-maintained street or road.
7. RV Park shall be designed to prevent overcrowding, fire hazards, and to provide sufficient light and air. In no case shall an individual campsite be less than 1,250 square feet in area or have a minimum average width of less than 25 feet. In no case shall an RV be parked closer than 15 feet to another RV.
8. No campsite shall have direct vehicular access to a public road.

9. Each campsite shall be identified by a permanent number which may not be changed. The appropriate number of each campsite must be permanent and visibly displayed on each space. Each number shall be placed on a concrete, wood, metal, or any permanent post and conspicuously located on the campsite.
10. Each RV Park and any future additions thereto must meet the minimum standards and requirements set forth in the International Building Codes with North Carolina Amendments for sanitation and plumbing installations, accommodations, use and any associated parking. These structures may also contain a retail sales counter and/or coin operated machine for the RV Park residents' use, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area provided there is no exterior advertising on the structure. All service structures shall be maintained in a clean and sanitary condition and kept in good repair at all times. Structures shall be safely and adequately illuminated. Facilities shall be easily accessible and conveniently located to all users of the RV Park. All structures shall be constructed in accordance with the International Building Code with North Carolina Amendments, and shall meet Building Code and/or UDO setback requirements.
11. In addition to the prohibition on advertising on vending structures, the sign regulations for the base zoning district in which the RV Park is located shall apply.
12. Parking within the RV Park shall take place off an internal street within designated parking areas only.
13. Access to all campsites and accessory structures within the RV Park shall be made using internal streets.
14. Internal Street Standards
    a) One or two-way streets shall be used throughout the RV Park. Such streets shall be well-maintained and clearly identified. All streets within the RV Park shall be privately owned and maintained. Each campsite shall abut an internal street within the RV Park.
    b) Streets shall have a minimum width of 20 feet for two-way streets and 14 feet for one-way streets.
    c) Any dead-end shall be provided with a permanent turnaround with a minimum radius of 40 feet.
    d) All internal streets within the RV Park shall be surfaced with a minimum of six (6) inches of compacted stone and shall be capable of supporting the imposed load of fire apparatus in accordance with the Fire Apparatus Access Roads Standard in the North Carolina Fire Code (NC Fire Code Section 503, fire apparatus weighing at least 75,000 pounds) and be equipped with adequate and suitable drainage facilities.
    e) Maintenance of all internal streets and drainage facilities shall be the responsibility of the owner of the RV Park. Such streets shall be maintained in a manner to be free from pot holes, breaks in the pavement, rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles. Speed

reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicating the bump must be placed along the street.

f) All internal streets shall be subject to annual inspections by the City of Southport Code Enforcement Officer or Building Inspector per Section 106 of the North Carolina Fire Code.

15. External Access
    a) An RV Park shall not be located on through lots. RV Park roads shall be designed to slow traffic.
    b) An RV Park with only one point of external access shall provide at least one permanent turnaround within the campsite. All external access must be approved by the Southport Public Services Director or the North Carolina Department of Transportation if the connecting street is a state-maintained road.
    c) Any proposed electronic vehicular access gates or barricades must be siren-activated for Emergency Vehicle access.
16. Water
    a) An accessible, adequate, safe and potable supply of water shall be required. Where public, municipal, or community water systems exist within 1,000 feet of the park, the developer shall connect to such system.
    b) Internal water distribution systems shall be installed in accordance with minimum City Standards.
17. Sewer
    a) Adequate and safe sewage disposal facilities shall be provided in all RV Parks. Where public, municipal, or community sewer systems exist within 1,000 feet of the RV Park, the developer shall connect to such system.
    b) Each RV Park shall provide at least one sewage dumping station for each 100 campsites which are not equipped within individual sewer and water connections. Sewage dumping stations shall be approved by the Brunswick County Health Department or the North Carolina Division of Water Quality.
18. RV Park Operation
    a) The person to whom an operating permit for an RV Park is issued shall operate the RV Park in compliance with this ordinance and shall be responsible for maintaining the RV Park, its facilities and equipment in good repair and in a clean and sanitary condition.
    b) The RV Park owner shall notify its visitors of all applicable provisions of this ordinance and inform them of their responsibilities under this ordinance.
    c) The RV Park owner shall be responsible for refuse collection. Storage, collection, and disposal of refuse shall be so managed as not to create

health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution. Any refuse storage devises shall be enclosed on three sides by opaque fencing material. The method of garbage disposal shall be noted on the plan and approved by the City of Southport Board of Adjustment.

d) Swimming pools or bathing areas shall be installed, altered, improved, and used in compliance with applicable County and State Health Services regulations. Any bathing area shall require the approval of the Brunswick County Health Department.

e) Except as specifically permitted by this paragraph, it shall be unlawful to locate a mobile home in an RV Park. Two (2) mobile homes shall be permitted to be located within a RV Park to be used as residences of persons responsible for the operation and/or maintenance of the RV Park.

f) No more than one (1) RV camper may be parked on any one (1) campsite.

g) RV campers and travel trailers shall not be permitted on parcels, lots, or spaces other than those approved through these regulations.

h) The transfer of title of campsites, either by sale or by any other manner shall be prohibited within any RV Park.

i) All RV campers must be placed individually on approved campsites where all design standards and utilities have been completed.

j) Junked or wrecked vehicles shall be prohibited in an RV Park.

19. Inspection

a) The Brunswick County Health Department, the City of Southport Building Inspector, the City of Southport Code Enforcement Officer and the Public Services Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance. It shall be the duty of the owners of RV Parks to give these agencies free access to such premises at reasonable times for inspections.

DD. RESEARCH & DEVELOPMENT

Where permitted, the research and development activity must not include/require any hazardous materials. All research and development activities must be enclosed in a permanent structure.

FF. ~~SALVAGE OPERATIONS~~

~~Where permitted, the following shall apply:~~

~~1. Any portion of the proposed use/site must be located at least 500 feet from any residentially zoned property.~~

~~2. The salvage operation and junkyard shall be entirely surrounded by a screened security fence or by a nonscreened security fence/vegetation screen. In the~~

~~event that a salvage operation or junkyard shall be surrounded by a nonscreened security fence, the vegetation screen shall be planted on at least one side and contiguous to the security fence. The vegetation shall be of a type that will reach a minimum height of six (6) feet within five (5) years and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken hedgerow will exist along the length of the security fence surrounding the salvage operation or junkyard. Each owner, operator, or maintainer of a salvage operation or junkyard to which this ordinance applies and who chooses to surround said salvage operation or junkyard with a security fence and vegetation screen shall utilize good husbandry techniques with respect to said vegetation, including, but not limited to, proper pruning, proper fertilizer and mulching so that the vegetation will reach maturity as soon as possible and will have maximum density and foliage. Dead or diseased vegetation shall be replaced at the next appropriate planting time.~~

~~3. The security fence shall be maintained in good order and shall not be allowed to deteriorate. All gates shall be closed and securely locked at all times, except during business~~

EE. RESTAURANT, CARRYOUT, STANDARD, FAST FOOD

Drive-Through service is permitted in the PUD, BD, and HC zoning districts. The following shall apply:

A. Drive-through speakers shall be located on the side or rear yards.
B. Drive-through services shall be set back a minimum of ten (10) feet from the front plane of all street-facing facades.
C. Exterior speakers shall be designed to minimize sound to adjacent properties, including placement of speakers and windows/doors and the use of vegetation.
D. Drive-through services shall not be located within two hundred fifty (250) feet of any residential zoning district.

FF. SHOPPING CENTER

Where permitted, all exterior lighting shall be directed onto the proposed shopping center site. Within the CBD district, no individual establishment shall include a drive-through nor be greater than 3,000 square feet in area. Within the BD district, no individual establishment shall be greater than 5,000 square feet in floor area.

GG. SHOOTING RANGE, INDOOR ~~AND OUTDOOR~~

Where permitted, the following shall apply:

A. This section is intended to regulate the establishment and operation of shooting range facilities. Such recreational and training complexes, due to their potential noise impacts and safety concerns, merit careful review to minimize adverse effects on adjoining properties. Further, the regulations of this section have been made with reasonable consideration among other things, as to the character of the City and its areas and their peculiar suitability for these businesses and recreational facilities.

B. It is the intent of this section to accomplish the following:
   1. Shot containment. Each shooting range facility shall be designed to contain the bullets, shot or arrows on the range facility within the safety fan zone.
   2. Noise mitigation. Each shooting range facility shall be designed to minimize offsite noise impacts generated by the activities conducted on the range facility.

C. All new shooting facilities shall be designed, constructed and operated in strict compliance with National Rifle Association (herein referred to as the N.R.A.) standards, specifically "The Range Manual, A Guide to Planning and Construction," Section 1: Chapters 1 through 7, Section 2: Chapters 1 through 18, Section 3: Chapters 1 through 12; Section 4 and verified by the NRA Range Technical Team, National Shooting Sports Foundation (NSSF), the U.S. Occupational Safety and Health Administration (OSHA:), and the National Institute of Occupational Safety and Health (NOISH). In addition, construction standards shall comply with all appurtenant North Carolina Building Codes and verified by a professional engineer.

~~D. Setbacks. All outdoor shooting stations on a range facility shall be located a minimum of 150 feet from any property line.~~

~~E. Warning signs. Warning signs meeting N.R.A. guidelines for shooting ranges shall be posted at 100-foot intervals along the entire perimeter of the outdoor shooting range facility.~~

F. ~~Distance from occupied dwelling. All outdoor shooting range stations shall be located at least 1,000 feet from any occupied dwelling, excluding those dwellings occupied by the range owner and staff of the range. A shooting range lawfully operating as a conforming use shall not be rendered nonconforming by the subsequent location of a residence within 1,000 feet of the shooting station~~.

G. The permittee shall be required to carry a minimum of $500,000 of liability insurance. Such insurance shall name the city as an additional insured party and shall save and hold the city, its elected and appointed officials and employees acting within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage arising out of use of the range, or in any way arising out of the acts or omissions of the permittee, his/her group, club or its agents or representatives. The City shall be notified of any policy changes or lapses in coverage.

H. The site plan shall also include a complete layout of each range, including shooting stations or firing lines, target areas, shot fall zones or safety fans, backstops, berms and baffles, when necessary and projected noise contours;

I. Permit display. Permits shall be kept and displayed in a readily visible location on the shooting range facility and at all times be available for public inspection.

J. Changes or expansions. If any shooting range facility is intended to be substantially changed or expanded to include types of ranges, operations or activities not covered by an approved permit or otherwise cause nonconformance with this section, a new permit for the entire facility shall be secured.

K. Abandonment and discontinuance. When an existing shooting range is discontinued without the intent to reinstate the range use, the property owner shall notify the city of such intent by providing written notice to the UDO Administrator.

HH. SHORT-TERM VACATION RENTALS

Where permitted, the following shall apply:

1. No displays of goods, products, services, or other advertising shall be visible outside the dwelling.
2. No activities other than lodging shall be provided. Special events, including weddings, receptions, and other large gatherings, are expressly prohibited.
3. Off-street parking requirements shall be consistent with residential use requirements in 3.14 D.
4. No signage shall be allowed for short-term vacation rentals.
5. The length of stay of guests shall be less than 30 days.
6. Exterior lighting shall be residential in nature and shall comply with the lighting requirements in the UDO.
7. Rental rules, including the maximum number of guests per stay, prohibition of any large gatherings, trash disposal procedures and sanitation schedules, noise ordinance hours, where guests are to park, and emergency contact information must be posted in a common area of the unit.
8. All Short-Term Vacation Rentals operating within this planning jurisdiction shall have a designated responsible party who is available twenty-four hours a day during all times that the property is rented or used on a transient basis. The name, telephone number, and email address of the designee shall be conspicuously posted within the short-term rental unit. The designee shall reside within (20) miles of the short-term rental property and be available to respond to complaints within forty-five (45) minutes of their receipt.
9. The short-term vacation rental owner or operator shall maintain a minimum of $1,000,000 of general liability insurance on the property, covering short-term vacation rental use and guests.
10. The short-term vacation rental owner or operator must pay any applicable taxes, including occupancy and sales taxes, to appropriate governmental entities.
11. The short-term vacation rental shall comply with all current and applicable building codes.
12. A zoning permit shall be required prior to the establishment of any Short-Term Vacation rental use.
13. Short-term vacation rentals in residential zoning districts (R-10, R-20, MF) shall be considered nonconforming and only permitted with the following standards and restrictions:
    a) A short-term vacation rental in residential zoning districts must have been in operation as a short-term vacation rental prior to the date of the adoption of the standards and regulations herein. For purposes of this ordinance, in order to have been in operation prior to the adoption

hereof, the short-term vacation rental must have received verifiable bookings prior to the date of adoption of this ordinance. No new short-term vacation rentals may be established and/or permitted in residential zoning districts (R-10, R-20, MF) after the adoption of the standards and regulations herein.

b) To establish the legal nonconforming status, pre-existing short-term vacation rentals in residential zoning districts (R-10, R-20, MF) must apply for a short-term vacation rental permit within 60 days of the adoption of the standards and regulations herein.

c) Legal nonconforming short-term vacation rentals in residential zoning districts may continue in operation until such time that the use is discontinued for a period greater than 180 consecutive days, provided, however, that rental of the dwelling unit for periods of longer than thirty (30) days shall not be deemed a discontinuance during said rental period for the purpose of this section.

14. Any short-term vacation rental for which there are three (3) final determinations of violations of City Code and/or criminal convictions related to the property (on, adjacent to, or within the property) by a property owner, tenant, guest, host, lessee, or individual otherwise related directly to the property within any rolling three hundred sixty-five (365) day period, shall constitute a violation of the supplemental standards of the permitted use and shall terminate the short-term vacation rental zoning permit. For any short-term vacation rental zoning permit that is terminated due to code/criminal violations, a property owner shall be ineligible for permitting for a period of three (3) years.

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

II. SOLAR FARM

Where permitted, the following shall apply:

1. Solar farms shall be located a minimum of 100 feet from all property lines (inclusive of equipment and fencing).

2. Solar farms shall have fencing installed a minimum of six (6) feet in height and secured to reduce/eliminate trespassing.

3. Height. The maximum height of any solar panel and associated equipment (not including power lines) shall not exceed 25 feet.

4. Buffers. Evergreen buffers having a minimum of three (3) feet in height at the time of project construction and reaching a minimum of eight (8) feet in height within five (5) years.

5. Landscaping including vegetative buffers, security fences and gates shall be maintained for the duration of the solar farm operation, up to and including decommissioning (dismantled/removed).
6. Vegetative buffers shall be installed (exception granted if an existing natural buffer meeting the requirements of this ordinance exists) surrounding the solar farm site to screen adjacent properties - with the exception of the entrance-road frontage of the lot or parcel where a buffer is not required.
7. Solar panels/arrays shall be constructed so as to minimize glare or reflection onto adjacent properties and roadways.
8. Decommissioning. The UDO Administrator shall be advised, in writing within thirty (30) days, by the solar farm operator or property owners (whichever entity/party holds the zoning and building permits holder) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.
9. At the time of applying for permits the applicant (solar farm developer or property owner) shall include a decommissioning plan with the anticipated life expectancy of the solar farm and the anticipated cost in current dollars, as well as the method (s) of insuring that funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm development.
10. If the site is damaged, the solar farm operator shall have 12 months to bring the project back to its operational capacity and within compliance with the UDO. If for any reason the solar farm is not generating electricity after six (6) months, the operator shall have six (6) months to complete decommissioning of the solar farm in compliance with this section.
11. In the event of bankruptcy or similar financial default of the solar farm, the property owner of the project site shall bear the decommissioning costs.
12. Other Applicable Codes/Inspections. All solar farms shall be in compliance the requirements of the most current State Building and Electrical Codes, the State of North Carolina and the City of Southport.
13. All active solar farms shall be inspected by the UDO Administrator or his designee on an annual basis to ensure compliance with applicable State Building and electrical Codes.
14. Each solar farm shall be required to have the facility inspected annually for three (3) years by the UDO Administrator or his/her designee following the issuance of a Certificate of Occupancy to verify continued compliance with the UDO as applicable.
15. Additional inspections shall be conducted as necessary in the event of complaints and shall not replace the noted inspections outlined in this section.

JJ. STORAGE, SELF-SERVICE

Where permitted, the following shall apply:

1. All storage compartments within the facility shall front on a private drive having a minimum width of 25 feet to ensure sufficient room for vehicular circulation, loading and parking.
2. Driveways providing ingress and egress to the site shall not permit any parking or loading extending to within 30 feet of the adjoining street right-of-way.
3. If the facility has a locked and keyed entrance, two (2) staging spaces must be provided directly in front of the entrance.
4. All self-storage facilities must have a minimum setback of 100 feet from any adjacent residential zoned property.
5. If the facility is located adjacent to a residential district; hours of operation may be from 8:00 AM to 9:00 PM only.
6. Security lights are to be shielded from all residential zoned property adjacent to mini-warehouses to prevent undo bright lights shining onto/into houses.
7. Accessory outdoor and dry storage may be permitted subject to the required use standards for each.

KK. TAXICAB STANDS

Where permitted, taxicab Stands shall be limited to parking spaces to accommodate five (5) or less taxicabs. No use or parking space shall be located on a public right-of-way. Signage shall be non-illuminated and limited to six (6) square feet.

LL. TELEPHONE COMMUNICATION FACILITY, UNATTENDED

Where permitted, all structures must be architecturally consistent with adjacent properties. Cell or communication towers will not be permitted. Satellite dishes must be screened from ground level view.

MM. TRANSITIONAL HOUSING

Where permitted, the following shall apply:

1. There shall be two parking spaces for each dwelling unit and one (1) parking space for each 300 gross square feet of office area.
2. Transitional Housing Facilities shall be screened from adjacent properties with an eight (8) foot opaque fence where adjacent to residential.
3. Transitional Housing Facilities shall have a maximum of five (5) dwelling units

NN. WAREHOUSING, GENERAL

Where permitted, the wholesale of non-durable goods shall not be located within 500 feet of any portion of any residentially used or zoned property.

3.9 DIMENSIONAL REQUIREMENTS

A. GENERAL

1. The following dimensional standards shall be regarded as the minimum required for each zoning district. The minimum yards, setbacks, or other open spaces required by this ordinance, including those provisions regulating intensity of use, for each and every building hereafter erected or structurally altered shall not be encroached upon, unless specifically authorized by this ordinance, or considered

as meeting the yard or open space requirements or the intensity of use provisions for any other building.

2. The location of required front, side, and rear yards on irregularly shaped lots shall be determined by the UDO Administrator. The determination will be based on the spirit and intent of this ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots.

Table 3.2:
Dimensional Requirements by Zoning District

Zoning District	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback [1] (feet)	Maximum Height Limit (feet)
R-10	10,000	75	25	20	8	40
R-20	20,000	100	40	25	12	40
MF	13,750	100	25	20	8	40
~~MH~~	~~5,000~~	~~50~~	~~20~~	~~20~~	~~4~~	~~40~~
PUD	Section 4.15	Section 4.15	Section 4.15	Section 4.15	Section 4.15	40
O/I	12,000	70	25	15	10	40
CBD	0	0	0	0	0	30(2)
BD	0	0	0	10	0	30(2)
HC	10,000	75	25	20	8	40
~~LI~~	~~10,000~~	~~75~~	~~25~~	~~20~~	~~8~~	~~50~~
~~HI~~	~~43,560~~	~~100~~	~~25~~	~~25~~	~~15~~	~~100~~
OS	None	None	None	None	None	None

1. Where any side yard is provided, though not required, the same shall be not less than four (4) feet.

2. In "Special Flood Hazard Areas" within CBD and BD, where regulatory flood protection elevations are required, the maximum heigh limit shall be forty (40) feet.

B. SETBACK EXCEPTIONS AND ENCROACHMENTS

1. Nonconforming lots which are located in the R-10 district may be granted rear and side yard setbacks proportionate to the size of the lot. Example: If a 10,000 square foot lot is required and the lot is 6,000 square feet, a 40 percent reduction is allowed.
2. Reduction of Minimum Front setbacks In Residential Districts Where Lots Along Block Face Have Less Than The Required Minimum. Where the front setbacks of lots along the block face containing a subject lot are less than the minimum front yard setback of the district, the average front yard setbacks of the lots along the block face containing a subject lot shall be the minimum front yard for such lot, with the exception that no house may be constructed over city utility easements, including sidewalks.
3. Docks, piers, boardwalks, and similar water-based appurtenances in compliance with CAMA regulations are not subject to setback requirements.

4. Steps, fire escapes, stairways, balconies and chimneys may project into a minimum setback not more than four (4) feet.
5. Sills, cornices, buttresses, ornamental features, gutters, and eaves shall not extend more than 18" into a required setback. Mechanical equipment such as air conditioning units, generators, pool equipment, and similar items for residential uses may extend into any required side yard no more than 50% of the required setback.
6. Elevators, liftavators, and other mechanical devices for elevating people and cargo may encroach into any required setback not more than 30 inches.
7. Carports open on three (3) sides may encroach on a side yard to a distance of not less than five (5) feet from a side lot line, except on the street side yard of a corner lot where the setback shall be one-half (½) of the distance of the required front yard setback up to a maximum of 20 feet. Storage areas may be constructed across the rear of a carport open on three (3) sides that encroaches on a side yard, provided such storage area shall not contain more than 72 square feet nor constitute more than eighteen percent (18%) of the area contained in the carport, whichever is less.
8. Canopies. Any non-residential land use that incorporates a canopy which is totally or partially supported by a structural pillar (upright support), such as but not limited to canopies over gasoline pumps, said canopy may extend to the street right-of-way line, or property line of a non-residentially used or zoned property if no street right-of-way line is involved, provided that each pillar is located at least 10 feet from a property line and the canopy is open on all four (4) sides. Any side of a canopy may be enclosed provided that side meets the required yard setbacks. The canopy roof shall be located horizontally and vertically at least 12 feet from any electrical conductor (line).
9. Signs. Setbacks for signs shall be as provided in Section 3.19.

C. HEIGHT EXCEPTIONS

Attached chimneys, belfries, cupolas, domes, elevator support structures, HVAC units, and similar appurtenances may exceed the maximum height requirement by not more than five (5) feet. All other structures shall comply with the height requirements of this ordinance.

3.10 GENERAL DEVELOPMENT STANDARDS

A. ONE PRINCIPAL STRUCTURE

Only one (1) principle structure per lot shall be allowed unless specifically authorized by this ordinance. More than one (1) principal structure devoted to a non-residential, multi-family, or manufactured home park use may be located on a lot, provided that access is available from a public street or a 20-foot easement is maintained from a public street to each building for use by service or emergency vehicles.

B. FENCES AND WALLS

1. No fence or wall shall be erected without the issuance of a zoning permit.

2. No fence or wall shall impede the visual locating of 911 emergency street addresses.
3. No fence or wall shall block pedestrian access from doors or windows and must have a clearance of at least two (2) feet from building walls, except where perpendicular to a building wall.
4. Fences or walls shall not alter or impede the natural flow of water in any stream, creek, drainage swale, or ditch.
5. The finished side of a fence shall face off-site.
6. The use of chain link fences shall be prohibited along any street right-of way property line. Barb-wire and electrified fences shall be prohibited within the CBD, BD, HC, and all residential zoning districts.
7. Fences and walls not exceeding a height of four (4) feet shall be exempt from the yard and building setback line requirements of this ordinance. Fences not exceeding a height of eight (8) feet to be erected only in side or rear yards shall be exempt from the yard and building setback line requirements of this ordinance, provided that no fence exceeding a height of four (4) feet will be constructed within 15 feet to any street right-of-way line. In all cases, the corner visibility provisions of this ordinance shall be observed.
8. Retaining Walls. The setback and yard requirements of this ordinance shall not apply to a retaining wall not more than five (5) feet high, as measured from the lowest ground elevation to the top of the wall except where such is considered to be a bulkhead directly adjacent to a body of water in which case setbacks shall not apply.
9. The following height limits for fences and walls shall apply:
    a) Within front yards, or circumstances where the rear or side yard of a newly subdivided parcel of land fronts a pre-existing roadway, street, right-of- way, lot, or parcel frontage the maximum height is (4) feet;
    b) Within any side or rear yards, the maximum height is eight (8) feet;
    c) Height limits shall not apply to electric/gas substations, water/sewer treatment plants or facilities, municipal water storage facilities, government facilities, uses within the LI and HI district, or waste treatment facilities;
    d) Height limits shall not apply to chain link fences surrounding tennis courts, ball field backstops, or similar recreational facilities;
    e) Fence height shall be measured along the grade of the adjacent property.
10. Walls shall be constructed of one or a combination of the following materials: stucco over concrete block, exposed aggregate concrete, brick, stone, or architectural block in a structurally safe and attractive condition.
11. No wall shall be located within any required drainage, utility, or similar easement.

C. CORNER LOT VISIBILITY – SITE DISTANCE TRIANGLE

On a corner lot, within the area formed by a triangle 25 feet from the intersection of the edges of the roadway surfaces or curbs, there shall be no obstruction to vision between a height of 32 inches and a height of 10 feet above the average centerline of each street.

D. UNDERGROUND ELECTRICAL LINES

Electrical, phone, and/or cable utility lines must be installed underground from all utility poles to any building, including residences, accessory/utility buildings, and detached garages.

3.11 BUILDING DESIGN STANDARDS

A. PURPOSE

The purpose of this section is to ensure architectural compatibility and the establishment and preservation of architectural character throughout the city.

B. APPLICABILITY

The requirements of this section shall apply to the CBD and BD zoning districts in the following circumstances:

1. All new construction other than single-family or two-family dwellings.
2. Communication towers, religious institutions, government buildings, public structures, and uses within the LI and HI district shall be exempt from these requirements.

C. DESIGN STANDARDS

1. The primary entrance of the structure shall be architecturally and functionally designed on the front facade facing the primary street.
2. Except for corner lots, the front facade of the principal structure shall be parallel to the front lot line and street.
3. Façade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, dayglow, or neon colors shall be prohibited.
4. Ground mounted mechanical equipment, solid waste storage, and recycling storage shall be located to the rear or side yard and screened from view of the street.
5. Outparcels shall be designed and integrated with the main project or principal structure.
6. No portion of a building facing a front or side lot line, unless a zero lot line common wall, shall be constructed of unadorned (unfaced) concrete masonry units or corrugated and/or sheet metal.
7. No single facade extending unbroken more than 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through one of the following:
    a) The use of projections or recesses. When used, each projection or recess shall have a projection (or depth) dimension of no less than 18 inches and a width of no less than 36 inches; or

b) The use of columns or other architectural detail to provide visual interest. Where used, columns should be harmonious with the general design of the structure.

8. At least 25% of the first floor of the street facade(s) shall be transparent (including all sides facing a street right-of-way). Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. False or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. A window shall be measured as follows:
   a) Minimum area: 16 square feet
   b) Minimum width: 3 feet
   c) Minimum height: 4 feet
9. A pitched roof shall have eaves a minimum of 12 inches from the building face including gutters. This shall not apply to zero lot line structures.
10. No structure shall exceed two (2) stories.

D. COMPLIANCE

Compliance with the requirements of this section shall be demonstrated through submittal of architectural drawings in conjunction with the appropriate approval type. Drawings shall include, but not be limited to, a floor plan, roof plan, and all exterior building elevations.

3.12 TRANSPORTATION AND STREET ACCESS

A. STREET ACCESS

No building shall be erected on a lot which does not abut a street or have access to a public street by means of an unobstructed permanent access easement of record or private street. For the purposes of this ordinance, an easement of record shall mean that the easement is recorded in the county register of deeds office and made a part of the deed for the property it is on.

B. DRIVEWAYS

1. General. After the date of passage of this section, only driveways designed, approved, constructed, and surfaced in accordance with the provisions herein shall be allowed to provide motor vehicle access to or from any property upon which a building has been constructed, reconstructed, or physically altered. All driveways shall be paved with either asphalt or concrete, or with alternative paving material (e.g., concrete pavers, brick, “turfstone” or similar pervious material) determined to exhibit equivalent wear resistance and load bearing characteristics as asphalt or concrete.
2. Before a zoning permit is issued for the construction, reconstruction, or change in use of any building or land. “Construction, reconstruction, or change in use” refers to those improvements made to the site involving overall structure size or to changes in use which would require the addition of one (1) or more off-street parking spaces; it is not intended to refer to construction activities which merely involve changes to exterior architectural features (e.g., painting, addition of siding, roofing activities, etc.).

3. No driveway shall conflict with any municipal facility such as traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, bus stops, utility poles, fire-alarm supports, meter boxes, and sewer clean- outs or other necessary structures, except with the express approval of the Director of Public Works. Any adjustments to municipal facilities to avoid such conflicts shall be at the expense of the driveway applicant.
4. Driveway Location(s):
    a) Two (2) driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds 50 feet.
    b) Three (3) driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds 150 feet.
    c) Four (4) or more driveways entering the same street from a single lot shall be prohibited.
    d) In no case may the total width of all driveways exceed 50% of the total property frontage.
    e) No nonresidential driveway (nearest edge) shall be located within 10 feet of a side lot property line except in the case of a shared driveway (single curb/access point) utilized by two (2) or more lots. Residential driveways shall not be located within two (2) feet of side lot property lines.
    f) No driveway (nearest edge) shall be located within 25 feet of an intersection on a secondary road and 40 feet on a primary road except in the case where no other lot access to a public street or city-approved private road is available.
5. Brick Driveways. Brick driveways will be allowed consisting of smooth, hard-burned clay bricks with an appropriate concrete base. In the event repairs are required after brick driveways are installed due to utility replacement or other construction work, the driveway applicant shall pay that portion of the repair cost which exceeds the cost of repair using standard concrete six (6) inches in thickness. Normal maintenance or replacement will be the responsibility of the driveway applicant.
6. Driveway Inspection. Once the driveway is constructed a Public Services representative shall inspect the driveway for compliance with the provisions herein. The inspector or other authorized representative of the city shall have the authority to require the immediate stoppage of work not performed either in accordance with the approved plans or under the requirements of this section and may order the nonconforming installations be corrected and/or blocked.
7. Compliance with the requirements of this section shall be demonstrated through submittal of scaled drawings prior to the issuance of a zoning permit. A change of use, redevelopment, or addition shall not require compliance with this section.

3.13 TRAFFIC IMPACT STUDY

A. PURPOSE

A traffic impact study shall be required for any land development, subdivision, or use which will collectively generate more than 500 trips per day as identified by the most recent version of the ITE Trip Generation Manual. This study shall also be required for projects submitted by the same applicant or owner within a six (6) month time period which are adjacent to or located within 500 linear feet of one another which will collectively generate more than 500 trips per day. The study will enable the City of Southport to assess the impact of a proposed permit or development on the highway system when that system is at or near capacity or a safety problem exists. Its purpose is to ensure that proposed developments do not adversely affect the highway network and to identify any traffic problems associated with access from the site to the existing transportation network. The purpose of the study is also to identify solutions to potential problems and to present improvements to be incorporated into the proposed development.

B. CONDUCT

A traffic impact study shall be prepared by a qualified professional transportation engineer and/or certified transportation planner with previous traffic study experience.

Prior to the preparation of a traffic impact study, a scoping meeting shall be held, including the planning staff, the applicant, and the preparer of the study. The discussion at this meeting should set the study parameters, including the study area, planned and committed roadway improvements (by NCDOT or others), road links and intersections to be analyzed, preliminary traffic distribution, other planned developments to be considered, traffic growth rate, available data, periods for which analysis is to be performed, and other staff concerns. The qualifications of the preparer may be discussed at or prior to this meeting.

C. EXEMPTION

Any land development, subdivision, or use which collectively generates more than 500trips per day traffic may be exempted from the requirements to prepare and submit a traffic impact study if: (1) a traffic impact study has previously been prepared for this particular project or development, and (2) there is to be no change in land use or density that would increase travel, and (3) there is to be no change in access to the external street system, or (4) material is submitted by and sealed by a licensed professional transportation engineer to demonstrate that traffic created by the proposal when adding to existing traffic will not result in a need for transportation improvements. The Board of Aldermen will review material submitted in support of an exemption and will determine from that material whether or not to grant the exemption.

D. TRAFFIC IMPACT STUDY REQUIRED INFORMATION

1. General Site Description. The site description shall include the size, location, proposed land uses, number of units and gross square footage by land use, existing land use and zoning, construction staging, and completion date of the proposed land development to the extent known or able to be described at the time the application is prepared. If the development is residential, types of

dwelling units and number of bedrooms shall also be included. A brief description of other major existing and proposed land developments within the study area shall be provided. The general site description shall also include probable socio- economic characteristics of potential site users to the extent that they may affect the transportation needs of the site (i.e., number of senior citizens).

2. Transportation Facilities Description. The description shall contain a full documentation of the proposed internal and existing external transportation system. This description shall include proposed internal vehicular, bicycle, and pedestrian circulation; all proposed ingress and egress locations; all internal roadway widths and rights-of-way, turn lanes, parking conditions, traffic channelization's; and any traffic signals or other intersection control devices at all intersections within the site.
3. The report shall describe the entire external roadway system within the study area. Major intersections in the study area and all intersections or driveways adjacent to or within 800 feet of the site shall be identified and sketched. All existing and proposed public transportation services and facilities within one-mile of the site shall also be documented. Future highway improvements, including proposed construction and traffic signalization, shall be noted.
4. Existing Traffic Conditions. Existing traffic conditions shall be documented for all roadways and intersections in the study area. This shall include documentation of traffic accident counts as recorded by the NC Department of Transportation District Engineers Office, municipal or city law enforcement, and the NC Highway Patrol. Existing traffic volumes for average daily traffic, peak highway hour(s) traffic, and peak development generated hour(s) traffic, if appropriate, shall be recorded. Manual traffic counts at major intersections in the study area shall be conducted, encompassing the peak highway and development generated hour(s), if appropriate, and documentation shall be included in the report. A volume/capacity analysis based upon existing volumes shall be performed during the peak highway hour(s) and the peak development generated hour(s), if appropriate, for all roadways and major intersections expected to be impacted by development traffic. Levels of service shall be determined for each signalized intersection or roadway segment analyzed above.
5. This analysis will determine the adequacy of the existing roadway system to serve the current traffic demand. Roadways and/or intersections experiencing levels of service E or F shall be noted as congestion locations.
6. Transportation Impact of the Development. Estimation of vehicular trips to result from the proposed development shall be completed for the average weekday, the average daily peak hours of highway travel in the study area, and if appropriate, the peak hour of traffic generation by the development. These development-generated traffic movements, as estimated, and the reference source(s) and methodology followed shall be documented. These generated volumes shall be distributed to the study area and assigned to the existing

roadways and intersections throughout the study area. Documentation of all assumptions used in the distribution and assignment phase shall be provided. All average daily traffic link volumes within the study area shall be shown graphically. Peak hour turning movement volumes shall be shown for signalized and other major intersections, including all access points to the development. Pedestrian and bicycle volumes at school crossings and as otherwise applicable shall be reported. Any characteristics of the site that will cause trip generation to vary significantly from average rates available in published sources shall be documented, including such factors as diversion of passer-by traffic, internal capture, staggered work hours, or use of transit.

7. Analysis of Transportation Impact. The total traffic demand that will result from construction of the proposed development shall be calculated. This demand shall consist of the combination of the existing traffic, traffic generated by the proposed development, and traffic due to other developments and other growth in traffic that would be expected to use the roadway at the time the proposed development is completed. If staging of the proposed development is anticipated, calculations for each stage of completion shall be made. This analysis shall be performed for average weekday traffic, the peak highway hour(s) and, if appropriate, peak development-generated hour(s) for all roadways and major intersections in the study area. Volume/capacity calculations shall be completed for all major intersections. It is usually at these locations that capacity is most restricted.
8. All access points and pedestrian crossings shall be examined for adequate sight distance and for the necessity of installing traffic signals. The traffic signal evaluation shall compare the projected traffic and pedestrian volumes to the warrants for traffic signal installation.
9. Conclusions and Recommended Improvements. Levels of service for all roadways and signalized intersections serving ten percent (10%) or more of peak-hour project traffic shall be reported. All roadways and/or signalized intersections showing a level of service below D in urban or developed areas or below C in rural areas shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. This listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, site access location and design, external roadway and intersection design and improvements, traffic signal installation, and operation including signal timing, and transit service

E. SUBMISSION AND IMPLEMENTATION

1. Time of Submission. The traffic impact study shall be submitted to the UDO Administrator with, and as a part of, the application for the applicable rezoning, development, or subdivision approval permit. In the case of a Planned Unit Development, the traffic impact study shall be submitted and approved prior to the accompanying major subdivision preliminary plat. The traffic impact study shall be approved concurrent with the initial approval of any Conditional

Rezoning proposal. The approval authority for the applicable land development, subdivision, or use shall also be responsible for approval of the accompanying traffic impact study.

2. Implementation. For site plans, prior to the issuance of a building permit, all required traffic impact recommendations shall be installed and inspected. For subdivisions, prior to approval of a final plat, all required traffic impact recommendations shall be installed and inspected.

3.14 PARKING

A. GENERAL

1. Each application for a zoning permit shall include information as to the location and dimensions of off-street parking and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the UDO Administrator to determine whether the requirements of this section are met.

B. PARKING LOT DESIGN

1. Surfacing. All parking lots with 10 or more spaces shall provide a dustproof surface with adequate drainage facilities and must comply with the Parking Facility Landscaping requirements contained within this article. Parking facilities containing 25 or more spaces shall be paved with concrete, asphalt material, or with alternative paving material determined to exhibit equivalent water resistance and load bearing characteristics as asphalt or concrete. When parking is proposed in excess of the minimum requirements, alternative pervious surface materials are encouraged.
2. Lighting. Any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.
3. Setbacks. All parking lots shall observe a minimum front setback of not less than five (5) feet and a side yard on a corner lot of not less than five (5) feet.
4. Curb or Bumpers. The required parking setbacks shall be set off from parking areas by either continuous curb or one (1) noncontinuous stationary bumper for each parking space abutting on a yard, which curb or bumper shall not be less than five (5) inches or more than two (2) feet high.
5. Separation of Bumper and Walkways. In the event any parking stall abuts upon a walkway or sidewalk, there shall be a space of three and a half feet between the wheel bumper or curb and the edge of the walkway.
6. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles.
7. Off-street parking areas shall be designed so that parked vehicles do not encroach upon, extend onto, or cause vehicles to back into public rights-of-way, sidewalks, or strike against or damage any wall, vegetation, utility, or other structure.
8. The size of any single surface parking lot area shall be limited to three (3) acres, unless divided by a street, building, or continuous landscaped area. Larger parking lots shall be separated by buildings or landscaped areas.

9. Paved parking areas shall have lines demarcating each parking space.
10. Off-street parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, off-street parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.
11. Each off-street automobile parking area shall comply with the following minimum dimensions, compact spaces (eight (8) feet width by 16 feet long) may be utilized to meet 10% of the required parking:

Table 3.3: Parking Lot Dimensional Requirements

Angle (degrees)	Stall Width (feet)	Stall Depth (feet)	Aisle Width between parking spaces (feet)
0	9	9	12
20	9	14	12
30	9	16-1/2	12
45	9	19-1/6	12
60	9	20-1/2	14-1/2
70	9	20-5/6	23
90	9	18	24

C. MINIMUM OFF-STREET PARKING REQUIREMENTS

1. The number of exclusive off-street residential parking spaces required by this section shall be provided on the same lot with the principal use, unless otherwise permitted by this ordinance, and the required number of off-street parking spaces specified for each use shall be considered as the absolute minimum.
2. In the case of mixed uses (an establishment comprised of more than one (1) use; e.g. restaurant and hotel), which may include a principal and accessory use, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one (1) use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this article.
3. Handicapped parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act and shall be identified by appropriate signage. The minimum number of spaces shall be provided in accordance with the state building code.
4. Fractional space requirements shall be rounded up to the next whole space.

D. MINIMUM OFF-STREET PARKING RATIOS

1. The following table establishes the formulas to be used to calculate the number of parking spaces required for a particular use. For uses that do not correspond to the use types listed in Table 3.4, Minimum Off-Street Parking Spaces Required, the UDO Administrator shall determine the minimum parking space requirement. In such instances, the applicant shall provide adequate information for review, which includes, but is not limited to the type of use(s), number of employees, the occupancy of the building, square feet of sales, service and office area, parking spaces proposed, and hours of operation.

2. Within the CBD zoning district, no off-street parking shall be required for any nonresidential use, whether new construction or change of use/redevelopment. Within the CBD zoning district, all residential uses require full compliance with the off-street parking requirements contained herein.
3. In the BD zoning district, for nonresidential uses, where on-street or public parking facilities are located within 500 linear feet of a proposed use, measured as a straight-line distance from the entrance of the building, the minimum off-street parking requirement may be reduced by 50%. This reduction shall not apply to residential uses.
4. Within any zoning district, if the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the main entrance to such principal use.

Table 3.4: Minimum Off-Street Parking Spaces Required	
Change of Use or Redevelopment in the CBD and BD District	
A change of use or redevelopment whereby the floor area of the building or parcel is not expanded by greater than 15%.	No parking required.
Change of use or redevelopment whereby the floor area of the building or parcel is expanded by greater than 15%.	Additional parking required shall be calculated based on the increase in square footage in floor area, above the 15% threshold, of the expanded building. All other applicable requirements of this section shall apply.
Change of use from a residential to nonresidential use.	50% of the required parking shall be provided. All other applicable requirements of this section shall apply.
Change of use from a nonresidential to residential use or the addition of residential uses.	Full compliance with residential off-street parking space minimum and all other requirements.
Uses	**Required Parking**
Residential Uses	
DWELLING, SINGLE-FAMILY, MANUFACTURED HOME ON SINGLE LOT, MODULAR HOMES	Two (2) spaces per dwelling unit. Nonconforming lots within the R-10 district are exempt from this requirement.
DWELLING, TWO-FAMILY (DUPLEX), MULTI-FAMILY, TRIPLEX OR QUADRAPLEX	Two (2) spaces on the same lot for each dwelling unit. In addition to this requirement, overflow parking shall be provided as follows: 1- 10 units = 2 spaces, 10- 20 units = 4 spaces, 21- 30 units = 5 spaces, 31- 40 units = 6 spaces, 41- 50 units = 7 spaces, 51-100 units = 10 spaces.
FAMILY CARE HOME	One (1) space for each attendant in addition to the required two (2) spaces per dwelling unit.
MANUFACTURED HOME PARK	Parking space sufficient to accommodate at least two (2) automobiles shall be located on each manufactured home space.
MIXED USES	One (1) space per dwelling unit in addition to that required by the other uses contained within the development.

Table 3.4: Minimum Off-Street Parking Spaces Required	
Nonresidential Uses	
ADULT ESTABLISHMENT; ELECTRONIC GAMING OPERATIONS; TATTOO AND PIERCING ESTABLISHMENT	One (1) space per 100 square feet of floor area.
ALCOHOLIC BEVERAGES, PACKAGED, RETAIL SALES; LIQUOR STORES	One (1) space per 200 square feet of floor area.
ASSOCIATIONS OR ORGANIZATIONS: CIVIC, SOCIAL & FRATERNAL; CLUBS AND LODGES CATERING EXCLUSIVELY TO MEMBERS AND THEIR GUESTS; CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.; AND MUSEUMS, ART GALLERIES	One (1) space per 300 square feet of floor area.
AUTOMOTIVE, MAJOR AND MINOR; SERVICE STATIONS	One (1) space per each 400 square feet of floor area; One (1) space for each service bay; four (4) stacking spaces for each washing stall, plus two (2) drying spaces for each washing stall; and/or 1.5 spaces for each fuel nozzle.
BED & BREAKFAST	One (1) space for every rental room plus one (1) space for every two (2) permanent occupants.
BOTTLE SHOP AND WINE BAR; NIGHTCLUB	One (1) space per 200 square feet of floor area.
BUILDING MATERIAL DEALERS; HARDWARE, LAWN, OR GARDEN STORE; FEED, SEED, AND FERTILIZER SALES, RETAIL; FARM MACHINERY SALE AND SERVICE; FUEL & ICE DEALERS; MANUFACTURED HOME DEALERS	One (1) space per 500 square feet of floor area.
BUSINESS, COMMERCIAL, OR OTHER NON-RESIDENTIAL USE NOT ELSEWHERE CLASSIFIED	One (1) space per 200 square feet of floor area.
BUS TERMINALS AND RAILROAD STATIONS; TAXICAB STANDS	One (1) space per 500 square feet of floor area.
CHURCHES, SYNAGOGUES & RELIGIOUS INSTITUTIONS	One (1) space per every 6 seats, or (1) space per every 100 square feet of seating area in main assembly room, whichever is greater. Note: Churches located within the Southport National Register Historic District are exempt from providing off-street parking.
COMMERCIAL PARKING LOTS	One (1) space per employee; otherwise, none required.
COMMERCIAL RECREATION, INDOOR; SHOOTING RANGE, INDOOR; DANCE STUDIOS	One (1) space per every 200 square feet of floor area, excluding bowling alley lanes, range stalls, and similar areas not utilized by the public.
COMMERCIAL RECREATION, OUTDOOR; RECREATION FACILITY PRIVATE, INCL. CLUBS & RECREATION FACILITIES ASSOC. WITH MULTIPLE FAMILY COMPLEXES, GOLF COURSES, TENNIS FACILITIES, COUNTRY CLUBS, ETC; GOLF COURSE, PRIVATE OR PUBLIC, W/RELATED SERVICES INCL. PRO SHOP; SHOOTING RANGE, OUTDOOR	One (1) space per every 400 square feet of recreation-related area and/or 25 spaces per nine holes, plus one (1) space per employee on shift of greatest employment.
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE; CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	One (1) space per 1,000 square feet of floor area.

Table 3.4: Minimum Off-Street Parking Spaces Required	
DAYCARE, ADULT AND CHILD	One (1) space for each employee and one (1) space for every 10 children/adults or fraction thereof.
DIVERS, COMMERCIAL; FISHING, COMMERCIAL; FURRIERS AND FUR STORAGE; EXTERMINATING SERVICES	One (1) space per 400 square feet of floor area.
DRY CLEANERS; LAUNDRY, COIN-OPERATED	One (1) space for each 200 square feet of floor area used by the general public.
DRY STORAGE	One (1) space per employee, if applicable.
EDUCATIONAL FACILITY	Two (2) spaces per classroom. For high schools or college/post-secondary, one (1) space per 10 students.
FARMERS'S MARKET; FRUIT & VEGETABLE MARKET, WHOLESALE WITH INCIDENTAL RETAIL	One (1) space per 500 square feet of permanent retail area; otherwise none required if a seasonal/temporary market.
FLEA MARKET	One (1) space per 1,000 square feet of floor area.
FUNERAL HOMES	One (1) parking space for each five (5) seats in the chapel or parlor, plus one (1) for each funeral vehicle.
GOVERNMENT USE, CITY OF SOUTHPORT; GOVERNMENT USES WITH BUILDINGS, NON-CITY OF SOUTHPORT	One (1) space per 300 square feet of floor area.
HEALTH SERVICES	One (1) space per 300 square feet of floor area.
HOSPITALS	Two (2) spaces for each bed.
HOTEL, MOTEL, OR INN; HOTEL, RESIDENTIAL OR BOUTIQUE; GUEST LODGING	One (1) space for every rental room.
JAIL	One (1) space per employee on the largest shift.
KENNEL	One (1) space per 400 square feet of floor area.
LIBRARY	One (1) space per 500 square feet of floor area.
MANUFACTURING, ARTISAN	One (1) space per 500 square feet of floor area.
MANUFACTURING, GENERAL, LIMITED, AND INTENSIVE; GAS COMPANIES (LP-BOTTLED & BULK STORAGE); MOTOR FREIGHT COMPANIES, MOVERS, VAN LINES, AND STORAGE; MOTION PICTURE PRODUCTION & DISTRIBUTION; RESEARCH & DEVELOPMENT; SALVAGE OPERATIONS; WELDING, REPAIR; LAUNDRY, INDUSTRIAL; GARBAGE COLLECTION, PRIVATE (NO LANDFILLS)	One (1) space per employee on the largest shift.
MARINA, COMMERCIAL	One (1) parking space for each wet slip, one (1) parking space for every four (4) dry stack boat storage units, and where applicable 25 total 12' x 40' spaces per boat ramp, plus parking required for other uses.
MARITIME SALES, RENTAL, AND SERVICE	One (1) space per each 400 square feet of floor area and/or one (1) space for each service bay
MICROBREWERY OR MICRODISTILLERY	One (1) space per 100 square feet of floor area tasting room area; One (1) per 500 square feet for production and storage areas.

Table 3.4: Minimum Off-Street Parking Spaces Required	
NURSING & PERSONAL CARE FACILITY	One (1) space per three (3) residents, plus one (1) additional space for each employee.
OFFICE, GENERAL; RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES; MANUFACTURED HOME (INDIVIDUAL) FOR OFFICE AND/OR EXHIBITION	One (1) space per 300 square feet of floor area.
PARKS & RECREATION AREAS, MUNICIPAL	No parking required.
PERSONAL SERVICE ESTABLISHMENT	One (1) space per 300 square feet of floor area.
RECREATIONAL VEHICLE PARK	Two (2) parking spaces at each campsite + 1 per 500 sq. ft. of enclosed area for offices, maintenance facilities, etc. within the park.
RESTAURANT, CARRY-OUT	One (1) space per 200 square feet of floor area.
RESTAURANT, STANDARD & FAST-FOOD	One (1) space per 100 square feet of floor area.
RETAIL SALES, MAJOR; GROCERY STORES; SHOPPING CENTER	One (1) space per 300 square feet of floor area.
RETAIL SALES, MINOR AND MODERATE	One (1) space per 200 square feet of floor area.
SOLAR FARM	One (1) space per facility.
STORAGE, SELF-SERVICE	Minimum five (5) spaces or one (1) space for each 100 storage units, whichever is greater, plus one (1) space for each employee and two (2) spaces for manager's quarters, if present.
TELEPHONE COMMUNICATION FACILITY, UNATTENDED; WIRELESS TELECOMMUNICATION FACILITY OR COMPLEX, FREESTANDING AND SUBSTANTIAL MODIFICATIONS	One (1) space per facility.
US POSTAL SERVICE; PACKAGE DELIVERY SERVICES, COMMERCIAL	One (1) space per 400 square feet of floor area.
UTILITY STATIONS & PLANTS (PUBLIC & PRIVATE) INCL. LIFT STATIONS, SUBSTATIONS, ETC.	One (1) space per employee employed on-site, if applicable; Otherwise, none required.
VETERINARY SERVICES	One (1) space per 500 square feet of floor area
WAREHOUSING, GENERAL; WHOLESALE TRADE, DURABLE AND NON-DURABLE GOODS;	One (1) space per 1,000 square feet of gross floor area
WATER TRANSPORTATION INCL. DOCKS, TUGBOATS, BARGES, AND EXCURSIONS	No parking required.

E. SHARED PARKING

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that one half (½) of the parking spaces required for churches, theater, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.

F. UTILIZATION OF BOAT SLIPS AS REQUIRED PARKING

1. A boat slip is defined herein as a space designed for the mooring of a single watercraft and usually projecting from a dock. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off- street parking requirements subject in accordance with the following standards:
   a) All slips must be under the ownership or long-term control of the subject business.
   b) Boat slips must be available on a first come, first served basis, with no fee assessed for use.
   c) Boat slips must be reasonably designed to accommodate customer boats.
   d) The dock facility must be properly accessible in accordance with the regulations governing the maneuvering of water craft on the adjacent waterway.
   e) Boat slips must only be used for transient mooring of customers frequenting said establishment and no extended storage of vessels shall be allowed.
   f) Boat slips are allowed to meet off-street parking requirements strictly on a one parking space per 20' linear dockage.

3.15 PEDESTRIAN FACILITIES

A. These regulations are intended to promote walking and other forms of nonmotorized transportation, allow the citizens to reap significant social, environmental, and health benefits that are often not available in auto-oriented places. This will be achieved by ensuring safe, convenient, and accessible sidewalks to provide opportunities for exercise, help people meet and socialize, and give children and others who do not drive mobility options.

B. Sidewalks shall be required on at least one (1) side of the street, in all new major subdivisions, multi-family developments, and new construction nonresidential development of a principal use within the BD, CBD, HC, OI, and MF districts. Redevelopment or change of use of existing nonresidential or multi-family structures does not require the installation of sidewalks.

C. Sidewalks shall be installed within the right-of-way and connect to adjacent facilities where applicable. Where right-of-way widths adjacent to the edge of pavement are in excess of 10 feet, sidewalks shall be separated by a minimum three (3) foot landscaped strip adjacent to the edge of pavement.

D. In all cases, sidewalks shall extend to the property line.

E. Sidewalks shall be at least five (5) feet wide and constructed of concrete at least five (5) inches thick. Sidewalks shall consist of a minimum of six (6) inches of concrete at driveway crossings or shall be adequately reinforced otherwise. All sidewalks must meet ADA requirements, including where necessary to serve required cluster mailbox locations within subdivisions or multi-family development.

F. Sidewalks built adjacent to an NCDOT road facility shall be built to meet NCDOT sidewalk standards.

G. Pedestrian walkways shall form an on-site circulation system that minimize conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall connect building entrances to one another and from building entrances to public sidewalk connections. Pedestrian walkways shall be provided to any pedestrian access point or any parking space that is more than 50 feet from the building entrance or principal on-site destination. All developments containing more than one (1) building shall provide walkways between the principal entrances of the buildings.

3.16 LIGHTING

A. APPLICABILITY

1. The requirements of this section shall apply to all new construction nonresidential development, multi-family development, and major subdivisions. Changes of use do not trigger applicability with this section.
2. The following activities are exempt from the requirements of this section:
   a) Outdoor lights used for a temporary event;
   b) Outdoor lights used exclusively for recreational activities, concerts, plays or other outdoor events that are open to the public, provided that the event or function meets all other applicable ordinance requirements. Such lighting shall be located at least 50 feet from any adjoining residential district or use;
   c) Outdoor lighting exempt from the section shall only be illuminated while the activity takes place and during high traffic periods immediately before and after the event; or
   d) One and two-family residential uses.

B. FIXTURE HEIGHT

1. Lighting fixtures shall be a maximum of 40 feet in height within a parking lot or street right-of-way and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. Where placed adjacent to sidewalks, light fixtures shall not exceed 15 feet in height. All light fixtures located within 50 feet of any residential use or residential property boundary shall not exceed 15 feet in height.
2. The UDO Administrator shall allow fixtures above this height to provide internal lighting for ball fields, recreational facilities, arenas, and similar facilities.

C. LIGHT SOURCE (LAMP)

1. Incandescent, florescent, metal halide, light emitting diodes (LED), fiber optics, or color corrected high-pressure sodium are permitted. The UDO Administrator shall have the authority to deny use of particular lamps based on the color spectrum emitted or the lamp brightness. Non color corrected high pressure sodium lamps are prohibited.

2. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.
3. The light source color temperature for outdoor lighting shall not exceed 3,000 degrees Kelvin.

D. FIXTURE

1. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.
2. The light source shall be completely concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from any street right-of-way or adjoining properties. Overhead lighting fixtures shall be designed to prevent light from emitting upwards towards the sky.
3. Under canopy lighting fixtures should be completely recessed within the canopy and shall not create glare off-site.
4. Spotlights are prohibited throughout the City.

3.17 LANDSCAPING AND BUFFERS

A. PURPOSE

1. The governing body and advisory boards of the City of Southport recognize the importance of the contribution made to the community by the abundance of native trees and vegetation. It is this vegetation that gives the city an aesthetic appeal that contributes to its growth and economic prosperity. As economic growth occurs, the removal of this valued vegetation sometimes results, contributing to a depletion of a most valuable resource. The city feels it is necessary to both conserve and restore those valuable assets and declares the objective of this section to be as follows:
   a) To provide visual and spatial buffering between adjoining and competing uses;
   b) To enhance the beautification of the city;
   c) To enhance property values and protect public and private investment;
   d) To provide a habitat for living things that might not otherwise occur in an urban environment; and
   e) To ensure that planting areas are distributed within developing sites in a manner which will provide shade, buffer noise, and filter glare.

B. APPLICABILITY

1. Landscape installation is required for all new construction non-residential and multi-family uses or a change in use or redevelopment where such change would result in the addition of 10 or more parking spaces. The following site areas are required to be addressed in accordance with the provisions of this section:
   a) Street yards
   b) Foundation planting
   c) Parking facility landscaping
   d) Bufferyards

C. GENERAL PROVISIONS

1. All planted and retained living material, required to meet the provisions of this section, shall be maintained by the owner of the property on which the material is located. Any planted material which becomes damaged or diseased or dies shall be replaced by the owner within 60 days of the occurrence of such condition. If, in the opinion of the UDO Administrator, there are seasonal conditions which will not permit the timely replacement of the vegetation (e.g., too hot or too cool for successful replanting), this requirement may be administratively waived until a time certain.
2. All planted material subject to the provisions of this ordinance shall be of a native species and in accordance with the planting material list as provided in Tables 3.5 through 3.7.
3. Nonliving screening buffers shall be maintained, cleaned, or repaired by the owner of the property on which the buffer is located. Such buffers shall be kept free of litter and advertising.
4. Up to 15% of the area to be landscaped may be covered with surfaces specifically intended to afford intensive use and enjoyment by employees or the public (such as sidewalks, walking paths, bench and table pads, etc.).
5. It is encouraged that stormwater management systems be integrated into landscaping areas.
6. Prior to the issuance of a certificate of occupancy, the property owner shall submit a final planting plan to the UDO Administrator demonstrating compliance with this ordinance.

D. LANDSCAPING ON PUBLIC PROPERTY

It shall be unlawful for any person to place or cause to be placed on any public street, road, alley, sidewalk, or other public right-of-way within the city any wall, fence, gate, brick, stone, wood, rock, vegetation, or other structure, material, or substance above the horizontal plane of the existing ground.

E. PLANTING MATERIAL SIZE AND SPECIES

1. Where the provisions of this section apply, the plant lists in Tables 3.5 through 3.7 shall be utilized for the selection of required landscape material.
2. The minimum height and diameter at breast height (DBH = 4.5 feet above ground) at planting for the following planting categories/list shall be as follows:
   a) Canopy Trees. At the time of planting, the tree shall have a minimum three (3) inch DBH with a height of eight (8) to 10 feet. Canopy trees shall be of a species having an average minimum height of 30 feet and a minimum mature crown spread of 20 feet.
   b) Understory Trees. At the time of planting, the tree shall have a minimum two (2) inch DBH. Understory trees shall be of a species having an average minimum height of 10 feet and a minimum mature crown spread of 12 feet.

c) Shrubs. Shrubs shall have a minimum mature height of 24 inches and a minimum planting height of 18 inches.

Table 3.5: Canopy Tree Species			
Botanical Name	Common Name	Recommended Varieties	Height/Spread (feet)
Acer rubrum	Red Maple	October Glory, Red Sunset, Brandywine, Sun Valley	40-50/25-35
Betula nigra	River Birch	Heritage, Duraheat	40-70/40-60
Celtis laevigata	Sugarberry		60-80/50-70
Diospyros virginiana	Persimmon		30-60/15-25
Fraxinus pennsylvanica	Green Ash	Patmore	50-60/25-30
Liquidambar styracifua	Sweetgum		60-80/40-60
Magnolia grandiflora	Southern Magnolia	Little Gem, Brackens Brown Beauty, Alta, Kay Paris, Edith Bogue, Claudia Wannamaker, D.D. Blanchard	25-60/15-30
Morus rubrum	Red Mulberry		35-50/15-30
Nyssa sylvatica	Black Gum		30-50/20-30
Pinus palustris	Longleaf Pine		60-100/20-30
Pinus taeda	Loblolly Pine		60-100/30-60
Prunus serotina	Black Cherry		40-60/30-60
Quercus hemisphaerica	Laurel Oak	Darlington	40-60/30-40
Quercus virginiana	Live Oak		60-80/60-80
Quercus lyrata	Overcup Oak		40-60/30-50
Quercus nigra	Water Oak		50-80/30-60
Quercus nutallii	Nuttall Oak		40-60/30-50
Quercus phellos	Willow Oak		80-100/40-50
Taxodium ascendens	Pondcypress		60-80/15-20
Taxodium distichum	Baldcypress		50-70/20-30

Table 3.6: Understory Tree Species			
Botanical Name	Common Name	Recommended Varieties	Height/Spread (feet)
Acer barbatum	Southern Sugar Maple		20-25/15/20
Acer buergerianum	Trident Maple		20-25/10-15
Aesculus pavia	Red Buckeye		10-20/10-15
Amelanchier arborea	Serviceberry	Autumn Brilliance	20-25/10-15
Asimina triloba	Pawpaw		15-20/10-15
Carpinus caroliniana	Ironwood		20-30/15-25
Cercis canadensis	Redbud	Forest Pansy, Oklahoma, Texas White	20-30/20-25
Chamaecyparis thyoides	Atlantic White Cedar		40-60/10-20

Table 3.6: Understory Tree Species			
Botanical Name	Common Name	Recommended Varieties	Height/Spread (feet)
Chionanthus virginicus	Fringe Tree		10-20/15-20
Cornus florida	Flowering Dogwood	Cloud 9, Cherokee Chief, Cherokee Princess	15-25/10-20
Cratageus phaenopyrum	Washington Hawthorne		25-30/20-25
Ilex decidua	Possumhaw	Warren's Red, Council Fire	15-20/10-15
Ilex opaca	American Holly		20-30/15-20
Ilex vomitoria	Yaupon Holly	Hoskin's Shadow, Kathy Ann, Katherine	15-20/10-15
Ilex x attenuata	Topel Holly	Savannah, Foster's #2, East Palatka	20-30/10-15
Ilex x	Nellie Stevens Holly	Nellie R. Stevens	15-25/10-15
Ilex hybrids	Red Holly	Oakleaf, Cardinal, Robin, Liberty, Patriot	10-15/8-15
Juniperus virginiana	Eastern Red Cedar		30-50/10-20
Magnolia virginiana	Sweet Bay Magnolia		20-30/10-20
Myrica cerifera	Wax Myrtle		4-20/20-40
Oxydendrum arboretum	Sourwood		20-50/10-25
Persea borbonia	Redbay		30-60/10-25
Prunus angustifolia	Chickasaw Plum		4-20/20-40
Prunus caroliniana	Carolina Cherry Laurel		20-30/15-20
Sabal palmetto	Palmetto Palm		10-30/10-15
Sassafras albidum	Sassafras		30-60/25-40
Zanthoxylum clava-herculis	Prickley Ash		15-30/10-25

Table 3.7: Shrub Species			
Botanical Name	Common Name	Recommended Varieties	Height/Spread (feet)
Aralia spinosa	Devil's Walking Stick		10-20/6-10
Aronia arbutifolia	Chokeberry		6-10/3-6
Bignonia capreolata	Cross Vine	Tangerine Beauty	30' spread
Callicarpa americana	American Beautyberry		5-10/5-10
Calycanthus floridus	Carolina Allspice		5-10/5-10
Cephalanthus occidentalis	Buttonbush		6-12/5-10
Clematis armandii	Evergreen Clematis	vine	20' spread
Clematis virginiana	Autumn Clemantis Vine		12-36' spread
Clethra alnifolia	Summersweet	Hummingbird, Sixteen Candles, White Doves	2-3/4-6
Cyrilla racemilflora	Swamp Titi		12-36/6-25
Decumaria barbara	Climbing Hydrangea	deciduous vine	20' spread
Euonymus americanus	Strawberry Bush/Hearts-a-bustin'		4-6/4-6

Table 3.7: Shrub Species			
Botanical Name	Common Name	Recommended Varieties	Height/Spread (feet)
Fothergilla gardenia	Dwarf Fothergilla		2-4/2-4
Gelsemium rankenii	Swamp Jessamine vine		20' spread
Gelsemium Sempervirens	Carolina Jessamine vine		20' spread
Hydrangea Arborescens	Smooth Hydrangea	Annabelle	3-5/3-5
Hydrangea quercifolia	Oakleaf Hydrangea	Alice, Snow Queen	5-10/5-15
Ilex glabra	Inkberry Holly	Shamrock	6-8/8-10
Ilex verticillata	Winterberry	Winter Red, Red Sprite	5-15/5-15
Ilex vomitoria	Yaupon Holly	Hoskin's Shadow Kathy Ann, Katherine	15-20/10-15
Ilex vomitoria 'nana'	Dwarf Yaupon	Bordeaux, Schillings	3-4/4-5
Ilex hybrids	Holly	Emily Brunner, San Jose, Mary Nell	15-25/10-15
Itea virginica	Virginia Sweetspire	Little Henry, Merlot	3-4/3-5
Jasminum nudiflorum	Winter jasmine		3-4/3-4
Lonicera sempervirens	Coral Honeysuckle	native vine	20' spread
Lonicera x heckrottii	Goldflame vine Honeysuckle		20' spread
Myrica cerifera	Southern Wax Myrtle		6-20/6-20
Osmanthus americanus	Devilwood		15-25/10-20
Rhapidophyllum hystrix	Needle Palm		5-8/5-8
Rhododenron atlanticum	Coastal Azaela		2-4/2-4
Rhus copallina	Winged Sumac		6-12/12-36
Sabal minor	Dwarf Palmetto		4-5/4-5
Vaccinium stamineum	Farkleberry/Sparkleberry		12-15/6-12
Viburnum nudum	Possomhaw Viburnum		5-10/5-10
Viburnum obovatum	Walter's Viburnum		4-10/3-8
Viburnum plicatum var. tomentosum	Doublefile Viburnum	Shasta, Mariesii	8-10/8-10
Viburnum prunifolium	Blackhaw Viburnum		10-20/10/15
Viburnum x burkwoodii	Burkwood Viburnum		8-10/5-7
Viburnum rufidulum	Southern Blackhaw		10-20/10-20
Yucca aloifolia	Spanish Dagger Yucca		6-12/6-10
Yucca filamentosa	Adam's Needle Yucca	Color Guard, Garland Gold, Bright Edge	2-4/2-4

F. STREET YARDS

1. A street yard shall be provided for applicable development located adjacent to a public street right-of-way, with a minimum depth of 50% of the required front or corner side setback as measured perpendicular to the street right-of-way, provided that no street yard in excess of 10 feet in depth shall be required. Street yards shall not be required in the BD or CBD districts.
2. Planting requirements. One (1) canopy tree per every 50 linear feet; one (1) understory tree per every 20 linear feet of road frontage; 20 shrubs per 100

linear feet of road frontage. Where overhead utility lines are present, the location, height, and selection of tree material shall be established in consultation with the Public Services Director.

3. Property used for a business primarily engaged in the sale and display of motor vehicles, manufactured housing, boats, recreational vehicles, or similar equipment may have the required landscaping within the streetyard installed at a minimum height of 18 inches at planting and not exceeding three (3) feet at maturity.

G. PARKING FACILITY LANDSCAPING

1. All parking facility areas containing more than 10 spaces shall be landscaped in accordance with the following minimum standards:
   a) Minimum standards: At least eight (8) percent of the gross paved area of a parking facility shall be landscaped and located in the interior. For purposes of this section, interior shall mean the area within the parking facility curb or pavement and extensions that create a common geometric shape such as a square, rectangle or triangle.
   b) Trees and shrubbery planted pursuant to this section shall include at least one (1) canopy tree and six (6) shrubs. At least fifty 50 percent of the trees planted shall be of a canopy tree species as outlined in Table 3.5.
   c) In support of the above, the following standards shall apply to interior plantings:
      i) All plantings shall be evenly distributed throughout the parking facility.
      ii) All interior plantings shall be curbed or otherwise physically protected.
      iii) Consecutive parking spaces shall incorporate landscape peninsulas no more than 10 spaces apart and at least the ends of all parking rows. Peninsulas shall contain at least 100 square feet in area and at least eight (8) feet in width, measured from back of curb/barrier to back of curb/barrier.
2. The provisions of this section shall not apply to property used for a business primarily engaged in the sale and display of motor vehicles, manufactured housing, boats, recreational vehicles, or similar equipment or for any facility which is limited to periodic or intermittent use for vehicular parking, such as parking lots for churches or recreational facilities, provided the facility is completely covered by grass or otherwise presents a landscaped effect .

H. FOUNDATION PLANTINGS

1. For all portions of buildings, which are adjacent to parking facilities or internal drive aisles, foundation plantings shall be required and located between the buildings face and the parking or drive isle curb. Where sidewalks will be

provided, the planting shall be located on the building side of the sidewalk. The following minimum standard shall apply:

a) The area of the building face adjacent to the parking area or internal drive isle shall be calculated and multiplied by a minimum of 12%. The resultant total square footage shall be planted as landscaped areas of shrubs, grass, and groundcover. Understory trees are encouraged where ample space is available.

2. Exceptions from these requirements may be granted when the following circumstances exist or when any of the following conditions are proposed on the site:

a) For those portions of buildings which have drive up services along any side or rear of the building. Such examples would include but not be limited to pharmacies, banks, fast food restaurants, and dry cleaners.

b) On the rear side of a building when less than 10% of the total required parking is located in the rear of the building and the rear is not adjacent to any public right-of-way.

I. BUFFERYARDS

1. Where there are competing or conflicting land uses and/or differences in the intensity of the land uses, bufferyards shall be required as provided herein.
2. Perpendicular encroachments by driveways, pedestrian-ways, and utilities are permitted, but should be minimized to the extent feasible.
3. Bufferyards shall not overlap into required street yards.
4. Stormwater BMPs and impoundments may be placed within a required buffer only when the applicant demonstrates that no reasonably practicable alternative exists, and provided that the performance standard of the buffer can be maintained. Bioretention areas may be placed within buffers without additional justification provided the performance standard of the buffer is maintained.
5. All regulated and specimen trees located within required buffers shall be retained and protected.
6. Bufferyards range in width from 10 to 40 feet. The following table illustrates the required bufferyard widths:

Table 3.8 Bufferyard Width

	Adjacent Property Zoning and Required Buffer Width (feet)					
Applicant Zoning District	#1: OS	#2: R-10, R-20, PUD	#3: MF, ~~MH~~, O&I	#4: BD, CBD	#5: HC	~~#6: HI, LI~~
#1: OS	**0'**	**0'**	**0'**	**0'**	**0'**	**~~0'~~**
#2: R-10, R-20, PUD	**0'**	**0'**	**0'**	**0'**	**0'**	**~~0'~~**
#3: MF, ~~MH~~, O&I	20'	20'	**0'**	20'	20'	~~20'~~
#4: BD	10'	20'	10'	**0'**	**0'**	**~~0'~~**
#5: CBD	**0'**	**20'**	**10'**	**0'**	**0'**	**~~0'~~**
#6: HC	40'	40'	20'	0'	**0'**	~~20'~~
~~#7: HI, LI~~	~~40'~~	~~40'~~	~~40'~~	~~20'~~	~~20'~~	**~~0'~~**

7. Bufferyard types identify the type of vegetation required. The following table outlines the requirements of a Type A and Type B bufferyard:

Table 3.9 Bufferyard Type		
Buffer Type	Type A	Type B
Adjacent Land Uses	One and Two-family Residential	Non-Residential/Multi-family
Minimum # of Trees	2 canopy, 4 understory per 1,000 square feet	1 canopy, 2 understory per 1,000 square feet
Minimum # of Shrubs	12 per 1,000 square feet	8 per 1,000 square feet
Minimum % of Evergreen	75%	50%

8. Alternatives: Fences, Walls, and Earth Berms.
   a) Earthen berms are encouraged as a viable alternative to Type A or B bufferyards. Such berms shall be installed at a minimum height of six (6) feet above the lowest adjacent grade and shall include a minimum of 10 shrubs per 1,000 square feet.
   b) If required landscaping of a bufferyard makes up over 20% of the total square footage of a lot, the use of a solid wall or fence may reduce the yard requirement by one half (½). If the yard requirement is reduced, it shall meet the following:
      i) A fence or solid wall shall be of material compatible with the principal building in composition and color;
      ii) Maximum height of a fence or solid wall used in a bufferyard shall be eight (8) feet, the top two (2) feet of which may have up to 50% opacity; and
      iii) Plantings shall be located between the fence or wall and the adjoining property line.

3.18 TREE PROTECTION AND LANDSCAPE PRESERVATION

A. GENERAL

The overarching goal of this section is to proactively manage the City of Southport's Urban Maritime Forest and its tree canopy. This management will take the form of tree preservation when at all possible, and mitigation through the replanting of trees when others must be removed.

A healthy and expansive tree canopy provides a wide range of benefits to the citizens of Southport. Aesthetically, the nurturing of trees and tree canopy provides for a pleasant and beautiful community in which both residents and visitors alike benefit from. Economically, a robust tree canopy provides a consistent cooling effect on our community and on individual properties that can significantly reduce cooling costs for homeowners and businesses alike. Property values on both public and private land are increased when trees form part of the landscape. A healthy tree can increase residential property values by as much as 27 percent.

One large tree can lift up to 100 gallons of water out of the ground and discharge it into the air in a day, helping to filter the air that we breathe and control storm water. In our coastal location, Southport's tree canopy protects our community and helps mitigate the damage caused by wind during tropical storms and hurricanes.

The city finds that the preferred method used by developers of proposed development for minor, major, or PUD development in the city is to clearcut the entire area to be developed and then to replant trees in mitigation of the damage done by the clearcutting. The City finds that, even when fully mitigated pursuant to this ordinance, both the aesthetic and environmental damage done by the mass and indiscriminate destruction of forest by such clearcutting can never be fully restored until the trees planted in mitigation reach maturity many years in the future. For this reason, the City seeks to limit the environmental and aesthetic damage done in the process of development to the extent reasonably possible by reducing the number of trees removed in development rather than planting new trees in substitution therefore.

For all these reasons, the City of Southport places great value on our Urban Maritime Forest and the tangible and intangible benefits that it provides. This section provides a plan to ensure that existing trees are protected, in particular our signature heritage Live Oaks, and at the same time provides guidelines for mitigation through the replanting of native species when it is necessary to remove trees.

B. PURPOSE

1. The general purpose of this section is to regulate and control the planting maintenance, and removal of trees and vegetation on both public and private property.
2. The specific purposes of this section are:
   a) To safeguard and enhance property values and to protect public and private investment through the maintenance and protection of significant existing trees.
   b) To prevent lot clearing;
   c) To outline the City's responsibilities with regard to protection and maintenance of Southport's urban forest trees and landscaping on public property; and
   d) To prevent the indiscriminate removal of trees and ensure mitigation when trees are necessarily removed.

C. AUTHORITY TO TREAT OR REMOVE TREES ON PRIVATE PROPERTY

1. The UDO Administrator may cause or order the removal of any tree or part thereof on public or private property which is in an unsafe condition, damaging or likely to damage sewers or other public improvements facilities, or which is infested by an injurious fungus, disease, insect or other pest.
2. The UDO Administrator may cause or order necessary treatment for any tree on public or private property which is infested by any injurious fungus, disease, insect or other pest when they determine such action is necessary to prevent the spread of any such injurious condition or pest and to prevent danger therefrom to persons or property or to vegetation planted on adjacent property.
3. Before exercising the authority conferred by this section, the UDO Administrator shall order the owner or occupant of the property to take corrective action. The order shall be in writing and shall state that the action specified therein must be

taken within 10 consecutive calendar days after the order is mailed. The order shall be mailed by certified or registered mail, return receipt requested. Failure to comply with the order of the UDO Administrator shall be a violation of this section. If the condition has not been corrected or if action that would lead to a timely correction of the condition has not been taken within the time specified above, the UDO Administrator or their designee may seek an injunction, order of abatement or other equitable remedy in a court of competent jurisdiction against the property owner to ensure compliance in accordance with NCGS 160A-175.

D. TREE IMPACT PERMIT

1. Removal or damage to any protected tree or development activities within the critical root zone of any protected tree without the prior issuance of a tree impact permit or the failure to conform to the terms and conditions thereof is hereby prohibited. A protected, or Regulated Tree, is defined as follows:

   Regulated Tree: The subsurface roots, crown, and trunk of any self-supporting woody perennial plan such as a large shade tree, which usually has one (1) main stem or trunk, and has a measured DBH as follows:

   A. A hardwood tree, having a single trunk at least eight (8) inches in DBH. Trees may have a single or multiple trunks, but at least one trunk must measure eight (8) inches in diameter.
   B. A coniferous tree, having a single trunk at least twelve (12) inches DBH.
   C. Any tree, of any species, with a DBH of thirty (30) inches or greater **(Specimen Tree)**

2. For previously platted residential lots or one or two-family residential uses, a tree impact permit shall be required to remove or conduct any development within the critical root zone of any protected regulated tree located within any setback and for a protected specimen tree located anywhere on said property. An as-built tree survey will be required prior to the Certificate of Occupancy for new residential construction.

3. For nonresidential, multi-family, or major subdivisions, a tree impact permit shall be required to remove any protected tree located anywhere on site. An as-built tree survey shall be required for Major Site Plans prior to the Certificate of Occupancy and for Major Subdivisions prior to Final Plat approval.

4. Any protected trees permitted to be removed pursuant to any tree impact permit shall be mitigated pursuant to subsection H (entitled “Mitigation”) of this section of this ordinance. All persons seeking a permit for removal of a protected tree as provided above shall make application to the city via the tree impact permit application.

E. EXCEPTIONS

1. The UDO Administrator may waive the requirements of this section during a city declared state of emergency in accordance with NCGS 166A-19.22.
2. If any regulated tree shall be determined to be a hazard tree such that it may:
    a) Immediately endanger the public health, safety or welfare; or
    b) Cause an immediate disruption of public services.

F. TREE PLAN

1. A tree plan must be submitted to, reviewed, and approved by the UDO Administrator prior to the issuance of a tree impact permit.
2. For nonresidential, multi-family, major subdivisions, or planned unit developments the tree plan shall be a scaled plan not less than 1"= 30' and shall be prepared by a landscape architect registered in the state and the tree plan shall provide the following information:
    a) Two separate zones during the planning phase:
        i) Tree Removal Zones – Zones that show the impacts of utility, infrastructure, and drainage improvements. These improvements would still require mitigation for all regulated live oaks 8" or greater in diameter.
        ii) Tree Safe Zones/Lot Preservation – The area designated on a preliminary plat of a minor or major subdivision or PUD that makes up the individual lots where trees are to be left untouched. 80% of the lot is to be left untouched prior to lot development.
    b) Property line with bearings and distances, easements, marsh and wetland delineations and other information necessary to depict the development area;
    c) All existing and proposed buildings, paving, infrastructure, and utilities;
    d) All protected regulated and specimen trees located on the site indicating the diameter, species, and the critical root zone for each protected tree;
    e) All regulated and specimen trees located on the site proposed to be removed, including species and size;
    f) All proposed newly planted trees indicating the DBH and height at planting, and species;
    g) Tree protection zones, protective fencing details, and tree wall and/or tree well details;
    h) Maintenance plan identifying the methods to ensure the viability of all trees and the party responsible for continuing maintenance;
    i) Listing of total number of trees and DBH inches to be removed and the total number of trees and DBH inches to be planted by species; and
    j) Seal of the design professionals with signature and date.
3. For residentially zoned vacant lots or one and two-family residential uses, the tree plan to be submitted as part of the permitting process shall include a hand drawn

sketch, rendering, or copy of an existing plat or survey of the property indicating the location of those regulated or specimen trees proposed to be removed, as well as any trees proposed to be planted as mitigation (if applicable).

a) TREE RETENTION REQUIREMENTS PER LOT IN THE R10, R20, MF, AND PUD ZONING DISTRICTS

1. 3,000 sq ft - 1 broadleaf canopy tree
2. 6,500 sq ft - 2 broadleaf canopy trees
3. 11,000 sq ft - 3 broadleaf canopy trees
4. 14,000 sq ft - 4 broadleaf canopy trees
5. 20,000+ sq ft - 5 broadleaf canopy trees

b) In cases where the tree retention requirements above prohibit the development of a lot, mitigation will be required.

c) In cases where the lot does not have canopy trees, the developer must plant to the requirements in 3 a).

4. Distance from utilities. Any tree required by this section which is placed within 20 feet lateral distance from the centerline of an above ground electric utility line (the line connecting pole centers) should have a maximum expected maturity height as follows:

a) Zero (0) to 10 feet lateral distance of the centerline, 15-foot maximum expected maturity height; and

b) Zero (0) to 10 feet lateral distance of the centerline, 15-foot maximum expected maturity height; and

c) Outside 20 feet of lateral distance, trees should be placed in the most feasible manner to avoid future conflict with aboveground electric utilities and violations of the National Electric Safety Code, and to avoid conflict with any below ground utilities and drainage facilities. Variations to such distance requirements may be made with the approval of the Public Services Director.

G. CRITERIA FOR ISSUANCE OF TREE IMPACT PERMIT

1. Unless the applicant for a permit under this section is engaged in new construction, no tree impact permit shall be issued unless one (1) or more of the following criteria are met:
   a. The protected tree is dead, severely diseased, injured or in danger of falling close to existing or proposed structures.
   b. The protected tree is causing disruption of existing utility service or causing drainage or passage problems upon the rights-of-way.
   c. The protected tree is posing an identifiable threat to pedestrian or vehicular safety.
   d. The protected tree to be removed is located within 15 feet of the principal structure, within five (5) feet of detached buildings (sheds, accessory structures, garages), pools, hardscape patios, and driveways.
   e. The protected tree violates state or local safety standards.

f. Removal of the protected tree is necessary to enhance or benefit the health or condition of adjacent trees or property.

2. Any tree removed requiring mitigation shall be mitigated through the planting of new material as provided in 3.18 H Mitigation. Mitigation shall not be required for trees that are dead, severely diseased, injured or if the tree poses a threat to an existing structure due to the poor condition of the tree.

H. MITIGATION

1. The indiscriminate removal of trees is not allowed. A tree impact permit request must be accompanied by a clarification of purpose/need. Mitigation is required when it is determined that a tree may be removed. The removal of any protected regulated tree within any setback or the removal of any protected specimen tree located anywhere on site, if approved, must be mitigated in accordance with the following standards:
    a. The total diameter at breast height (DBH) of all applicable protected trees proposed for removal shall be totaled. The resultant number of DBH inches to be removed must be planted back on the site with an appropriate number of trees to replace the equivalent DBH of those trees removed. For example, if 72 inches DBH of specimen trees are proposed for removal from a site, the equivalent number of new trees required to meet the 72 inches of DBH removed shall be planted back on site (24 trees installed at three (3) inches Caliper would meet this requirement).
    b. Existing residentially zoned vacant lots or one and two-family residential uses shall only be required to mitigate 25% of the total DBH of regulated or specimen trees removed. All other development types and/or proposals for any major subdivision shall be subject to the full mitigation replacement ratio requirement provided in subsection 1 (a).
    c. A minimum of one (1) regulated or specimen tree of the same species removed shall be installed through mitigation. Where regulated or specimen canopy trees are removed, the replanting requirement shall consist of a minimum 25% heritage Live Oak (Quercus virginiana) and an overall minimum of 50% canopy trees. Where regulated or specimen Live Oak (Quercus Virginiana) trees are removed, the replanting requirement shall consist of a minimum of 50% such species.
    d. Any replanted trees shall be canopy or understory trees as provided in Tables 3.5 or 3.6.
    e. Utilization of understory trees shall not exceed 50% of the required mitigation plantings.
    f. A mitigation plan that contains between 10 to 50 understory trees shall include, with balanced representation, a minimum of three understory tree species as provided in Table 3.6.
    g. A mitigation plan that contains over 50 understory trees shall, with balanced representation, include a minimum of four understory tree species as provided in Table 3.6.
    h. Minimum sizes for mitigation plantings are canopy trees 3” diameter at breast height and understory trees 2” diameter at breast height.

2. Any mitigation trees required as a result of the removal of regulated or specimen trees may be counted to meet the requirements of the street yard, buffer, or parking facility landscaping requirements.
3. Significant Heritage Live Oak Trees retained on site will be eligible for a mitigation credit as follows:
    a. 10" to 20": Retaining and preserving Heritage Live Oaks of this size will receive credit with a multiplier of 2. For example, retaining a 10" Live Oak would equal 20" of mitigation credit.
    b. 20" to 30": Retaining and preserving Heritage Live Oaks of this size will receive credit with a multiplier of 3. For example, retaining a 20" Live Oak would equal 40" of mitigation credit.
    c. Greater than 30": Retaining and preserving Heritage Live Oaks of this size will receive credit with a multiplier of 4. For example, retaining a 30" Live Oak would equal 120" of mitigation credit.
4. Mitigation trees must be planted within a year of the tree permit being issued. Failure to do so will constitute a violation of this section.

I. LOT CLEARING AND PREPARATION

1. No alteration of vegetation, trees, or landscape material in excess of three (3) inches DBH shall occur on a lot or building site prior to the issuance of a zoning or tree impact permit. Some clearing of understory trees and shrubs may be required to prepare a site for survey, inspection by governmental agencies as part of any permitting process, or to stake the proposed building site.
2. On densely vegetated lots, a walking access trail not to exceed three (3) feet may be cleared for access purposes. Permission to clear any understory trees and shrubs less than three (3) inches DBH for said walking access trail shall be permitted following consultation with the UDO Administrator; however, clearing shall be kept to an absolute minimum.
3. Violations of the lot clearing and preparation section shall constitute a minimum (1) one-year delay in the issuance of any city issued development approval.
4. In the event that a lot has been cleared without obtaining all proper permits from the city and the UDO Administrator is unable to determine the exact number of trees which have been removed in violation of this ordinance, a civil penalty shall be levied under this subsection as follows:
    a) If the property is located within a residential district, the offender shall be subject to a civil penalty in the amount of $1.00 for each square foot of the total size of the lot that was cleared (not based on the lot area cleared). In addition, the offender shall be required to plant two (2) replacement canopy trees per 10,000 sf or fraction thereof.
    b) If the property is located within a nonresidential district, the offender shall be subject to a civil penalty in the amount of $2.00 for each square foot of the total size of the lot that was cleared (not based on the area cleared). In addition, the offender shall be required to plant four (4) replacement canopy trees per 10,000 sf or fraction thereof.

c) In addition to the civil penalties set forth in subsections 4(a) and 4(b) above, the offender shall be subject to all enforcement provisions of Section 2.15.D of this Unified Development Ordinance.

J. TREE PROTECTION DURING CONSTRUCTION

1. A major objective of this section is to encourage the preservation of existing vegetation wherever possible while allowing quality development to take place. As a result, the following measures shall be required for protected trees during the construction process.
2. Protective fencing not less than four (4) feet high or other construction barrier shall be placed at and completely encompass the critical root zone of all protected trees.
3. Any tree whose critical root zone will be affected by soil removal shall have roots cut clearly by trenching at a point at least one (1) foot outside the construction barrier installed as required above.
4. The following shall be prohibited within the critical root zone of any protected tree, except as may be necessary when constructing, repairing or replacing public utilities:
   a) Grading and excavation which involves cutting or filling to a depth of more than three (3) inches.
   b) Pouring of any material onto ground which is toxic to plants.
   c) Installing, depositing, placing, storing, or maintaining any stone, brick, sand, concrete or other materials which may impede the free unobstructed growth of or passage of water, air, and fertilizer to the roots.
   d) Storing of any construction materials within the critical root zones of the protected trees.
   e) Attaching any sign, poster, notice or other object, or fastening any guy wire, cable, rope, nail, screw, or other device to any protected tree for any reason other than that of a protective nature to the tree.
   f) Causing or encouraging any fire or burning of any kind near or around any tree.
5. In the event that a developer is unable to meet the critical root zone requirements of this section, the developer must have a Landscape Architect or ISA Certified Arborist prepare guidelines on how to protect the Critical Root Zone to the maximum extent possible during the development process.

K. DAMAGE TO TREES

1. It shall be unlawful to intentionally damage or destroy trees planted on municipally owned or controlled property except as a part of a city-authorized improvement program.
2. It shall also be a violation of this section to attach or place any rope or wire (other than one to support a young or broken tree), sign, poster, handbill, or anything to any such public tree.
3. A person damaging a tree on public property in violation of this section shall be liable to the city for such damage, including any loss of value. In the event damage is so pervasive as to result in the treatment or removal of the tree, the person damaging such tree shall also be liable for costs of treatment or removal. Values of

public trees or the amount of damages thereto will be determined by a certified arborist retained by the City of Southport.

4. The monies collected for damages and loss of value will be placed in the City of Southport Tree Mitigation Fund and are to be used solely for restitution for damages or for other costs incurred by the city for violation of this section.

L. HAZARD TREE

1. Every owner of any tree overhanging a street or sidewalk within the city is responsible for pruning the branches so that such branches shall not obstruct vehicles or pedestrians. Provided further, that all property owners within the city are hereby required to cause the removal of any dead or diseased trees on their property whenever such trees constitute a hazard to life and property or harbor insects or diseases which constitute a potential threat to other trees. Failure to take such action shall be a violation of this section.

2. The UDO Administrator or his designated representative shall give written notice to any owner violating the terms of this section of said violation and give said owner no less than 10 days to perform the duties in connection with his or her property as specified in (a). If said owner or occupant shall refuse or neglect to perform the duties hereof, the UDO Administrator or his designee may seek an injunction, order of abatement or other equitable remedy in a court of competent jurisdiction against the property owner to ensure compliance in accordance with NC GS 160A-175.

3. In case the owner(s) of any lot or other real property is unknown or their whereabouts is not known after diligent efforts to identify and locate said person, then a copy of the written notice herein above referred to shall be posted upon the premises. The City Clerk shall make an affidavit setting out the facts and circumstances justifying the posting of said property.

M. PROTECTION OF UTILITIES

Public utilities shall exercise reasonable care and utilize best management practices to avoid damage and injury to public trees during the installation and maintenance of its facilities. The City's Public Services Director or their designee will provide assistance on any utility project to see that the public utilities can be installed or repaired with minimal damage to any public tree utilizing standards outlined in the City of Southport Urban Forest Management Plan (2011).

N. NOTIFICATION FOR WORK NEAR PUBLIC TREES

1. As part of any new construction project, no person or business shall perform any grading, excavation, place any fill, compact the soil or construct any building structure, street, sidewalk, driveway, pavement or public utility within 25 feet of any public tree without first notifying and consulting with the UDO Administrator. Any such work shall be conducted in accordance with this section.
2. Any public utility constructing or maintaining any overhead wires or underground pipes or conduits within 25 feet of public trees shall consult with the Public Services Director prior to performing work which may cause injury to public trees.

O. PRUNING REQUIREMENTS

A permit is not required for the pruning of trees. However, in order to prevent excessive pruning and topping of trees and to prevent pruning that will be hazardous to the health and natural appearance to the tree, compliance with approved pruning standards is required, and failure to meet these standards is a violation of this section. The UDO Administrator shall maintain on file at all times a copy of the current edition of Pruning Standards by the American Society of Consulting Arborists and shall make copies of such standards available for the cost of reproduction upon request.

P. PENALTIES FOR VIOLATIONS OF THIS SECTION

1. Any person removing any tree in violation of this section, in addition to mitigation requirements, shall be subject to a civil penalty of one hundred dollars ($100.00) per inch diameter at breast height (DBH) of the tree.
2. Any person removing any regulated tree after notice of the requirements of this section, in addition to the mitigation requirements, shall be subject to a civil penalty of two hundred dollars ($200.00) per inch DBH of the tree.
3. Any person removing any City Owned Tree in violation of this section, in addition to the mitigation requirements, shall be subject to a civil penalty of three hundred dollars ($300.00) per inch DBH of the tree.

Q. CITY OF SOUTHPORT; RESPONSIBILTY

1. It is the responsibility of the City of Southport to maintain the City's iconic, Urban Maritime Forest. The City shall undertake a program of review, maintenance, and regulatory oversight in order to maintain the current and future health of our forest landscape.

R. FORESTRY COMMITTEE; RESPONSIBILITY.

1. The City of Southport Forestry Committee shall review and recommend actions to preserve and enhance the community's trees. The committee's actions will include protection of existing trees, tree replenishment, public education, and any other function related to the community's urban forest environment.

S. APPROVED TREE LIST

1. The City shall maintain a list of approved native trees for various applications. A copy of the approved native tree list can be found in Section 3.17.

T. DEVELOPMENT OF ANNUAL TREE PROGRAM.

1. The City Manager, in cooperation with the Forestry Committee, shall annually review its tree maintenance and installation needs including new projects, pruning of existing trees and replacement of diseased or damaged trees in conjunction with development of the City's annual budget. The City, in coordination with the Forestry Committee, will undertake an annual planting program, focusing on Southport's iconic live oaks (Quercus virginiana) on the City's public areas and rights

of way. The Forestry Committee will identify planting locations with a focus on replacing trees that have been lost/removed as well as to expand the forest canopy.

U. COMMUNITY AWARENESS

1. The City shall undertake programs, as may be determined by the Forestry Committee, Director of Tourism, and/or the Director of Parks and Recreation, which enhance the community's awareness of the value of trees and qualify for points toward the Tree City, USA Growth Award. The City shall annually hold an Arbor Day Ceremony, planned and organized by the Southport Forestry Committee, which focuses attention on the value of trees in the urban environment, and encourages public participation in tree planting or other activities supporting Southport's urban forest.

V. MAINTENANCE OF PUBLIC TREEES/PROJECTS

1. The Public Services department shall be responsible for the maintenance of trees on municipal property with the advice of the City Manager or his designee. The Public Works department and Forestry Committee will annually assess trees located on public property and identify those that require maintenance or removal. The City will undertake any required maintenance utilizing City Staff, or when required, contract the work to be completed within current ANSI standards and/or International Society of Arboriculture (ISA) Best Management Practices.
2. The City shall have the right to prune, maintain and remove any tree on public grounds which interferes with the safe flow of traffic, any traffic control device or sign.
3. It shall be unlawful for any person to top or cut back to stubs the crown of any tree on City property or ROW.
4. Trees severely damaged by storms or other causes where required pruning practices are impractical may be exempted from this section as determined by the City Manager. This also includes dead, dying, or diseases determined by the City Manager or their designee and which pose a threat to the safety of the community.
5. All other City departments shall cooperate fully with the City Manager or his designee in carrying out the responsibilities of this section.
6. The planting, maintenance, and/or removal activities of public trees shall meet current arboricultural best management practices (ANSI A300 Standards) and follow guidelines outlined in the 2011 City of Southport Urban Forest Management Plan. City departments, contractors, community organizations and individuals performing tree related activities on City-managed property are required to adhere to these standards.

3.19 SIGNS

A. GENERAL

1. It is the intent of this section to protect public interest, safety and welfare and, to that end, the purpose of this section is specifically declared to be as follows:
    a) To promote economic development and preserve the historic character while minimizing the negative impacts that signs may have on the visual appearance of the City of Southport;

b) To provide orientation and guidance to our tourists and visitors and identification of public areas, natural resources, historical and cultural landmarks and places of interest and in so doing reduce confusion and traffic congestion;
c) To inform and educate visitors and residents of opportunities and events both commercial and noncommercial occurring in the City of Southport; and
d) To permit and regulate signs in such a way as to support and compliment land use objectives.

2. Encroachment Into Right-of-Way. No part of any sign shall be located on or extended into a public right-of-way without all applicable permits except as allowed by this section.
3. Visibility. No sign or structure shall be erected or maintained to impede safe and adequate visibility from vehicles or for pedestrians.
4. Illumination. Where permitted, illuminated signs shall be subject to the following conditions:
    a) Any light used for illumination shall be shielded so that the beams or rays of light will not shine into surrounding areas or on the public roadway.
    b) Neither direct nor reflected light from any light source shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.
    c) Sign illumination shall be only at the minimum level required for nighttime readability.
5. Signs for Nonconforming Uses. Signs for nonconforming uses, where such uses may be continued, shall be allowed, but shall comply with all regulations for signs in the zoning district where such signs are located.

B. APPLICABILITY

1. Except as otherwise provided in subsection C, it shall be unlawful to erect or maintain any sign without first obtaining a sign permit. No permit shall be required, however, for maintenance of a sign restored back to its original condition. Failure to secure a permit shall constitute a violation of this section.
2. A scaled drawing displaying the location of the sign on the associated property, the sign dimensions, construction, height, setbacks from all property lines, lighting, electrical and all other elements associated thereto shall accompany all sign permit applications.
3. If actual work for the permitted sign on the site is not commenced within 60 days from the date of such sign permit or if substantial work for the permitted sign is suspended for a period of 60 consecutive days after issuance of the sign permit, the permit shall automatically become null and void. Provided, however, for new construction, the sign permit shall not become null and void until 60 days after the Certificate of Occupancy has been issued.
4. When any permit has been revoked under the terms of this section, the permit fees shall not be refunded. If a sign permit is denied, however, the permit fee will be refunded.
5. All permanent signs shall be designed and constructed to meet the requirements of the NC Building Code. Depending on the type of sign construction, the building inspector may require engineer certified plans.
6. Any sign proposed to be constructed beyond the mean high-water line requires the issuance of a Special Use Permit in accordance with the requirements set forth in Article

2. Any such sign shall not be located off-premise and must comply with applicable sign type provisions provided in this section.

C. SIGNS EXEMPT FROM PERMIT REQUIREMENTS

Unless otherwise prohibited hereinafter the following signs are exempt from permit requirements but subject to the provisions provided herein:

1. Signs which are not designed to be visible beyond the boundaries of the lot upon which they are located and/or from any public thoroughfare or right-of-way, except as such signs may be regulated hereinafter.
2. Official governmental notices and notices posted by governmental officers in the performance of their duties; governmental signs or signs installed under governmental authority.
3. Noncommercial Flags, pennants, or insignia of any nation, organization of nations, state, county or city, any religious, civic or fraternal organization, or any educational or cultural facility.
4. Temporary decorations or displays.
5. Temporary or permanent signs to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, and similar devices or signs providing directions around such conditions.
6. Merchandise, pictures, or models or products or services which are incorporated as an integral part of a window display.
7. Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of a business which are affixed or painted onto moving vans, delivery trucks, contractors' vehicles, and equipment and the like provided that, when not being so operated, such vehicles are parked or stored in areas appropriate to their use as vehicles.
8. Trademarks or product names which are displayed as part of vending machines, dispensing machines, automatic teller machines, and gasoline pumps.
9. Signs required for or specifically authorized for a public purpose by any law, statute, or ordinance. These signs may be of any type, number, area, height above grade, location or illumination authorized by law, statute, or ordinance under which such signs are required or authorized.
10. Signs that display information pertinent to the safety or legal responsibilities of the general public with regard to a particular piece of property shall be located on the premises to which the information pertains.
11. Signs attached to buildings (integral sign) which identify buildings and which are permanently integrated by etching, embossing, and/or engraving or which are otherwise permanently made a part of building facades.
12. Special event signs are limited to up to four (4) signs per event. These signs may remain in place for up to 30 days within a calendar year. Signs shall be removed immediately following the event.
13. Signs affixed to windows of vehicles displaying information regarding the sale of said vehicles.
14. Real Estate Signs. Temporary signs advertising the sale, rental, or lease of the property on which said signs are located are allowed, provided such signs are not illuminated.

a) Residential zoned property. One (1) double faced sign per street frontage is allowed. Each sign face square footage shall not exceed six (6) square feet (excluding sign support structure).
b) All other zoned property. One (1) double faced sign per street frontage is allowed. Signs may not exceed 32 square feet per face or eight (8) feet in height.
c) Removal. All such signs shall be removed within seven (7) days after the closing of the sale, rental, or lease of the property.

15. Directional Signs. Directional signs shall be located on the premises to which directions are indicated. Directional signs shall not exceed four (4) square feet per face, two (2) faces per sign, and shall not exceed three (3) feet in height if freestanding or six (6) feet in height if attached to the principal or an accessory structure. The maximum number of signs allowed per lot shall be four (4). These signs may be internally or externally illuminated.
16. Incidental Signs. Incidental signs shall be located on the premises to which the information pertains. These signs shall be single-faced only and wholly attached to a building (including the windows or doors).
17. Copy Changes and Maintenance. No permit shall be required for copy changes made to a changeable copy sign, menu board, marquee sign, or off-premise sign; provided any such changes do not change the classification of the sign under this section. No permit shall be required for maintenance where no structural changes are made.
18. Political Signs. Multiple temporary signs with a noncommercial message and no larger than nine (9) square feet in area, may be erected by a property owner on their property for a ninety (90) day period prior to a primary or general election involving candidates for federal, state, or local offices. During this time, a property owner is allowed one larger sign, not to exceed thirty-two (32) square feet. These signs shall be removed within ten (10) days following the election.
    Within NCDOT right-of way, sign placement and duration shall be in accordance with NCGS 136-32 during the period beginning on the 30th day before the beginning date of "one-stop" early voting under NCGS 163-227.2 and ending on the 10th day after the primary or election day, subject to the following provisions. A person must obtain the permission of any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs must be placed in accordance with the following:
        a) No sign shall be permitted in the right-of-way of a fully controlled access highway.
        b) No sign shall be closer than three (3) feet from the edge of the pavement of the road.
        c) No sign shall obscure motorist visibility at an intersection.
        d) No sign shall be higher than 42 inches above the edge of the pavement of the road.
        e) No sign shall be larger than 864 square inches.
        f) No sign shall obscure or replace another sign.
        g) No sign shall be located in the city's right-of-way.

19. Construction Signs. Construction signs shall be allowed provided such signs do not exceed one (1) sign per street frontage with a maximum of two (2) signs per construction site. Such signs shall not exceed 32 square feet in area display face and no

more than 10 feet in height. Construction signs shall not be erected prior to the issuance of a building permit and shall be removed within seven (7) days of the issuance of a certificate of occupancy.

20. Fence-wrap signs affixed to fences surrounding a construction site may be allowed in accordance with NCGS 160D-908.
21. Temporary Signs. Each lot in a residential zoning district or each establishment within a nonresidential zoning district shall be allowed one (1) temporary sign not exceeding six (6) square feet or four (4) feet in height. Such sign shall not be constructed utilizing wood, cement, steel, or other similar structures of a permanent nature. Such signs shall be easily removed and placement thereof shall not be of a permanent fashion.
22. A-frame Sign. Any premises, including those containing multiple businesses, may place only one (1) A-frame sign per street frontage, per business.
    a) Placement: The sign must be placed directly in front of the business it promotes. Placement of the sign must be in accord with the Americans with Disabilities Act, which requires four (4) feet of sidewalk clearance in addition to the amount of space occupied by the sign. The sign shall be placed in a manner so as not to impede the line of sight for vehicular and/or pedestrian traffic. Along streets with diagonal or perpendicular parking, the sign may be placed within one (1) foot of the curb but must not obstruct a pedestrian's pathway from a parked car to the sidewalk. Along streets with parallel parking, the sign must be at least two (2) feet from the curb. No sign may be placed where the unobstructed space for the passageway of pedestrians is reduced to less than four (4) feet. No signs are allowed in driveways or on improved city streets.
    b) The sign must not exceed 48 inches in height, 24 inches in width and eight (8) square feet per side in area (which includes legs/stand/bracing).
    The sign must be constructed of materials that present a finished appearance and have locking arms on the sides that enable the sign to withstand high winds.
    c) The sign must be removed and stored inside the business after business hours or at dusk (whichever comes first) and may not be outside on days when the business is closed. A-frame signs shall not be artificially illuminated.
    d) Any person erecting an A-frame sign or a portable off-premise sign shall indemnify and hold harmless the city and its officers, agents and employees from any claim arising out of the presence of the sign on city property or rights-of-way. Any person erecting an A-frame sign must sign an indemnification agreement approved by the city attorney prior to the issuance of a permit. The indemnification agreement must be accompanied by proof of insurance covering the liability assumed in this subsection and the agreement.

D. SIGNS PROHIBITED IN ALL ZONING DISTRICTS

The following signs and/or sign features shall not be erected or maintained in any zoning district within the planning jurisdiction of the City of Southport.

1. Signs on roadside appurtenances or snipe signs. On- or off-premise signs on city owned roadside appurtenances, including, but not limited to roadside benches, planters, utility poles, trees, and refuse containers.
2. Vehicle/Trailer signs. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign.

3. Signs of illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion.
4. Signs resembling traffic signals. Signs displaying intermittent light resembling the flashing light customarily used in traffic signals, or used by police, fire, ambulance, or other emergency vehicles, nor shall any sign use the word "stop," "danger," or any other words, phrase, symbol, or character in a manner that might be construed as a public safety warning or traffic sign.
5. Animated signs and flashing signs.
6. Signs obstructing access. Signs which obstruct free ingress to or egress from a driveway or a required door, window, fire escape, or other required exit way.
7. Billboard Signs.
8. Any sign or outdoor advertising display which contains statements, words or pictures of an obscene character as defined in NCGS 14-190.1 such as will offend public morals or decency.
9. Feather flags.
10. Any temporary or permanent off-premise sign unless explicitly permitted by this ordinance.

E. ON-PREMISE SIGNS: RESIDENTIAL DISTRICTS R-10, R-20, MF, MH, AND PUD

The following signs may be allowed within residential zoning districts subject to the issuance of a sign permit. Within a PUD, the following signs may only be permitted in the residential portion of the development.

1. Subdivision and multi-family development signs must either be freestanding ground signs or attached wall signs. If the signs are freestanding ground signs, the height shall be limited to six (6) feet from grade and the minimum setback shall be 10 feet. Each entrance may have two (2) signs no more than 32 square feet per face.
2. Nonresidential Uses in Residential Zoning Districts.
   a) One permanent ground mounted sign may be permitted on a lot containing a nonresidential use in a residential zoning district provided the sign meets the following requirements:
      1. The sign shall be set back a minimum of 10 feet from the street right-of way and any adjacent lot lines.
      2. The maximum sign area shall be 32 square feet.
      3. The sign may include a changeable copy sign, to be included as part of the maximum sign area.
      4. No such sign or any portion of the structure shall exceed six (6) feet in height.
      5. The sign may only be illuminated through an external light source.
   b) Attached single faced wall signs shall be permitted for all nonresidential uses in a residential district in the same manner as permitted for nonresidential uses in the BD zoning district.

F. ON-PREMISE SIGNS: NON-RESIDENTIAL DISTRICTS CBD, BD, HC, O/I, LI, HI AND PUD

The following signs may be allowed within nonresidential zoning districts subject to the issuance of a sign permit. Within a PUD, the following signs may only be permitted in the nonresidential portion of the development.

1. Attached Single Face Wall Sign. Shall be allowed on all sides of a business. The total allowable tenant face signage shall not exceed 25% of the building face of 32 square feet, whichever is greater.

   a) Single tenant building. Wall area shall be total area of the applicable exterior wall.
   b) Multi-tenant building. Wall area shall be defined by that area of the exterior wall enclosed by the intersection of the interior floor, ceiling and wall(s) of the tenant's space.

2. Roof Signs. Signs on the surfaces of a mansard roof and on parapets shall be allowed provided the signs do not extend above the roof or parapet to which they are attached. The size of the sign shall be subject to the 25% allowable area for an attached single face wall sign.
3. Projecting Double Face Signs. One (1) projecting sign per street front shall be allowed.
    1. Signs shall not project more than four (4) feet from the facade of the building.
    2. Clearance over sidewalks shall be at a minimum of nine (9) feet and clearance over streets, alleys or driveways shall be a minimum of 14 feet.
    3. Signs shall not project above third story of the building or above the building soffit, eave line, or building parapet.
    4. The maximum sign area for a projecting sign shall be nine (9) square feet.
    5. Projecting signs shall not be internally illuminated.
4. Freestanding Ground Sign. One (1) freestanding ground sign shall be allowed per street front per lot. Freestanding ground signs are not allowed in the CBD zoning district.
    1. Such signs may contain signage for each establishment within a multi-tenant building subject to the height and size requirements provided in Table 3.10. See Table 3.10 for height and area requirements based on zoning district in which it is located.
        a) Each sign for multi-tenant signs shall be uniform in color and make. Individual logos using the same color palette can be incorporated.

Table 3.10 Freestanding Ground Sign Size

Zoning District	Maximum Height	Maximum Square Footage per Face
CBD	0	0
HC	25 ft.	125 sq. ft.
BD/OI/PUD	8 ft.	60 sq. ft.
~~LI/HI~~	~~25 ft.~~	~~187.5 sq. ft.~~

5. Window Signs. Window signs in all nonresidential districts do not require a sign permit provided they comply with the standards in Section 3.19 and not occupy more than 25% or 25 SF of the window, whichever is less.
6. Electronic Message Center (EMC) Signs. EMC signs which do not exceed ten (10) square feet per sign face are allowed and shall be included in the allowable sign area, provided, however, if an existing freestanding sign is located on the lot, then the EMC sign must be incorporated into the existing freestanding sign.
    1. The EMC portion of the sign may not exceed 30% of the permitted sign face. No variations in light intensity are permitted.
    2. EMC signs shall only be permitted on municipal property.

7. Inflatable Sign. One (1) inflatable sign shall be allowed once per calendar year per business.
    1. Inflatable signs are prohibited in the Central Business District (CBD) or Business District (BD)
    2. Further, inflatable signs shall not be internally illuminated; shall not be higher than 25 feet above grade; and shall not be erected or maintained on a building parapet or roof. The time allowed for these signs shall not exceed 10 days. These signs shall be located on either an attached, tethered, or freestanding structure. The sign and its structure shall not block or inhibit the visibility of vehicular traffic or in any way pose a danger to pedestrians or vehicular traffic or property.

G. MAINTENANCE

1. All signs erected must be properly permitted and inspected for compliance with the applicable codes of the State of North Carolina and the City of Southport and with other parts of this ordinance.
2. Sign in disrepair. Signs that are unsafe, or which no longer can be easily recognized for their intended purpose due to disrepair or fading.
3. The following maintenance requirements must be observed for all signs visible from any public street or highway within the jurisdiction of this article.
    a) No sign shall have more than 20% of its surface area covered with disfigured, cracked, ripped, or peeling paint or poster paper for a period of more than 30 successive days.
    b) No sign shall be allowed to stand with bent or broken sign facing, broken supports, loose appendages or struts or be allowed to stand more than 15 degrees away from the perpendicular for a period of more than 30 successive days.
    c) No sign shall be allowed to have weeds, vines, landscaping, or other vegetation growing upon it and obscuring its view from the street or highway from which it is to be viewed for a period of more than 30 successive days.
    d) No neon or internally illuminated sign may be allowed to stand with only partial illumination for a period of more than 30 successive days.
    e) If a sign or sign structure is damaged such that more than 50% of the value is lost, with such determination made by the UDO Administrator, any repair or replacement must be done in conformance with this Section.

H. ILLUMINATION

1. Where illuminated signs are permitted, they shall conform to the following requirements:

a) All signs illuminated under the provisions of this section shall be constructed to meet the requirements of the National Electrical Code.

b) Signs which contain, include, or are lighted by any flashing, intermittent, or moving lights are prohibited, except Electronic Message Center signs.

c) Illuminated signs lighted internally with glass or plastic faces bearing the advertisements and diffusing the direct rays of the light source to prevent any direct line of sight with said light source shall be no more than six (6) square feet. Exceptions include signage for municipal uses and for public health and safety.

d) Backlit and halo lighting that otherwise meet the provisions of Section 3.19 of this ordinance are allowed.

e) No sign shall be brighter than is necessary for clear and adequate visibility.

f) No sign may display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver or result in a nuisance to a driver.

g) No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device, or signal.

h) The light source color temperature for window and outdoor lighting shall not exceed 3,000 degrees Kelvin.

i) Neon, argon, other gas tube, or light emitting diode (LED) with the appearance of neon lighting or signage shall be prohibited on external walls or placed in the interior window. A business is allowed one (1) neon or LED open sign no larger than 11”x24”.

j) Flood and display lighting shall be shielded so as to prevent direct rays of light from being cast into a residential area or district and/or on a public right-of-way from any direction. Such lighting shall also be shielded so as to prevent view of the light source from a residence or residential district and/or vehicles approaching on a public right-of-way from any direction. In addition, no sign shall permit light to emit upwards towards the sky.

k) Flame as a source of lighting is prohibited.

I.MURALS

Decorative works of art, defined as drawings or murals that do not direct attention to an organization, a business operated for profit, a product, commodity or service for sale or lease shall be required to obtain a sign permit and meet the following guidelines:

1. Murals shall not be located on the side of a structure that is adjacent to or directly across a right-of-way across from a residential structure unless written approval from the adjacent property owners is obtained by the applicant.

2. Murals located on the primary frontage of a structure shall be subject to the wall sign area allowances for the district which they are located.
3. Murals located on rear and secondary facade of a structure shall not be subject to square footage limitations, provided such murals do not contain commercial copy, to include any tradename, trademark, or the name or logo of the establishment associated with the mural.
4. Murals may not extend beyond the eaves, parapet, or sides of a building, nor project from the surface.
5. Murals shall be maintained at all times in a state of good repair. It is the responsibility of the owner to ensure that the mural is maintained and does not suffer from extensive discoloration.
   A. Materials. The paint used for the mural shall not be reflective, neon, or fluorescent. The paint shall be of high quality and weatherproof.
   B. Colors. The overall color scheme must be selected to be harmonious with the area and blend with the historical colors of the community. Murals are to be visual aesthetics of the historic district.
   C. Theme. The theme of a mural should promote the greater community including historic and regional factors and be compatible in design with the historical character of Southport.

J. GROUD-MOUNTED FLAGPOLES

Where permitted, flagpoles shall be subject to the following conditions:

1. Flagpoles may be allowed within both residential and nonresidential zoning districts subject to the issuance of a sign permit.
2. At no time shall flagpoles exceed twenty (20) feet in height.
3. Flagpoles shall be setback from all property lines at one and a half (1.5) times the length of the pole. A twenty (20) foot flagpole will be required to be no closer than forty-five (45) feet from any primary structure.
4. Residential zoning districts:
   a) At no time shall commercial flags be flown in residential zoning districts.
   b) Wall-mounted flagpoles that are less than 5’ in length do not require permitting.

K. NONCONFORMING SIGNS

All nonconforming, previously unprohibited signs existing on the date of the adoption of this Ordinance shall be allowed to remain unless structurally altered or damaged greater than 50% of the value of the sign. This does not preclude changing the face of the sign with the applicable permit.

L. SIGN ENFORCEMENT

1. Notice of Violation. The UDO Administrator shall have the authority to issue a notice of violation for all violations of this section in accordance with Section 2.15 Enforcement of this ordinance. Where the owner of the sign is indicated on the sign or is otherwise apparent or known to the UDO Administrator, a copy of the notice of violation shall be delivered to the sign owner by hand delivery, or

mail, or by attaching a highly visible sticker reading "VIOLATION" to the face of the sign. The letter, and/or sticker shall include the date that it was attached to the sign with instructions of the violation, and to contact the Administrator immediately.

2. Time to Remedy Violation. All sign violations shall be remedied within 15 days
3. Extension of Time for Compliance. The UDO Administrator shall have the authority to grant a single 15-day extension of time within which to remedy the violation of any sign.
4. Remedies for Failure to Comply.
   a) In addition to or in lieu of the other remedies set forth in this ordinance, the UDO Administrator shall have the authority to issue a remove order for any sign not repaired or in violation by the foregoing provisions. Remove orders shall be issued to and served upon the person(s) described in subsection (1) by the means set forth therein. The sign shall be removed 15 days after the service of the remove order at the expense of the offender. The remove order shall describe with particularity the location of the sign to be removed and all of the reasons for issuance of the remove order, including specific reference to the provisions of this section which have been violated. In the event it is not claimed within 15 days, the administrator shall have authority to dispose of the sign.
   b) The UDO Administrator shall have the authority to remove, without notice, and impound any sign that is hazardous; or attached to trees, utility poles or natural features; or abandoned signs; and/or signs erected without a permit.
5. Removal and Recovery of Expense. In the event of failure to comply with the requirements of a remove order, the UDO Administrator may cause such sign to be removed. The sign owner and property owner may be jointly and severally liable for the expense of removal. Notice of the cost of removal shall be served upon the person(s) described in subsection (1) by the means set forth therein. If said sum is not paid within 30 days thereafter, said sum shall be collected by the city in a civil action in the nature of debt, which shall not subject the offender to the penalty provisions of NCGS 14-4.

3.20 NONCONFORMITIES

A. GENERAL

There are existing uses of land, structures, lots of record, signs, and site features that were lawfully established before the effective date of this ordinance or a subsequent amendment thereto, that now do not conform to standards and requirements of this ordinance. Such uses, structures, lots, signs, and site features are collectively referred to as "nonconformities." The purpose and intent of this section is to allow nonconformities to continue to exist, but to regulate their continued existence and limit their expansion so as to bring them into conformity to the extent that is reasonably practicable.

B. CONTINUATION – REPAIR AND MAINTENANCE

1. Continuation. Nonconformities are allowed to continue in accordance with the requirements of this section.
2. Maintenance Allowed. Nonconformities are allowed and encouraged to receive minor repairs and routine maintenance that are necessary to maintain the nonconformity and its surroundings in a safe condition and to protect against health hazards.
3. Strengthening Allowed. Nothing in this ordinance shall prevent the strengthening or restoration to a safe or lawful condition of any part of any building or structure declared unsafe or unlawful by the city's building inspector.
4. Change of ownership/tenancy. No change of title or possession or right to possession of property involved with a nonconformity shall be construed to prevent the continuance of such nonconformity.

C. NONCONFORMING LOTS OF RECORD

1. Legal Nonconforming Lot not meeting minimum lot size requirements. Any lot of record existing as of the effective date of this ordinance that has dimensions and area requirements which are less than required by the district in which it is located, may be used as a building site for any permitted use in that district subject to compliance with all required setbacks or applicable dimensional standard exceptions, and all other applicable development standards.
2. Contiguous nonconforming lots owned by the same person, which were legally subdivided and recorded in Brunswick County prior to August of 1973, may be combined for the purpose of re-positioning lot lines as long as all of the net resulting lots are less non-conforming. No additional lots may be created through this process, as the number of lots resulting from the reconfiguration must be equal to or less than the number of lots originally in place. The resulting lots must be more conforming to all city standards than they were prior to undertaking this process. Any structure in existence on any of these contiguous lots at the time of reconfiguration cannot create new non-conformities or increase the extent of existing non- conformities with respect to yard size and setback requirements.

D. NONCONFORMING STRUCTURES (DIMENSIONAL NONCONFORMITY)

Where a lawfully established principal structure, accessory structure, fence, wall, pier, dock, deck, staircase, driveway or similar structure exists as of the effective date of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful and compliant with all other state or federal regulations, including substantial damage/improvement flood damage prevention ordinance regulations, subject to the following provisions:

1. Nonconforming structures subject to damage by fire, explosion, tornado, earthquake, hurricane or similar uncontrollable cause may be reconstructed in

the same location and with the same footprint as existed prior to damage. In no instance shall replacement of a nonconforming structure increase the nonconformity or result in a larger structure than existed prior to damage.

2. Nonconforming structures with maintenance and repair needs may be replaced in the same location and with the same footprint in accordance with a previously approved site plan or building permit, as applicable; in the same location and up to the same dimensions as originally existed; or in compliance with the current dimensional requirements.

E. NONCONFORMING USES

The lawfully established use of building or premises existing as of the effective date of this ordinance may be continued although such use does not conform to the provisions of this ordinance, and nonconforming uses therein changed are subject to the following regulations:

1. A nonconforming use may be extended throughout any portion of a completed building that, when the use was made nonconforming by this ordinance, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may not be extended to additional buildings or to land outside the original building.
2. A nonconforming use of open land may not be extended to cover more land than was occupied by that use when it became nonconforming.
3. Any structure used for single-family residential purposes and maintained as a nonconforming use may be replaced with a similar structure of a larger size, so long as the replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to yard size and setback requirements. In particular, a manufactured home may be replaced with a larger manufactured home, and a "single-wide" manufactured home may be replaced with a "double-wide." This paragraph is subject to the limitations stated in abandonment and discontinuance of nonconforming situations.

F. ABANDONMENT OR DISCONTINUANCE OF NONCONFORMING SITUATIONS

A. When a nonconforming use is discontinued for a consecutive period of 180 days for any reason other than destruction/repair the property involved may thereafter only be used for conforming purposes.

B. For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this subsection, all of the buildings, activities, and operations maintained on a lot are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building or one space in a nonconforming manufactured home park for 180 days shall not result in a loss of the right to rent that apartment or space thereafter so long as the apartment building or manufactured home park as a whole is continuously maintained. But if a nonconforming use is maintained in conjunction with a conforming use, discontinuance of a nonconforming use for the required period shall terminate the right to maintain it thereafter. And so, if a manufactured home is used as a nonconforming use on a residential lot where a

conforming residential structure also is located, removal of that manufactured home for 180 days terminates the right to replace it.

ARTICLE 8: DEFINITIONS AND MEASUREMENT

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Section 8.1 Rules of Measurement

Straight Lines. Unless otherwise stated in this ordinance, distances specified in this ordinance are to be measured as the length of an imaginary straight line joining two points.

Rounding. All calculations that result in part of a whole number shall be rounded up to the next highest whole number, unless otherwise provided in this section or elsewhere in this ordinance.

Irregular Shapes. In cases where an irregular shape complicates the application of these standards, the UDO Administrator shall determine the applicable dimensional, setback, or bulk standards.

Section 8.2 Word Interpretation

For the purposes of this ordinance, certain words shall be interpreted as follows. If a term used in this ordinance is not defined, the UDO Administrator is to interpret the term in accordance with professionally accepted sources.

A. As used in this ordinance, words importing the masculine gender include the feminine and neuter.
B. Words used in the singular in this ordinance include the plural and words used in the plural include the singular.
C. Words used in the present tense include future tense.
D. The word “person” includes a firm, association, organization, corporation, company, trust, and partnership as well as an individual.
E. The words “may” and “should” are permissive.
F. The words “shall” and “will” are always mandatory and not merely directive.
G. The word “used for” shall include the meaning “designed for.”
H. The words “used” or “occupied” shall mean “intended, designed, and arranged to be used or occupied.”
I. The word “lot” shall include the words “plot,” “parcel,” and “tract.”
J. The word “structure” shall include the word “building.”
K. The word “street” includes the word “alley,” “road,” “cul-de-sac,” “highway” or “thoroughfare,” whether designated as public or private.
L. The word “includes” shall not limit the term to specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
M. The word “City Aldermen” shall include “Board of Aldermen” of the City of Southport, North Carolina.
N. The words “Planning Board,” “Zoning Commission,” or “Planning Commission” shall mean the “City of Southport Planning Board.”
O. The word “city” shall mean the “City of Southport,” a municipal corporation of the State of North Carolina.
P. The words “map,” “zoning map,” and “Southport Zoning Map” shall mean the “Official Zoning Map for the City of Southport, North Carolina.”
Q. The words “Board of Adjustment” shall mean the “City of Southport Board of Adjustment.”

Section 8.3 Definitions of Basic Terms

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this ordinance. Specific

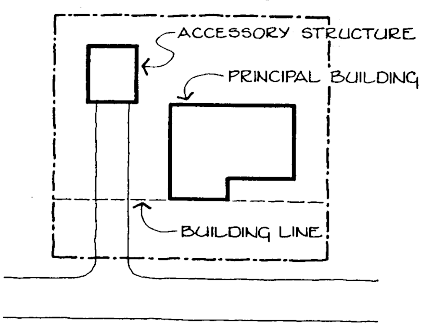
definitions relating to floodplain development and wireless communication are included in Articles 5 and 7 of this ordinance, respectively.

Abandoned vehicle. A motor vehicle that:

A. Has been left upon a street or highway in violation of a law or ordinance prohibiting parking; or
B. Is left on property owned or operated by the city for longer than 24 hours; or
C. Is left on private property without the consent of the owner, occupant, or lessee thereof longer than two hours; or
D. Is left on any public street or highway for longer than seven (7) days.

Accessory dwelling. A dwelling unit either added within an existing single family detached dwelling or in a separate accessory structure on the same lot as the principal dwelling, or within a commercial building for use as a complete, independent living facility with provision within the accessory dwelling unit for cooking, eating, sanitation and sleeping.

Accessory structure. A structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure.



Accessory use. A use incidental to, and the same lot as, a principal use.

Addition (to an existing building). Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction. Any extension or increase in the floor area or height of a building or structure.

Administrative decision. Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this UDO. These are sometimes referred to as ministerial decisions or administrative determinations.

Adult Establishment. Retail or service establishments as defined per NCGS 14-202.10 and/or those which are characterized by an emphasis on sexual activity and/or specified anatomical areas, including, but not limited to:

A. Any bookstore, video store or other establishment in which a substantial portion of its stock in trade is devoted to printed matter or visual representation of specified sexual activities or specified anatomical areas;
B. Any movie theater offering movies or other displays or any establishments offering coin-operated devices, which emphasize specified sexual activities or specified anatomical areas;
C. Any cabaret, club, tavern, theater or other establishment which offers entertainment emphasizing specified sexual activities or specified anatomical areas; or
D. Any establishment offering massage or similar manipulation of the human body, unless such manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional licensed by the state.
E. The term "adult entertainment" does not include massages or similar manipulation offered at an athletic club, health club, school, gymnasium, spa or similar establishments.

Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, forestry, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.

Alley. A strip of land, owned publicly or privately, set aside only for secondary vehicular service access to the back or side of properties otherwise abutting on a street.

Alterations. The word “alteration” shall include any of the following:

A. Any addition to the height or depth of a building or structure;
B. Any change in the location of any of the exterior walls of a building or structure;
C. Any increase in the interior accommodations of a building or structure.

Antenna. Equipment designed to transmit or receive electronic signals.

Apartment. A room or suite of one (1) or more rooms, each of which has kitchen facilities and is designed or intended to be used, as an independent unit, on a rental basis.

Appeal. A request for review of the final decision of any provision of this ordinance.

Approval Authority. The Board of Aldermen of the City of Southport, the Board of Adjustment or other board or official designated by ordinance as authorized to grant the specific zoning or land use permit or approval in accordance with the provisions of this ordinance.

Arborist. An arborist shall be an individual trained in arboriculture, horticulture, forestry, ornamental horticulture or urban forestry, who possesses the technical competence through demonstrated experience to provide plans for and supervise the protection, maintenance and

management of trees and other woody plants in relation to land development and construction. In addition, the arborist shall hold current certification and membership in good standing with the ISA (International Society of Arboriculture) or ASCA (American Society of Consulting Arborists).

Articulation. An emphasis given to architectural elements (including windows, balconies, porches, entries, etc.) to create a complementary rhythm or pattern; modulation of building facades, massing and detail to create variety.

As-built Plan. Plans reflecting actual field conditions which may include the construction plans with any changes identified and shown on the plan.

Assembly. A joining together of completely fabricated parts to create a finished product.

Automotive, Major. Establishments engaged in vehicle sales (including motorcycles, RVs, and other consumer motor vehicles), rental, towing, and major repair such as transmission, engine repair, bodywork, and repainting.

Automotive, Minor. Establishments that are primarily engaged in washing cars, tire sales, gasoline sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.

Bed and Breakfast. A house, or portion thereof,where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

Block. A piece of land bounded on one (1) or more sides by streets or roads.

Board of Adjustment. A quasi-judicial body, composed of representatives from the City of Southport, which is given certain powers under and relative to this ordinance.

Board of Aldermen. The Board of Aldermen of the City of Southport.

Bona Fide Farm. A property that is located in the city's extraterritorial jurisdiction that is used for bona fide farm purposes in accordance with G.S. 160D-903(a) and is exempt from zoning regulation to the same extent bona fide farming activities are exempt from county zoning pursuant to G.S. 160D-903A.

Bottle Shop or Wine Bar. An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental or does not take place. Sale of spiritous liquor or mixed beverages not permitted.

Buffer. Any visual buffer or screening required by this ordinance.

Building Envelope. The portion of a lot remaining after required yards have been made and setbacks met.

Building. Any structure built for support, shelter, or enclosure for any occupancy or

storage.

Building, Accessory. See accessory structure.

Building, Detached. A building having no party or common wall with another building except an accessory building or structure.

Building Inspector. The person, officer, and his authorized representatives, whom the City Manager has designated as their agent for the administration and enforcement of the City building codes and minimum housing code.

Building Line Minimum. A line parallel to the property line which establishes the minimum allowable distance between the nearest portion of any building.

Building Permit. An official administrative authorization issued by the city prior to beginning construction consistent with the provisions of NCGS 160D-1110.

Building, Principal. A building in which the principal use of the lot on which the building is situated is conducted.

Building Site. Any lot, or portion thereof, or two (2) or more contiguous lots, or portions thereof, of a parcel of land upon which a building or buildings may be erected in conformance with the requirements of this ordinance.

Bulk Storage System. A facility containing storage tanks, pipe network, power, and control systems which allow dry bulk materials to be aerated and handled as required. Normally used to store materials which are consumed in relatively large quantities (i.e., barite, bentonite, and cement).

CAMA. North Carolina's Coastal Area Management Act. This act, along with the Dredge and Fill Law and the Federal Coastal Zone Management Act, is managed through North Carolina Department of Environmental Quality (NCDEQ)Division of Coastal Management (DCM).

Certificate of Occupancy. Official certification that a premises conforms to provisions of this ordinance and the Building Code and may be used or occupied. Such a certificate is granted for new construction or for alterations or additions to existing structures or a change in use. Unless such a certificate is issued, a structure cannot be occupied.

Certiorari. An appellate proceeding which brings into Superior Court or other appropriate forum the record of administrative, judicial, or quasi- judicial actions for the purposes of either reexamining the action taken by the inferior body to determine the appropriateness of said action or to obtain further information in the pending case.

Certify. Whenever this ordinance requires that some agency certify the existence of some fact or circumstance to the City, the City may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the City may accept certification by telephone

from some agency when the circumstances warrant it, or the City may require that the certification be in the form of a letter or other document.

Change of Use. A lot, structure, or property where the zoning use has been modified or altered in accordance with the uses permitted in this ordinance.

Chemical Storage Facility. A building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

Church or Place of Religious Worship. An institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held in addition to other associated activities and offices.

Circulation Area. That portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially, driveways and other maneuvering areas (other than parking aisles) comprise the circulation area.

City. The City of Southport, North Carolina.

Clearing, Lot. Clearing means any activity which removes part or all of the vegetation and/or trees including, but not limited to, root mat removal and/or topsoil removal. Some vegetation and/or trees may remain on a lot that has been cleared.

Club or Lodge. An incorporated or unincorporated association for civic, social, cultural, fraternal, literary, political, recreational or like activities operated on a nonprofit basis for the exclusive benefit of its members, and recognized as a nonprofit organization by the State of North Carolina.

Coastal Barrier Resources System (CBRS). Undeveloped portions of coastal and adjoining areas established by the Coastal Barrier Resources Act (CBRA) of 1982, the Coastal Barrier Improvement Act (CBIA) of 1990, and subsequent revisions, and includes areas owned by federal or state governments or private conservation organizations identified as Otherwise Protected Areas (OPA).

Commercial Parking Lot. Any building or premises, except a building or premises described as a private garage, used for the storage of motor vehicles for the public or private businesses.

Commercial Recreation, Indoor. A commercial use that is typically indoors and that provides recreational, amusement, and entertainment opportunities. Examples include billiards, bowling, dinner theaters, fortune tellers, skating rinks, pickleball, and coin-operated games.

Commercial Recreation, Outdoor. A commercial facility that is typically outdoors and that provides entertainment, recreational, and amusement opportunities. Examples include water parks, mazes, and miniature golf.

Communications Tower. A tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed

location, free standing, guyed, or on another structure.

Condominium. A dwelling unit in which the ownership of the occupancy rights to the dwelling unit is individually owned or for sale to an individual and such ownership is not inclusive of any land.

County Commission. The Board of Commissioners of Brunswick County, North Carolina.

Critical Root Zone. The minimum area surrounding a tree that is considered essential to support the viability of the tree and is equal to a radius of one and one-half foot per inch of trunk diameter (Diameter at Breast Height).

Crown. The totality of branches, twigs, and leaves extending from the trunk or main stem(s).

Curb. A structural element at the edge of an existing or proposed street or other way, generally at a higher elevation than the adjacent edge of roadway, installed to deter vehicles and water from leaving the roadway, to otherwise control drainage, to delineate the edge of existing or future roadways or driveways, to present a more finished appearance to the street, to assist in the orderly development of the roadside, and to contribute to the stability and structural integrity of the pavement.

Curtain Wall. A continuous, uniform foundation enclosure constructed of brick or concrete blocks and that is unpierced except for required ventilation and access.

Daycare, Child. Any child care arrangement that provides day care on a regular basis for more than four (4) hours per day for more than five (5) children of preschool age.

Daycare, Adult. The provision of group care and supervision on a less than 24-hour basis to adults who may be physically or mentally disabled. The following are exempt from this definition: (1) those that care for three (3) people or less; (2) those that care for two (2) or more persons, all of whom are related by blood or marriage to the operator of the facility; and (3) those that are required by other statutes to be licensed by the Department of Health and Human Services.

Dedication. A gift by the owner, or a right to use of land for a specified purpose or purposes. Because a transfer of property rights is entailed, dedication must be made by written instrument, and is completed with an acceptance.

Designated Responsible Party. The local contact person responsible for responding to complaints or issues stemming from the use of the dwelling unit as a short-term rental.

Detention Facility. A structure designed and constructed for the collection and storage of surface water for subsequent gradual discharge.

Determination. A written, final, and binding order, requirement, or determination regarding an administrative decision of the UDO Administrator. Such determinations shall be provided to interested parties in accordance with NCGS 160D-403(b).

Developed Peak Discharge Rates. The peak discharge rates, in cubic feet per second, calculated using developed land use conditions.

Developer. A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

Development. Unless the context clearly indicates otherwise, the term means any of the following:

A. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
B. The excavation, grading, filling, clearing, or alteration of land.
C. The subdivision of land as defined in NCGS 160D-802.
D. The initiation or substantial change in the use of land or the intensity of use of land.

Development approval. An administrative or quasi-judicial approval made pursuant to this UDO that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, and variances. The term also includes all other regulatory approvals required by regulations adopted pursuant to this UDO, including plat approvals, permits issued, and building permits issued. Unless provided otherwise by law, all rights, privileges, benefits, burdens, and obligations created by development approvals made pursuant to this UDO attach to and run with the land.

Diameter at Breast Height (DBH). The diameter or width of the main stem of a tree as measured 4.5 feet above the natural grade at its base. Whenever a branch, limb, defect or abnormal swelling of the trunk occurs at this height, the DBH shall be measured at the nearest point above or below 4.5 feet at which a normal diameter occurs. Trees consisting of two (2) or more stems in which the fork is below DBH are considered as separate trees and the diameter is measured for each stem separately. If a fork occurs exactly at DBH, the diameter measurement is taken immediately below the enlargement caused by the fork.

Dimensional Nonconformity. A nonconforming situation that occurs when the height, size, or minimum floor space of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

Disposal. As defined in NCGS 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

Dock. A structure, typically comprised of wood, that extends alongshore or outwards from the shore into a body of water that allows access to the water or to moored boats or watercraft. A dock may include the placing of piling, dolphins of any type, fender, ramp, floating dock, boat

lift, gazebo, or other structure occupying the area beyond the high-water line. Docks may be utilized as a principal or accessory structure where permitted.

Drainage facilities. See storm drainage facilities.

Drip Line. A vertical line running through the outermost portion of the crown of a tree and extending to the ground.

Drive-in Facility. An establishment at which employees provide curb service to customers and at which the customer does not customarily leave his vehicle; or accommodations through special equipment or construction from which a person may receive a service or place an order. Self-service gas pumps are excluded from this definition.

Driveway. That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

Dwelling. Any building, structure, or part thereof, used and occupied for human habitation or intended to be so used. This term does not include a manufactured home, mobile home, recreational vehicle, or travel trailer.

Dwelling, Multi-family. A single structure comprised of three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-family. A detached building designed for or occupied exclusively by one (1) family.

Dwelling, Two-family (duplex).
A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two families. Units must share a common wall. A duplex dwelling structure shall be located on a single lot and dwelling units may be sold separately from the land they are located on provided that each unit possess a separate entrance.

Dwelling Unit. A room or group of rooms within a dwelling forming a single, independent, habitable unit; containing an independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with local minimum housing standards.

Easement. A grant by the property owner of a strip of land for a specified purpose and use by the public, a corporation, or persons.

Electronic Gaming Operations. Any business or enterprise where persons utilize electronic machines, including but not limited to computers and gaming terminals, to conduct games of chance, including but not limited to sweepstakes, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. Such businesses or enterprises have as a part of its operation the running of one or more games or processes with any of the following characteristics: (1) payment, directly or as an intended addition to the purchase of a product, whereby the customer receives one or more electronic

sweepstakes tickets, cards, tokens or similar items entitling or empowering the customer to enter a sweepstakes, and without which item the customer would be unable to enter the sweepstakes; or, (2) payment, directly or an intended addition to the purchase of a product, whereby the customer can request a no purchase necessary free entry of one or more sweepstakes tickets or other item entitling the customer to enter a sweepstakes. The term electronic gaming operations includes, but is not limited to, cyber-gaming establishments, internet cafes, internet sweepstakes, beach sweepstakes, video sweepstakes or cyber-cafes, who have a finite pool of winners. This does not include any lottery endorsed or permitted by the State of North Carolina.

Erect. Build, construct, rebuild, or reconstruct, as the same are commonly defined.

Essential Site Improvements. Any construction or reconstruction of site development feature required by local, state, or federal regulations, ordinances, or laws, such as underground drainage, off-street parking, driveways, retention areas or similar improvements required for the intended use of the site.

Existing Land Use Conditions. The land use conditions existing at the time the design plans are submitted for approval, including previously approved upstream developments.

Expansion to an Existing Manufactured Home Park. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

Extraterritorial Jurisdiction. The area beyond the corporate limits within which the planning and zoning regulations of the city apply in accordance with state law. Such area is delineated on the official zoning map for the City of Southport.

Fabrication. The process and/or assemblage of various components into a complete or partially completed commodity. Fabrication relates to stamping, cutting or otherwise shaping the processed materials into useful objects. The refining aspects of manufacturing and other initial processing of basic raw material such as metal ores, lumber and rubber, etc., are excluded.

Familial Relationship. For purposes of conflicts of interest, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

Family. One (1) or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of five (5) or more persons who are not within the second degree of kinship shall not be deemed to constitute a family.

Family Care Home. An adult care home having two (2) to six (6) residents. The structure of a family care home may be no more than two (2) stories high and none of the aged or physically disabled persons being served there may be housed in the upper story without provision for two (2) direct exterior ground level accesses to the upper story.

Farmers Market. An establishment primarily engaged in the retail sale of fresh fruits and vegetables. Such uses are typically found in public or municipal markets.

FAR (Floor Area Ratio). The maximum square foot amount of total floor area including all stories and all uses permitted for each square foot of land area.

Fence. A continuous barrier constructed of wood, stone, steel, or wire or other similar material.

Fishing Pier and Docks. The placing of piling, dolphins of any type, fender, ramp, floating dock, boat lift or other structure occupying the area beyond the high-water line.

Flag. Sign of flexible materials such as cloth, paper, or plastic and typically displayed on a flagpole, or structure. Windsocks are interpreted to represent permitted flagging.

Patriotic and/or decorative flags. Flags and insignia of governmental subdivisions, agencies, or bodies when displayed for patriotic purposes and/or flags with designs that are not promoting commercial businesses.

Commercial flags. Flags intended for commercial promotion and/or advertisement.

Fill. Any material used to raise the elevation of the surface of the land, excluding a grade base and paving.

Flea Market. A commercial operation held on a regular periodic basis and patronized by individual entrepreneurs who transport a variety of merchandise to a common geographical area for the purpose of sale or trade to the general public. This definition does not include sporadic and infrequent yard sales held in residential areas. Flea markets differ from traditional retail operations due to the open-air retailing of goods.

Floor. The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor Area (for determining off-street parking). The term "floor area" means the sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, including outdoor seating or retail areas. Where multiple uses occupy a structure each applicable parking ratio shall apply. However, the term "floor area," for the purposes of measurement for off-street parking spaces, shall not include:

1. Floor area devoted to primarily storage purposes (except for those uses principally involved in the storage of goods); or
2. Basement floors other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

Floor area, gross. The sum of the enclosed area on all floors of a building measured from the outside faces of the exterior walls. It includes any below grade floor areas used for habitation or storage.

Food Truck. A motorized or trailered vehicle with power on board, refrigeration, food preparation facilities, and usually room for two (2) or four (4) employees. Food trucks ~~shall also be~~ are considered a mobile vendor for the purposes of this ordinance.

Forestry. A woodland area where all of the following occur:

A. the growing of trees;
B. the harvesting of timber, leaves, or seeds;
C. the regeneration of either timely replanting of trees or natural generation in accordance with a forest management plan acceptable to the Division of North Carolina Forest Resources;
D. the application of "Best Management Practices," including the NC Department of Environment and Natural Resources, "Forest Practice Guidelines Related to Water Quality," and all successor documents.

Frontage. All property abutting on one side of a street measured along the street line.

Fuel Pump Island. Any device or group of devices used for dispensing motor fuel or similar petroleum products to the general public.

Functionally Dependent Facility. A facility which cannot be used for its intended purpose unless it is located in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

Funeral Home. An establishment that provides human funeral services, including embalming and memorial services. Crematories are permitted accessory uses to a funeral home.

Furrier and Fur Storage. A person who prepares or deals in furs. Tannery operations not included.

G.S. North Carolina General Statute.

Garage, Private. A building or space used as an accessory to or a part of the main building permitted in any residential district, that provides storage space for motor vehicles and in which no business, occupation or service for profit is in any way conducted.

Gate. A door or other device attached to a fence which, when opened, provides a means of ingress and egress of persons and things for which it was intended, and which, when closed, forms a continuous barrier and screen as a part of the fence in which it is attached.

Grading. Altering the shape of the ground surface to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Gross Site Area. The total square footage of the proposed development as determined by actual on-site survey.

Guest room. An individually secured sleeping room or a suite, with or without sanitation facilities, but does not contain a kitchen.

Guideline. An objective.

Habitable Floor. Any floor for living purposes, which includes working, sleeping, eating, cooking, or recreation, or any combination thereof. A floor used only for storage is not a habitable floor.

Half Street. A street whose centerline coincides with a subdivision plat boundary, with one-half (½) the street right-of-way width being contained within the subdivision plat. Also, any existing street to which the parcel of land to be subdivided abuts on only one side.

Handicapped Person. A person with a temporary or permanent physical, emotional or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, or orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in G.S. Section 122-58.2(1)b.

Hazard Tree. A tree can be considered a potential hazard if it is situated in an area frequented by people or is located adjacent to valuable facilities and has structural defects which predispose it to mechanical failure in whole, or in part, that may result in property damage, personal injury or death, and the likelihood of this failure exceeds an acceptable level of risk as determined by the UDO Administrator or certified arborist.

Hazard Waste Facility. As defined in NCGS 130, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

Health Services. This use type provides medical or surgical care and treatment to patients as well as laboratory services. Accessory uses may include offices, laboratories, laundry facilities, teaching facilities, and meeting areas. Hospitals are not included.

Height. The vertical distance from the average finished grade (prior to the addition of any fill) of the lot to the highest point of the structure. The average grade will be based on the condition of the lot prior to the date of adoption of this ordinance.

Highest Adjacent Grade (HAG). The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

Historic Structure. Means any structure that is:

A. listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;

B. certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
C. individually listed on a local inventory of historic landmarks in communities with a "Certified Local Government (CLG) Program;" or
D. certified as contributing to the historical significance of a historic district designated by a community with a "Certified Local Government (CLG) Program"
E. Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

Home Occupation. A business, profession, occupation, or trade conducted for gain or support and located entirely within a residential building or a structure accessory thereto, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building.

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

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

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

Hotel, Motel or Inn. A building providing sleeping accommodations commonly available on a daily basis for pay to transient or permanent guests or tenants, in six (6) or more rooms. Dining rooms, restaurants or cafes, if existing, shall be conducted in the same building or buildings in connection therewith.

Hotel, Residential or Boutique. A building or group of buildings, limited to a maximum of 10 rooms total, providing lodging for persons, with or without meals, and intended and use for the accommodation of transient lodgers in suites designed in such a fashion that reflects the intended use for transient lodgers and not for permanent residential accommodation. Suites may have one or more rooms in addition to bathrooms, water closet compartments, laundry, pantry, foyer, communicating corridor, closets, or any dining alcove. Kitchen area separate from the living or sleeping areas may be provided and cooking may be done only in the kitchen area. The definition of residential or boutique hotels shall not include dwelling units as defined in this ordinance, but may include services ordinarily provided by hotels, such as maid, desk, and laundry services. These hotels may differentiate themselves from larger

chain/branded hotels and motels by providing personalized accommodation and services/facilities. Sometimes known as “design hotels” or “lifestyle hotels”.

Hospital Emergency Air Ambulance Helipad. The word helipad is short for helicopter landing pad, a landing area for helicopters. While helicopters are able to operate on a variety of relatively flat surfaces, a fabricated helipad provides a clearly marked hard surface away from obstacles where a helicopter can land. Helipads are usually constructed out of concrete and are marked with a circle and/or a letter “H”, so as to be visible from the air. A helipad does not have fuel and service facilities and does not maintain an air traffic controller. A helipad is for the sole purpose of facilitating emergency medical transport via air ambulance.

Impervious Surface. Any 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. 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).

Impervious Surface Ratio. The ratio of the total area of impervious surface as defined in definition.

Infiltration. The passage or movement of water into the soil sub-surface.

Improved Landscape. Gardens, parks, parking lots, or any other proposed outside improvements including any planned vegetation, public street furniture, masonry walls, fences, light fixtures, steps and pavements, or other appurtenant features.

Improvements. The addition of any building, accessory building, parking area, loading area, fence, wall, hedge, lawn or mass planting (except to prevent soil erosion) to a lot or parcel of property.

Inspector. The building inspector for the City of Southport.

Institutional Care Facility, Adult. A home for not more than nine (9) persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct, together with not more than two (2) persons providing supervision and other services to such persons, 11 of whom live together as a single housing unit.

Institutional Care Facility, Child and Handicapped. An institutional facility housing more than nine (9) orphaned, abandoned, dependent, abused, or neglected children. An institutional facility housing and providing care or assistance for more than nine (9) persons who are physically or mentally handicapped or infirm.

Intensive Livestock Operations. Any enclosure, pen, feedlot, building, or group of buildings intended to be used or actually used to feed, confine, maintain or stable cattle, horses, sheep, goats, turkeys, chickens, swine, or any combination thereof, with at any time a total of 100 animal units or more present, where their dietary needs are met primarily by means other than grazing.

Introduced Tree. Any non-existing tree that is planted during the development of a property.

Jail. A municipal or county operated facility designed for the holding of individuals for trial, contempt, or punishment when the period is not to exceed 180 days.

Junk. Pre-used or unusable metallic parts and other nonmetallic manufactured products that are worn, deteriorated or obsolete, making them unusable in their existing condition, but are subject to being dismantled and salvaged.

Junk Yard. Any land or area used, in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal, or other junk, and including storage of scrapped vehicles or machinery and dismantling of such vehicles or machinery.

Junked Vehicle. A motor vehicle that (1) is partially dismantled or wrecked; (2) cannot be self-propelled or moved in the manner in which it was originally intended to move; (3) is more than five (5) years-old and appears to be worth less than $500.00; or (4) does not display a current license plate, unless stored within an enclosed structure.

Kennel. A commercial operation that: (a) provides food and shelter and care of animals for purposes not primarily related to medical care (a kennel may or may not be run by or associated with a veterinarian), or (b) engages in the breeding of animals for sale.

Levee. A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System. A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound and engineering practices.

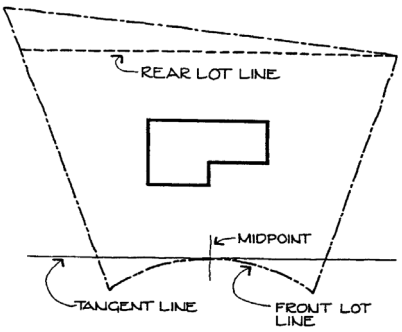
Loading and Unloading Area. That portion of the vehicle accommodation area used for bulk pickups and deliveries, scaled to delivery vehicles and accessible to such vehicles at all times even when required off-street parking spaces are filled. Off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lodging. A premises available for short-term human habitation, including daily and weekly rentals for intervals of less than 30 days.

Lot. A legally described piece of contiguous land that has been or may be developed as a unit.

The term lot include the words plot, parcel, and tract.

Lot, Area. The parcel of land enclosed within the boundaries formed by the property lines.



Lot, Corner. A parcel of land having frontage on more than one (1) street (road) which abuts an intersection of those streets (roads). For a corner lot adjoining a side lot line, there shall be a side yard on the street side of a corner lot, which shall have a width of not less than fifty percent (50%) of the front yard depth required for the adjacent lot to the rear of such corner lot when such adjacent lot fronts on the side street of the corner lot. No such side yard shall be less than eight (8) feet, except on lots having a width of less than 50 feet, for which lots the minimum side yard on the street side of the lot shall be four (4) feet.

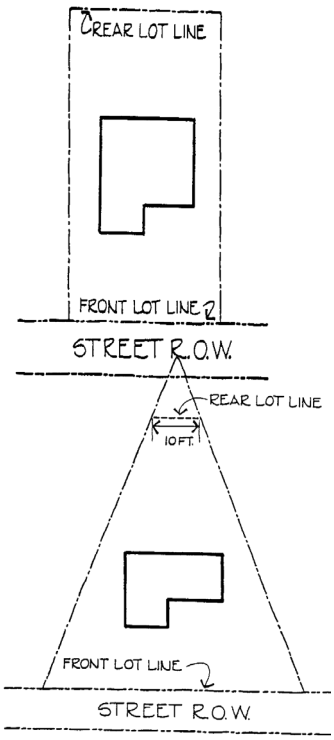
Lot, Coverage. That portion of a lot occupied by a structure or impervious surface, either at ground level or the equivalent thereto when a structure is elevated on pilings.

Lot, Depth. The depth of a lot is the distance measured in the mean direction of the side lines of the lot from the midpoint of the front line to the midpoint of the opposite lot line.

Lot, Flag. Lots or parcels with less frontage on a public street than is normally required. The panhandle is an access corridor to lots or parcels located behind lots or parcels with normally required street frontage.

Lot, interior. A lot other than a corner lot with only one (1) frontage on a street.

Lot line. Any boundary of a parcel of land.



Lot Line, Front.

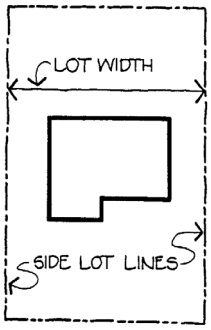
A. If a lot has one property line which is coterminous with a street right-of-way line, such line shall constitute the front lot line;

B. If a lot has two (2) property lines which are also street right-of-way lines abutting different streets and those two (2) property (street right-of-way) lines form an angle between 80 degrees and 100 degrees, then the shorter of those two (2) lines shall constitute the front property line; if both lines are equal, the front property line shall be determined by the property owner if a front property line has not been designated on the final plat (minimum building lines are construed to designate the front lot line);

C. If a lot is not encompassed by Provision A or B and no front property line is designated on the final plat, the

front property line shall hall be designated by UDO Administrator.

Lot line, Rear. The property line(s) which is (are) opposite the front property line. If no property line is deemed to be opposite the front property line and no minimum building line exists on the final plat to establish a rear lot line, then there shall be no rear lot line; however, the rear yard setback shall be maintained from the point (apex) on the property's perimeter which is the furthest removed from the mid-point of the front line. The rear yard minimum building line shall be a line perpendicular to a straight line connecting said apex and the mid-point front lot line.



Lot Line, Side. A boundary line which is not defined as front or rear lot line.

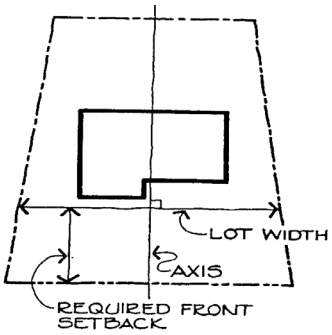
Lot, Nonconforming. A lot or parcel of land that has less than the required minimum lot size or width as established by the zone in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of this ordinance.

Lot of Record. A lot which has been recorded in the office of the Registrar of Deeds of Brunswick County, or a lot described by metes and bounds, the description of which has been recorded in the aforementioned office.

Lot, Single-tier. A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.

Lot, Through or Double Frontage. A lot other than a corner lot with frontage on one (1) or more streets. Through lots abutting two (2) streets may be referred to as double frontage lots.

Lot Width. The straight-line distance between the points where the building front yard setback line intersects the two side lot lines.



Low Impact Development (LID). LID is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site. Specifically, LID aims to:

A. Preserve Open Space and Minimize Land Disturbance;
B. Protect Natural Systems and Processes (drainage ways, vegetation, soils, sensitive areas);
C. Reexamine the Use and Sizing of Traditional Site Infrastructure (lots, streets, curbs, gutters, sidewalks) and Customize Site Design to Each Site;
D. Incorporate Natural Site Considerations/Concerns (wetlands, stream corridors, mature forests) as Design Elements; and

E. Decentralize and Micromanage Storm Water at its Source.

Manufactured Home. A structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities and meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development. The term manufactured home does not include a recreational vehicle or travel trailer and satisfies each of the following criteria:

A. The home has a length not exceeding four (4) times its width;
B. The pitch of the home's roof has a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
C. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
D. A continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the home; and
E. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Manufactured Home Lot. A manufactured home lot is a piece of land within a manufactured home park whose boundaries are delineated in accordance with the requirements of the ordinance.

~~**Manufactured Housing Park.** A parcel (or contiguous parcels) of land consisting of two (2) or more manufactured home lots for rent or sale.~~

Manufacturing, Artisan. On-site production of goods by hand manufacturing involving the use of hand tools and small-scale light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have very limited, if any, negative external impacts on surrounding properties, water resources, air quality and/or public health.

Manufacturing, General. Manufacturing, bulk storage, and/or handling of finished or unfinished products primarily from extracted, raw, recycled, or secondary materials. Typical uses include boiler shops, textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; and food packing, canning, and manufacturing. Industrial service firms engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products.

~~**Manufacturing, Intensive.** Manufacturing and processing of products and chemicals including but not limited to: gypsum or plaster-of- Paris, stone, clay, glass, cement, concrete, fertilizer, insecticides, disinfectants, petroleum products, coal, and synthetic resins. This~~

~~group also includes primary metal manufacturing, fabricated metal product manufacturing, smelting, paper manufacturing, oil refining, fuel bulk storage facilities, and electricity generating facilities, as well as any manufacturing or processing facility which has a high potential for significant negative external impacts on surrounding properties, water resources, air quality and/or public health.~~

Manufacturing, Limited. Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: printing and related support activities; machinery manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; and other manufacturing and production establishments.

Marina, commercial. Any waterfront structure or development commercially providing permanent or temporary harboring or storing for two (2) or more boats (pleasure and/or commercial) and providing marina sales including but not limited to retail sales for fuel, repairs, convenient foodstuffs, boats, engines, and accessories. Commercial marina includes dry stack boat storage facilities with vertical storage of boats in a rack system, to be accessed by a high-capacity forklift and stashed on a rack, ready for quick retrieval.

Maritime Sales, Rental, and Service. Uses involved in the sales, rental, service, repair, cleaning, and temporary storage of boats, watercraft (including non-motorized watercraft), and trailering devices.

Market value. The building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal, replacement cost depreciated for age of building and quality of construction (Actual Cash Value), or adjusted tax assessed values.

Mean sea level. For purposes of this ordinance, the National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing various elevations within the floodplain, to which Base Flood Elevations (BFEs) shown on a FIRM are referenced. Refer to each FIRM panel to determine datum used.

Microbrewery. A microbrewery as permitted by NCGS 18B-1104 is an enterprise which engages in one or more of the following: (1) Manufacture, purchase, import, possess and transport ingredients and equipment used in the manufacturing of malt beverages; (2) Sell, deliver and ship malt beverages in closed containers at wholesale to exporters and local boards within the State, and, subject to the laws of other jurisdictions, at wholesale or retail to private or public agencies or establishments of other states or nations; (3) Give its products to its employees and guests for consumption on its premises.

Microdistillery. A distillery as permitted by NCGS 18B-1105 is an enterprise which engages in one or more of the following: (1) Manufacture, purchase, import, possess and transport ingredients and equipment used in the distillation of spirituous liquor; (2) Sell, deliver and ship spirituous liquor in closed containers at wholesale to exporters and local boards within the State, and, subject to the laws of other jurisdictions, at wholesale or retail to private or public agencies or establishments of other states or nations; (3) Transport into or out of the

distillery the maximum amount of liquor allowed under federal law, if the transportation is related to the distilling process.

Mixed-use. One or more dwellings located on an upper floor over a non-residential use(s) located on a lower floor or ground level.

Mobile Vendor. A readily movable trailer or motorized wheeled vehicle, currently registered with the NC Division of Motor Vehicles, designed and equipped to serve food and/or sell merchandise.

Modular Home. A factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with the specifications for modular homes under the North Carolina State Residential Building Code, bears a seal or label issued by the Department of Insurance pursuant to NCGS 143- 139.1, and is placed on a permanent foundation and used for residential purposes.

Modular Unit. A factory-built structure that is designed and built in one (1) or more components or sections that are transported to a site. Plans and specifications shall bear an engineer's seal and a third-party inspection certification and/or meet any successor regulations as may be established under the State Building Code.

More Intensive Use. A use that will have a greater impact on the surrounding area than the previous use, including activities which generate more traffic, require more employees or service deliveries, or utilize more square footage than the previous use existing on the site.

Motor Vehicle. All machines designed or intended to travel over land or water by self-propulsion or while attached to any self-propelled vehicle.

Multi-phased development. A development containing 25 acres or more that is submitted for development permit approval to occur in more than one phase and subject to a master development plan with committed elements showing the type and intensity of use of each phase.

NAICS Code. The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. For the purposes of the UDO, the NAICS code may assist the UDO Administrator in interpretation of particular uses in accordance with other professionally accepted sources.

National Geodetic Vertical Datum (NGVD). As corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

Natural feature. Any outside landscape feature on the site such as trees, shrubs, or rock formations.

NCGS. North Carolina General Statute.

Net Buildable Area. The total area within the project property boundary less:

A. sediment basins and water retention ponds wetlands (404/jurisdictional), defined by CAMA and/or US Corps of Engineers;
B. water and wastewater treatment facilities;
C. local or state designated historic sites; and
D. water areas including seasonal ponds.

New Construction. Structures and development activity that occurs on a previously vacant lot. For the purposes of this ordinance, new construction does not include redevelopment except where otherwise defined within Article 5.

Nightclub. An establishment in which alcoholic beverages are served for on-site consumption and which may offer recorded or live music performance.

Nonconforming Structure or Use. Any legally existing structure or use which fails to comply with the provisions of the ordinance.

Nonresidential Use or District. When referring to a use, it shall be those uses in the "nonresidential" section of the Table of uses. When referring to a zoning district or "district," it shall be the following zoning districts: O-I, CBD, BD, HC, LI, and HI. However, it should be noted that within a PUD nonresidential uses may be included.

Nursing and Personal Care Facility. A facility, however named, which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for three (3) or more persons unrelated to the licensee. A nursing home is a home for chronic or convalescent patients, who, on admission, are not as a rule, acutely ill and who do not usually require special facilities such as an operating room, X-ray facilities, laboratory facilities, and obstetrical facilities. A nursing home provides care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Nursing care is their primary need, but they will require continuing medical supervision. The term nursing and personal care facility includes an assisted living residence and multiunit assisted housing with services as defined in NCGS 131D-2.1.

Office, General. Use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Examples include offices for conducting the affairs of a general business establishment, financial services or sales of real estate or other personal property, banking, stock brokerage, investment services, real estate sales, offices for lawyers, accountants, engineers, and similar professions. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, or other amenities primarily for the use of employees in the office.

Official Maps or Plans. Any maps or plans officially adopted by the City of Southport Board of Aldermen.

Outdoor Display. The placement of products or materials and associated appurtenances for sale or rent outside the entrance of a retail establishment.

Outdoor Vending Machine. A machine or other mechanical device or container that dispenses a product or service through a self-service method of payment, but not including a news rack; a machine dispensing fuel, compressed air, or water at an automobile service station; or a public telephone. Self-service ice vending machines shall not be included within this definition.

Overhead Canopy. Any structure placed over, around, or near a fuel pump island, drive-up bank teller facility, or similar use, and intended to provide lighting and/or protection from the elements for facility users.

Parking Area, Aisles. A portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.

Parking Lot. An open area, outside of the public right-of-way, for the storage of a vehicle or vehicles. The term "parking area" shall be included in this definition. Each parking lot shall have an approved means of ingress and egress.

Parking Space, Off-street. For the purpose of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. No required off- street parking shall be located on any public right-of-way.

Parks and Recreation Area, Municipal. Government established community parks and recreation areas.

Permanent resident. A person who resides year-round in the dwelling unit and has declared the dwelling as their permanent residence. Only one dwelling unit at a time may be identified as a permanent residence.

Permeable Paving. Any paving which, due to its inherent nature or construction, allows fluids and gases to penetrate through it in at least some areas.

Personal Property. Property owned, utilized, and maintained by an individual or members of his or her residence, and acquired in the normal course of living in or maintaining a residence. It does not include merchandise which was purchased for resale or obtained on consignment.

Personal Service Establishment. Use types related to the provision of services or product repair for consumers. Personal services use types meet frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include banks, credit unions, print shops, massage therapy and day spas, gymnasiums, fitness centers, photography studios, photocopy services, barber/beauty shops, and tanning and nail salons.

Planned Unit Development (PUD). A development constructed, planned, and developed as an integral unit.

Planning Board. A commission appointed by the City Board of Aldermen and by the Brunswick County Board of Commissioners.

Planting Strip or Area. A ground surface free of concrete, asphalt, stone, gravel, brick, or other paving material, aside from walkways, which is required or used for landscaping purposes.

Plat. A map or plan of a parcel of land which is to be, or has been, subdivided.

Portable Storage Containers. A container designed to store personal property which are typically rented and intended to be delivered and removed by truck. Portable storage containers shall not be used as a dwelling and shall not impede public vehicular or pedestrian access or create a public safety hazard. This definition includes shipping containers and other portable self-storage units.

Pre-construction Activity. Any action taken to disturb land or vegetation for a site prior to the completion of application review, or other site preparation, including but not limited to the storage of construction materials, stockpiles, containers, vehicles or similar items prior to the start of construction permitted thereunder.

Predevelopment. The conditions that existed prior to the proposed project, site plan, or subdivision being in place.

Preserved Tree(s). Any tree or groups of trees existing prior to development of a property that is protected so that it remains after the development has been completed.

Private Driveway. A roadway serving two (2) or fewer lots, building sites, or other division of land, and not intended to be public ingress or egress.

Processing. Any operation changing the nature of material or material's chemical composition or physical properties; does not include operations described as fabrication.

Protected Trees. Regulated or specimen trees as defined in this ordinance.

Pruning. The elimination of part of the branching structure of a tree’s crown to improve tree structure, enhance vigor and/or maintain safety.

Pruning Standards. Generally accepted standards for pruning as defined in the current edition of Pruning Standards by the American Society of Consulting Arborists.

Public Tree. Any tree on public lands, which are City-owned property and/or located within City right of way (ROW).

Quasi-judicial Decision. A decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving

variances, special use permits, and appeals of administrative determinations.

Quasi-judicial Hearing. A hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a development regulation adopted under this UDO.

Recreational Vehicle (RV) means a vehicle, which is:

A. built on a single chassis;
B. 400 square feet or less when measured at the largest horizontal projection;
C. designed to be self-propelled or permanently towable by a light duty truck; and
D. designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

Recreational Vehicle Parks. Any single parcel of land upon which two (2) or more recreational vehicles, occupied for sleeping purposes, are located regardless of whether or not a charge is made for such purposes.

Redevelopment. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure or lot, including demolition and replacement of a structure, taking place during any one-year period. Redevelopment may also be associated with a change of use.

Regulated Tree. The subsurface roots, crown and trunk of any self-supporting woody perennial plant such as a large shade tree, which usually has one (1) main stem or trunk, and has a measured DBH as follows:

A. A hardwood tree, having a single trunk at least eight (8) inches in DBH. Trees may have single or multiple trunks but at least one trunk must measure eight (8) inches in diameter.
B. A coniferous tree, having a single trunk at least 12 inches in DBH.
C. Any tree, of any species, with a DBH of 30" or more. (Specimen tree)

Remove (including removing and removal). The cutting down of any live or dead regulated tree and all other acts which cause the death or destruction of any regulated tree.

Reservation. A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.

Reserve Strip. A strip of land created for the purpose of controlling the access to streets or other public rights-of-way from adjoining property.

Residential Care. Establishments primarily engaged in the provision of residential, social, and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element; such as adult day care facility, home for the aged and infirm, and other similar residential care uses not otherwise defined in this section.

Residential Use or District. When referring to a use, it shall be those uses in the "residential" section of the Table of uses. When referring to a zoning district or "district," it shall be the following zoning districts: R-10, R-20, MF, PUD, and OS.

Restaurant. An establishment whose principal business is the sale of foods, frozen desserts, or beverages to a customer in a ready-to-consume state, and whose design and principal method of operation determines its classification as follows:

A. Carry-out: (a) Foods and/or beverages are usually served in edible containers or in paper, plastic, or other disposable containers by an employee at a standing counter or drive-in window; and (b) consumption is normally off the premises, but may be allowed within a motor vehicle parked on the premises, or at other facilities on the premises outside the principal building.
B. Fast Food: Same as "carry-out," but includes allowing consumption within the principal building.
C. Standard: Customers are provided with an individual menu and served by an employee at the same table or counter at which their food and/or beverages generally are consumed within the restaurant.

Retail sales. Use types involved in the sale or lease of new or used products to the general public. Accessory uses may include offices, display of goods, limited assembly, processing, or repackaging of goods for on-site sale. Retail sales does not include the following:

A. Repair and service establishments.
B. Bars, nightclubs, restaurants, and similar eating establishments.
C. An establishment that provides financial, professional, or business services in an office setting.
D. An establishment that involves the sale, distribution, or presentation of materials or activities emphasizing sexually explicit content.

Retail Sales, Major. A retail sales establishment that has more than 5,000 square feet of floor area.

Retail Sales, Minor. A retail sales establishment that does not include a drive-through and is less than 3,000 square feet in floor area.

Retail Sales, Moderate. A retail sales establishment that is between 3,000 and 5,000 square feet in floor area.

Retention Pond Facilities. A permanent structure that provides for the storage of runoff and is designed to maintain a permanent pool of water.

Right-of-Way. The property located within and adjoining the streets, roads, and highways within the city which rights-of-way are owned by the city or state or otherwise maintained by the city or the state. Right-of-way may be in an improved or unimproved state.

Sales Office, Temporary. An office established within the boundaries of a subdivision or

development which is used for the promotion and sales of real property solely within that subdivision or development.

~~**Salvage operations**. Any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.~~

Screening. The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms, vegetation, or other natural or man-made visual barriers.

Self-service Ice Vending Machine. A stand-alone ice production machine that may operate without full time service personnel. These units are activated by the insertion of money, credit cards, check cards, token, or similar means; ice is bagged automatically or dispensed in bulk outside to the consumer. Such vending machines and similar detached accessory uses are larger in scale and footprint than an outdoor vending machine, which is typically accessible to a pedestrian rather than a vehicle.

Setback. The required distance between a structure and the lot lines of the lot on which it is located.

Setback, Front. The setback measured from the front lot line(s).

Setback, Rear. A setback from an interior lot line lying or rear lot line on the opposite side of the lot from the front setback.

Setback, Side. The side yard setback shall extend from the required front yard setback line(s) to the required rear yard setback line and shall be measured from the side lot line.

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

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

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

Shopping Center. A total of three (3) or more commercial establishments, planned and constructed as a single unit, with off-street parking and loading facilities provided on the property. Shopping centers are related in location, size, and type of use to the trade area which they serve and are considered as such at the owner's discretion. This definition

includes malls, commercial plazas, and community shopping areas.

Sign. Any surface, fabric, device, or display which bears lettered, pictorial, or sculptured matter, including forms shaped to resemble any human, animal, or product, designed to convey information visually and which is exposed to public view. The term "sign" shall include all structural members. A sign shall be constructed to be a display surface or device containing organized and related elements composed to form a single unit.

Sign, "A" Frame. Sign consisting of two (2) sign faces attached back-to-back by top hinges.

Sign, Animated. Sign that uses movement or change of lighting to depict action or create a special effect or scene.

Sign, Area. The surface area of a sign shall be computed as including the entire area visible from any one point, within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign including lattice work, wall work, and individual letters and spaces between letters comprising part(s) of the sign. Computations of sign area shall include only one side of a double-faced sign structure. If a sign has two (2) sides joined at an angle of greater than 60 degrees, the surface of both sides of the sign shall be included in the computation of area.

Sign, Attached. Sign painted on, attached to and erected parallel to the face of, or erected and confined within the limits of, the outside facade of any building and supported by such building facade.

Sign, Billboard. Sign that is greater than 32 square feet and which is located off-premises from the place of the information contained on the sign.

Sign, Business Identification. Any sign which contains information regarding the premises where such sign is located.

Sign, Changeable Copy. Sign on which informational content can be changed or altered by manual or electronic means.

Sign, Construction. Sign that is on-premise and associated with a site with an active building permit.

Sign, Directional. Sign for public direction or information. Typically, these signs consist of directional arrows, business names or logos, the words "entrance", "exit", "parking", etc.

Sign, Electronic Message Center. An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

Sign, Feather Flag. A narrow, tall, flag-like banner sign often made of flexible material that moves with wind. These signs have different names such as flutter flags, swooper flags,

blade flags, and teardrop flags.

Sign, Flashing. Sign, which contains or uses, for illustration, any lights or lighting devices, which change color, flashes or alternates, shows movement or motion, or changes the appearance of said sign or part thereof automatically.

Sign, Freestanding. Sign supported by structures or supports that are anchored in the ground and that is independent from any building or other structure(s).

Sign, Governmental. Sign provided and erected by a governmental entity.

Sign, Height. Sign height shall be computed as the distance from the base ground level to the top of the highest vertical attached component of the sign prior to the placement of any fill.

Sign, Incidental. Sign containing information necessary or convenient for persons coming onto a premises such as "hours of operation," location of restrooms, etc.

Sign, Integral. Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials mounted on the face of a building.

Sign, Legal Nonconforming. A sign that met all legal requirements when constructed, but that is not in compliance with this ordinance. An illegal sign is not a legal nonconforming sign.

Sign, Nonconforming. Sign that does not conform to the regulations of this ordinance.

Sign, Noncommercial. Sign associated with noncommercial institutions.

Sign, Off-premises. Sign containing information which does not occur on the site at which the sign is located.

Sign, Open. Sign with a specific designated purpose of stating that a business is open or closed.

Sign, Outdoor Advertising. Any sign which contains information about an establishment other than that on which such sign is located.

Sign, Permanent. Sign not designated as temporary.

Sign, Political. Sign displaying political candidacy and/or messages as related to an election date.

Sign, Portable. Sign attached on a moveable support frame without lighting.

Sign, Projecting. Sign attached and placed at a right angle to the facade of the associated structure.

Sign, Real Estate. Sign utilized by properties for sale, lease, or rent located on the

property upon which it is placed.

Sign, Snipe. Sign of any material whatsoever that is attached in any way to a utility pole, tree, street sign or pole.

Sign, Subdivision Entrance. Sign located on- site and at the major entrance point(s) to such development.

Sign, Special Event. Sign advertising a l community-wide event.

Sign, Temporary. Sign that is not permanently affixed, placed, attached or erected, and may have time limitations.

Sign, Vehicle/trailer. Sign mounted on a vehicle, boat, or trailer.

Sign, Wind. Signs composed of nylon, canvas, or plastic material which are decorative. These signs may include wind socks, wind vanes, banners, pennants, and flags.

Site Plan, Major. A plan for residential development of four (4) or more dwelling units on a lot; nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed; or all other development not subject to minor site plan approval.

Site Plan, Minor. A plan prepared for single-family residential uses, duplexes, and attached residential units consisting of three (3) or fewer dwelling units or for renovation/rehabilitation projects that will modify an existing structure's footprint. A minor site plan is not required for changes of use whereby no increase in impervious square footage or an enlargement in an existing structure's footprint is proposed. Nonresidential development projects whereby less than 10,000 square feet of impervious surfaces are proposed and accessory structures, construction/installation of fences/walls, piers, docks, decks, stairs, signs, and driveways must prepare a minor site plan.

Site-specific Vesting Plan. A plan of development submitted to the city to obtain one (1) of the following approvals for statutory vested rights in accordance with the procedures outlined in this ordinance:

A. Final Subdivision Plat,
B. Special Use Permit, or
C. Planned Unit Development Plan.

Notwithstanding the foregoing, a document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall not constitute a site-specific development plan.

Skirting. A continuous, uniform foundation enclosure constructed of vinyl, or metal fabricated for such purpose and that is unpierced except for required ventilation or access.

Solar Farm. The components and subsystems required to convert solar energy into electric

or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.

Solid Waste Disposal Facility. As defined in NCGS 130A-290(a)(35), any facility involved in the disposal of solid waste.

Solid Waste Disposal Site. As defined in NCGS 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

Special Use. A use permitted in a particular zoning district in a specified location that complies with certain findings of fact and other conditions as specified in this ordinance.

Special Use Permit. A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. This term includes permits previously referred to as conditional use permits.

Specimen Tree. Any tree, of any species, with a DBH of 30" or trunk circumference of 8' or more. A tree which grows to such maturity provides significant aesthetic as well as practical benefits to the community at large.

Spotlight. An unshielded artificial light source or lamp designed to produce a narrow, well directed beam of light upon a small area.

Standard. A mandatory requirement.

Start of Construction. The date the building permit was issued.

Storage. A deposition of commodities or items for the purpose of future use or safekeeping.

Storage, Dry. The keeping of boats, watercraft, and other recreational vehicles to be accessed by the owner.

Storage, Outdoor. The keeping, in an unroofed area, of any goods, junk, material, or merchandise in the same place for more than 24 hours.

Storage, Self-service. A building consisting of individual, small, self- contained units that are leased or owned for the storage of goods and wares. No outdoor or dry storage shall be allowed in conjunction with the facility with the following exceptions: boats, cars; motorcycles; trailers; motor homes, pick-up trucks and similar-type and size vehicles; and building materials, which shall be an accessory to the principal use of self-service storage and subject to the required use standards.

Storm Drainage Facilities. The man-made system of inlets, conduits, or other such facilities, and appurtenances which collect, store, and convey stormwater.

Stormwater Discharge Control Design Plan. The set of drawings and other documents that comprise all of the information and specifications for the drainage systems, structures, concepts, and techniques that will be used to control stormwater discharges as required by the City of Southport Stormwater Management Technical Manual. Also included are the supporting engineering calculations, input data for any computer analysis, and results of any computer analysis.

Stormwater Discharge Control Facilities, Off-site. The design and construction of a facility necessary to control stormwater runoff for multiple sites.

Stormwater Discharge Control Facilities, On-site. The design and construction of a facilities necessary to control stormwater runoff within and for a single development.

Stormwater Discharge Control Plan, Preliminary. The overall proposal to control discharges from the proposed development. Also included are the supporting engineering calculations, input data for any computer analysis, and results of any computer analysis needed for preliminary design of any stormwater discharge control facilities. This plan shall be in enough detail to determine if stormwater discharge control facilities will be needed.

Stormwater Management Technical Manual, City of Southport. Manual approved by the Board of Aldermen, which presents recommended design procedures and criteria for conducting hydrologic and hydraulic evaluations.

Story. That portion of a building between the surface of any floor and the floor or roof above it.

Street. A right-of-way which affords access to abutting property and constructed in accordance with the requirements of this ordinance.

Street Line. The right-of-way boundary of a street.

Street Types.

A. **Public Street**. A right-of-way for vehicular traffic dedicated and accepted by the North Carolina Department of Transportation or the City of Southport for public use.
B. **Private Street**. A right-of-way for vehicular traffic which is constructed to the Technical Standards and Specifications of the City of Southport Subdivision Regulations and dedicated to a select portion of the public. The responsibility for the maintenance of a private street shall be by an established owners' association or other private property owner legal agreements.

Street Yard. The area of a parcel immediately adjacent to a street right-of- way and reserved for planting.

Structure. Anything constructed or erected, the use of which requires location in or on the land, or attachment to something having a permanent location in or on the land. For

floodplain purposes, a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally above ground, or other manmade facilities or infrastructures.

Subdivider. Any person, firm, or corporation who proposes to subdivide or create a new lot.

Subdivision. All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations contained herein:

A. the combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards contained herein;
B. the divisions of land into parcels greater than 10 acres where no street right-of-way dedication is involved;
C. the public acquisition by purchase of strips of land for the widening or openings of streets or for public transportation system corridors;
D. the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this ordinance.
E. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

Subdivision, Major. All subdivisions shall be considered major subdivision except those defined as minor subdivisions.

Subdivision, Minor. A minor subdivision is a tract to be subdivided which is five (5) acres or less in size or meets the criteria as provided in NCGS 160D-802(c):

A. Fronts on an existing approved street;
B. Does not involve any new public streets, right-of-way dedication, or prospectively requiring any new street for access to interior property;
C. Does not require drainage improvements or easements to serve the applicant's property or interior properties;
D. Does not involve any utility extensions; and
E. Does not require any easements, other than rear and side lot line easements.
F. However, if the subdivider owns, leases, holds an option on, or holds any legal or equitable interest in any property adjacent to or located directly across a street, easement, road, or right-of-way from the property to be subdivided, the subdivision shall not qualify under the minor subdivision procedure. Furthermore, the minor subdivision procedure may not be used a second time within three (3) years on any property less than 1,500 feet from the original property boundaries by anyone who owned, had an option on, or any legal interest in the original subdivision at the time

the subdivision received preliminary or final plat approval.

Substantially Improved Existing Manufactured Home Park. Repair, reconstruction, rehabilitation, or improvement of the streets, utilities, and pads which equals or exceeds 50% of the value of the streets, utilities, and pads before the repair, construction, or improvement commenced.

Tattoo and Piercing Establishment. An establishment whose principal business activity is the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin or the creation of an opening in the body of a person so as to create a permanent hole for the purpose of inserting jewelry or other decoration.

Temporary Healthcare Structure. A temporary structure no more than 300 gross square feet that will house a single mentally or physically impaired person. Structure must be assembled off-site and meet the standards of the State Building Code. It must not be placed on a permanent foundation and may be required to connect to water, sewer and electric utilities. Only one such structure is permitted per lot. Subject to all requirements of North Carolina General Statute 160D-915.

Telephone Communication Facility, Unattended. A windowless structure containing electronic telephone equipment that does not require regular employee attendance for operating.

Ten (10)-year, 25-year, 50-year, and 100-year Storms. Rainfall intensity with a probability of being equaled or exceeded, on the average, in any given year 10%, 4%, 2%, and 1% of the time, respectively. The selected duration should produce the maximum peak rate of runoff for the watershed of interest, under average antecedent wetness conditions.

Tower. Any structure whose principal function is to support antenna.

Towing Service, Automotive or Truck. A commercial enterprise, business or company established to tow or remove motor vehicles from one location to another. A towing service includes the temporary storage or motor vehicles at its site, but under no circumstances shall any motor vehicle remain on the premises of a towing service for more than 24 hours unless stored within an enclosed structure or the tow service is located in an industrial district. Such establishments are considered a Major Automotive use.

Townhouse. A principal structure containing three (3) or more single-family attached dwelling units with each unit on its own individual lot. All townhouse developments shall be subject to multiple family dwelling provisions of this ordinance, with the following exceptions:

A. All townhouse developments shall comply with the multi-family density requirements of this ordinance; this standard can be met by individual lot area, by provision of common open space, or by a combination of lot area and common open space.
B. No unit shall be connected on more than two (2) sides by common walls.

C. All yard dimensional requirements shall apply to the property lines of the entire development. No individual unit shall be required to meet the yard dimensions.

Tract. A tract is a piece of land whose boundaries have been described or delineated by a legal instrument or map recorded in the office of the Brunswick County Registrar of Deeds.

Tract Area. The total acreage/square footage of the entire tract being developed.

Transitional Housing Facility. A facility configured as a multifamily development but operated and funded by a nonprofit, charitable, religious, or governmental organization to provide temporary housing and appropriate supportive services to families or individuals to facilitate movement to independent living over a 3 to 24-month period. A transitional housing facility may provide social services, counseling, and other programs to assist residents in the transition to permanent housing This classification shall not be construed to include uses licensed or supervised by any federal, state, or county health/welfare agency, such as group homes, halfway houses, boarding homes for children, and convalescent nursing homes.

Travel Trailer. A recreational vehicle designed to be towed by a light duty truck.

Tree. Any species of self-supporting, perennial, woody plant normally capable of attaining a height of twenty (20) feet at maturity.

Tree Mitigation Fund. A fund established to receive money for compensation for damage to or removal of public trees, or for fees-in-lieu of preservation or replanting on a construction site. The funds will be utilized specifically to replant, maintain, or improve the health of the City's urban forest. Expenditure of these funds will be incorporated into the annual city budgeting process and follow the guidelines outlined in the City of Southport Urban Forest Management Plan (2011).

Tree Plan. A scaled site plan and other documentation that identifies preserved trees, newly planted trees, and other information as required by this ordinance.

Tree Removal Zones. The area designated on a preliminary plat of a minor or major subdivision or PUD for road, site drainage, and utility rights-of-way plus the area, not protected by building setback requirements, or individual lots or other building sites thus constituting the portions of a proposed development from which protected trees may be removed pursuant to a tree impact permit.

Tree Safe Zones. The area designated on a preliminary plat of a minor or major subdivision or PUD that makes up the individual lots where trees are to be left untouched. These zones will constitute at least 80% of each individual platted lot.

Tree Value. The value of a Regulated tree that is unlawfully removed, destroyed, or altered in such a way that it has a deleterious effect on continued viability shall be determined at a rate of like kind replacement by a certified arborist retained by the City.

UDO Administrator. A person, or his or her designee, appointed by the City Manager to administer the regulations contained in this ordinance.

Use. The purpose for which land or structure thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Use, Nonconforming. A use of building or land that does not conform with the regulations of the district in which the building or land is situated.

Utility Plan. Detailed plans for the construction of utilities, including water, sewer, and stormwater, and showing connections to existing systems or plans for individual water supply systems and sewage disposal systems. Plans must show line sizes, the location of fire hydrants, blow-offs, manholes, pumps, force mains, gate valves, utility and maintenance easements, and daily estimated sewer flow figures. The type of construction materials and brand of appurtenances may require approval from the City of Southport, Brunswick County Utilities, and/or NCDOT. Plans shall include profiles based on mean sea level datum for gravity sanitary and storm sewers.

Variance. A grant of relief from the requirements of this ordinance that permits construction in a manner otherwise prohibited by this ordinance.

Violation. Failure of a structure, use, lot, situation, or other development to be fully compliant with the requirements of this ordinance.

Visible. Capable of being seen without visual aid by a person of normal visual acuity.

Warehousing, General. A building or compartment in a building used and appropriated by the occupant for the deposit and safekeeping or selling of his own goods at wholesale and/or for the purpose of storing the goods of others placed there in the regular course of commercial dealing and trade to be again removed or reshipped. General warehousing includes the wholesale of durable and non-durable goods.

Water Transportation. Water dependent uses such as docks, wharves, fishing piers, ferries, tugboats, barges, charter operations, and excursions. Such facilities may be used for nonresidential, residential, or public purposes.

Wholesale. Sale of a commodity for resale to the public for direct consumption, whether durable or non-durable. Non-durable goods include products that are consumed or are only usable for a short period, such as food, apparel, or fabrics.

Yard. A required open space unoccupied and unobstructed by a structure or portion of a structure; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front. The space on the same lot with the principal building between the building and the front property or street right-of-way line and extending across the full width of the lot.

Yard, Rear. An area extending across the full width of the lot and lying between the rear lot line and a line parallel thereto at a distance therefrom as required in the applicable district.

Yard, Side. An area extending along the length of the lot between the required front yard and the required rear yard, and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Yard Sale. The sporadic and infrequent sale of used personal items within residential areas. Such sales shall be temporary and limited to not more than twice per calendar year per property.

Zero Lot Line Structure. A structure placed on a lot such that a windowless common wall is placed on one side property line with no side setback and the remaining dimensional requirements of the zoning district are complied with.

Zoning Permit. A permit issued by the City conferring the right to undertake and complete the development or the use of property subject to the provisions outlined in this ordinance.

Zoning Vested Right. A right pursuant to NCGS 160D-108 or 160D-108.1 to undertake and complete the development and use of property under the terms and conditions of an approved site-specific vesting plan in accordance with the procedures outlined by this ordinance.

MEMORANDUM

To: Larry Ashley, Chair and Members of the Planning Board
From: Maureen Meehan, Planning Services Director
Re: Southport 2050 Comprehensive Plan Review and Recommendation
Date: August 21, 2025

Background

Planning legislation found in NCGS 160D-501 and the Coastal Area Management Act (CAMA) requires that local governments have a locally adopted and reasonably maintained land use plan. The city's existing CAMA Core Land Use Plan was initially adopted in 2014 by the city and certified by the Coastal Resources Commission, with a subsequent minor update occurring in 2020. Since then, the city has experienced significant growth within its planning jurisdiction and the surrounding areas of Brunswick County.

The executive summary and action matrix are attached to this report for your review.

A copy of the draft comprehensive plan can be found at the following link.
Southport2050_Draft_20250711.pdf

Process

The CAMA requires that jurisdictions in the 20 coastal counties, which include Brunswick County, prepare and adopt a land use plan that addresses specific management topics. Municipalities may choose to roll into the county plan or prepare a separate plan. Upon completion of the plan, the Division of Coastal Management planners review the document for consistency with the 7B Land Use Plan Rules. Once DCM comments are satisfied, the local government must adopt the plan by resolution and forward it to the Coastal Resources Commission for certification. The certified LUP becomes a policy document used by DCM to review state and federal permits.

NCGS 160D-501(c) requires that the governing board adopt the comprehensive plan with a recommendation from the planning board. Further, it shall follow the process mandated for zoning text amendment in G.S. 160D-601, which includes a duly advertised legislative hearing before adoption of the plan. If the governing board wishes to table the plan to gather more information or consider public input, the motion to table must include a specific date, time, and location for reconsideration. Otherwise, a new hearing notice must be published. The locally adopted comprehensive plan is advisory only and not regulatory.

Timeline

The city initiated the comprehensive plan update in late 2023, which involved contracting with Stewart Consulting to develop a comprehensive plan that not only fulfills statutory requirements but also serves as a blueprint for Southport's future. One of the key components of a comprehensive

plan is community engagement. Staff solicited community input through steering committee meetings, stakeholder meetings, an online survey, 2 public input meetings, walking tours, and a photo contest. The comprehensive planning process incorporates the input of the citizens in conjunction with existing conditions and future needs to create the vision, goals, and guiding policies for the future of Southport. A timeline of the process to date is provided below.

January 2024 – March 2024
- Existing Plans Assessment and Data Gathering
- Compiling Existing Conditions Data
- Meetings with Staff, Steering Committee, and Stakeholders

April 2024 – July 2024
- Community Survey Online
- Public Workshop 4/30
- Creation of Vision and Goals
- Public Walking Tours 5/22
- Presentation to the Board of Aldermen 6/13
- Policy Recommendations and Future Land Use Designations

August 2024 – October 2024
- Continued Policy and Implementation Strategies
- Public Meeting 10/8
- Staff and Public Review

November 2024 – February 2025
- Presentation to the Planning Board 12/24
- Presentation to the Board of Aldermen 1/25
- Presentation to the Board of Aldermen 2/25
- Finalizing Plan

March 2025 – July 2025
- Plan submitted to Division of Coastal Management 3/25
- Comments Received by Division of Coastal Management 5/25
- Plan updates for DCM and Staff Comments
- Final Plan Submitted to Staff for Review 7/25

What we Heard

The online survey was open to anyone who lives, visits, and loves Southport. Most of the responses to the survey came from full-time residents and property owners who do not live in Southport.

During community engagement, the following items in no order were consistently mentioned:
- Support existing small businesses and create opportunities for/attract diverse small-scale establishments.
- Preservation of historic character - sites and buildings
- Protection of natural resources and water quality
- Need for diverse/affordable housing options
- Pedestrian safety and connectivity –for all areas throughout the city.
- Stormwater management
- Design elements for nonresidential development/redevelopment

These and all other responses were used to create the vision, goals, and policies for the future land use plan. Goals and policies are categorized by Land Use & Housing, Public Access, Historic Preservation, Resiliency, Water Quality, and Economic Development.

Implementation

An action matrix is included in the plan outlining the policies, action items, lead responsible department, and time frame for implementation. Implementation of a newly adopted comprehensive plan can seem daunting, therefore identifying tasks that are quantifiable will help maintain a successful planning effort. Priority actions are listed below.

Zoning Updates – Revisions to the development standards for residential and nonresidential uses and including incentives for certain development types have been flagged as starting points for implementation, until a full UDO update can be made. A full overhaul of the UDO is a priority to ensure development and redevelopment throughout the city is cohesive and keeping with the existing character of the different neighborhoods outlined in the plan.

Coordination with Brunswick County – Since the loss of the extraterritorial jurisdiction (ETJ) in 2024, it is more imperative than ever to coordinate with Brunswick County especially the North Howe Street Corridor to ensure that there are compatible development characteristics. Staff have been working with the Brunswick County Planning Department when new developments/rezonings are taking place adjacent to the city limits.

Parks and Conservation – It is recommended to improve park accessibility, not only for individual parks, but also connectivity between the parks. Parking and pedestrian improvements can enhance the usability of existing spaces. Further, it is recommended that conservation subdivision options are added as a development tool to preserve and protect areas within floodplain, wetlands, and uplands that are susceptible to flooding.

Historic Preservation – Adoption of the local historic district and local historic design standards is the first step in preserving the historic properties and fabric of the city. Once the district is formalized, the city should seek Certified Local Government status, which will open opportunities for grants and other incentives.

Walkability – One of the priorities from public engagement is increased pedestrian and alternative transportation opportunities. The plan outlines pedestrian priorities, which include intersection improvements and streetscape improvements. The improvements can include crosswalks, parking enhancements, sidewalks, and street tree plantings and landscaping.

Parking – Suggestions and recommendations from the parking study include time limited parking areas and new or improved formalized parking in the rights-of-way for not only cars, but also golf carts and bikes. Existing off street parking requirements for nonresidential uses in the UDO should be deemphasized to provide flexibility and encourage walkability and alternative modes of transportation. A new UDO will be able to incorporate updated parking trends that will facilitate a balance between the needs of residents and visitors.

Housing – Housing diversity and the need for affordable housing options was emphasized at the stakeholder meetings. The addition of new zoning districts that represent existing lot sizes and uses in addition to providing flexibility for a mix of housing types are just a couple of options for increasing housing availability. This too supports the need for a new UDO.

Funding and Budget – Consistent and increasing revenue is paramount to the increasing demands from aging infrastructure, increased tourism, aging population, and rapid development adjacent to the city. One consideration is encouraging thoughtful development that includes mixed uses for the highest and best use of property.

Next Steps
Upon adoption of the plan, real work begins. Staff will begin implementation of short-term actions items and prioritize mid-and-long-term actions. The comprehensive plan is the foundation for decision making, not only for ordinances and other policies, but also for grant submissions and improvement projects.

Recommendation
Staff present the Southport 2050 Comprehensive Plan for review and recommendation of **Approval** of adoption to the Board of Aldermen. This plan is crucial for capturing the existing conditions of Southport and its community, ensuring that all future development actions align with public desires and provide direction for future capital investments, ultimately enabling the city to reach its full potential.

Attachments
Executive Summary
Action Matrix

Plan Southport

City of Southport 2050 Comprehensive CAMA Plan

Draft: July 11, 2025 | Adopted Date | Certified Date



A Big Thank You

to the many dedicated participants of this planning process. Your time, knowledge, and input were crucial to the development of this Plan.

Steering Committee

Larry Ashley
Scott Len
Jim McKee
Kate Seigler
Roberta Dosher
Sue Hodgin
Chris Jones
Karen Williams
John McCloskey

Board of Aldermen

Rich Alt, Mayor
Rebecca Kelley, Mayor Pro-Tem
Robert Carroll, Ward 1
Karen Mosteller, Ward 1
Marc Spencer, Ward 1
Lowe Davis, Ward 2
Frank Lai, Ward 2

Planning & Zoning Board

Sue Hodgin, Chair
Kevin Locklin, Vice Chair
Will Hewett
Fred Fiss
Larry Ashley
John Bove
Robert Lambert
Richard Sloan, Former member
Roy Pender, Former member

Staff Liaisons

Maureen "Mo" Meehan,Planning Services Director
Noah Saldo, Interim City Manager
Stuart Turille, Jr., Former City Manager
Wendell Biddle, Senior Planner
Penny Tysinger, Permit Technician/Historic Planner
Heather Hempill, Parks & Recreation Director
Tom Zilinek, City Engineer
Charles Drew, Fire Chief
Todd Coring, Police Chief
Dorie Dutton, Former Assistant City Manager

Community Members

Thank you to the hundreds of Southport community members for taking your time to participate in naming the plan, photo contest, community survey, walking tours, and public meetings. Your input played an important role in the development of this Plan.

Steering Committee

Thank you for your commitment to regularly attending Steering Committee meetings throughout the planning process. Your input and guidance throughout the process was crucial to the development and refinement of this Plan.

Plan facilitated by:

STEWART

With assistance from:

WK DICKSON

Plan adopted by the City:
<Date>
Plan certified by NC Coastal Resources Commission:
<Date>

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Interpretation of Recommendations

Chapter 4 includes recommendations and implementation actions. In which, the following words may be used to consider, continue, courage, enhance, identify implement, maintain, prevent, promote, protect, support, and work. If a word is not defined below it shall be interpreted as its ordinary and common meaning. The intent of these words is defined as follows:

- Consider: Think carefully about or evaluate at the board or staff level. This may require evaluating changes to ordinances, standards or policies.
- Continue: Follow past and present policy and procedure to maintain the desired goal.
- Encourage: Foster the desired goal through new or improved City policies.
- Enhance: Improve on a current goal through City policy.
- Identify: Take inventory of and confirm a resource or desired item(s) through City staff.
- Implement: Take actions to accomplish the Plan recommendations.
- Maintain: Keep the existing conditions of the desired state of affairs through the use of City policies, actions, and finances, if needed.
- Prevent: Stop the identified event/practice through the use of appropriate policy, action, and finances.
- Promote: Advance the desired goal through City policy, action, and/or finances.
- Protect: Guard the current conditions or desired conditions through City policy, action, and/or finances.
- Support: Supply the necessary staff support, policy, and finances.
- Work: Cooperate and act in a manner through City staff, policy, and actions to reach the desired goal.

Acronyms

The following list contains the key to all acronyms used throughout this Plan.

- AADT: Annual Average Daily Traffic
- AEC: Areas of Environmental Concern
- CAMA: Coastal Area Management Act
- CTP: Comprehensive Transportation Plan
- CRC: Coastal Resources Commission
- EPA: Environmental Protection Agency
- FEMA: Federal Emergency Management Agency
- FLUM: Future Land Use Map
- HPC: Historic Preservation Commission
- ICC: Infrastructure Carrying Capacity
- I/I: Inflow and Infiltration
- LID: Low-Impact Development
- LUC: Land Use Compatibility
- MFC: North Carolina Marine Fisheries Commission
- MGD: Million Gallons per Day
- MOTSU: Military Ocean Terminal Sunny Point
- NCDOT/DOT: North Carolina Department of Transportation
- NHA: Natural Hazard Areas
- NOAA: National Oceanic and Atmospheric
- Administration
- PA: Public Access
- SNHA: Significant Natural Heritage Areas
- SLOSH: Sea, Lake, and Overland Surges from Hurricanes
- WRC: North Carolina Wildlife Resources
- Commission
- WQ: Water Quality

Executive Summary

In late 2023, the City of Southport began updating its 2014 CAMA Core Land Use Plan (amended in 2020). The surrounding areas and the City have received significant growth pressure recently. This, in combination with infrastructure changes and emerging environmental and resiliency issues, made it time to update the plan and take a comprehensive approach to planning with extensive input from the community in order to shape the long-term future of Southport.

Plan 50uthport 2050 includes goals and recommendations that address local issues as well as topics required to fulfill the requirements of the Coastal Area Management Act (CAMA). Topics covered include land use, transportation, historic preservation, economic development, downtown, infrastructure and services, natural resources, housing, public access, and resiliency.

Vision

The City of Southport is a historic coastal village focused on the preservation of its natural environment and protection of the character of its built environment. The City strives for excellence in government, an engaged and connected community, and managed growth that contributes to a safe and tranquil quality of life. Southport's citizens enjoy a walkable city, scenic waterfront, community parks and shaded streets that allow the enjoyment of the salubrious breezes from the Cape Fear River and the sea. Southport desires to sustain existing businesses and create new opportunities nurturing the needs of its current and future residents of all ages.

Plan Goals



Ensure development is compatible with Southport's unique characteristics, including its historic areas, heritage trees, and walkable environment while minimizing impacts.



Preserve, protect, and continue to celebrate the City's historic resources and character.



Increase Southport's resiliency to natural hazards.



Ensure safe and reliable multi-modal transportation options, including walking, biking, and other forms of transportation, while limiting impacts from new development and prioritizing the needs of residents and visitors.



Maintain, protect, and where possible, enhance water quality in all coastal wetlands, rivers, streams, and estuaries.



Protect public access and vistas along the waterfront and maximize access to coastal waters, parks, and other recreational opportunities.



Prioritize adaptation measures to allow residents and visitors the ability to continue enjoying the Yacht Basin.



Embrace and leverage Southport's unique small commercial areas and historic downtown as an economic development opportunity.



Ensure public infrastructure systems and services are appropriately scaled, located, and managed to accommodate sustainable growth while protecting natural assets.

Future Land Use

The Future Land Use Map (FLUM) and character areas represent the community's vision for the future of Southport and is one of the factors used to guide rezoning, land use, infrastructure and development decisions. The Future Land Use Map is descriptive, not prescriptive. It identifies predominant land use types and character of future development for different parts inside and outside of Southport's planning jurisdiction. Recommendations embedded in the Future Land Use Map should guide coordination and partnerships and will also be utilized in areas outside of the City limits when there is a request for annexation.

Character Areas

- Parks and Open Space
- Low Density/Conservation Design
- Low to Medium Density
- Traditional Neighborhood
- Historic Neighborhood
- Gateway
- Office and Institutional
- Neighborhood Commercial
- Midtown
- Downtown
- Waterfront Commercial
- Highway Commercial
- Industrial

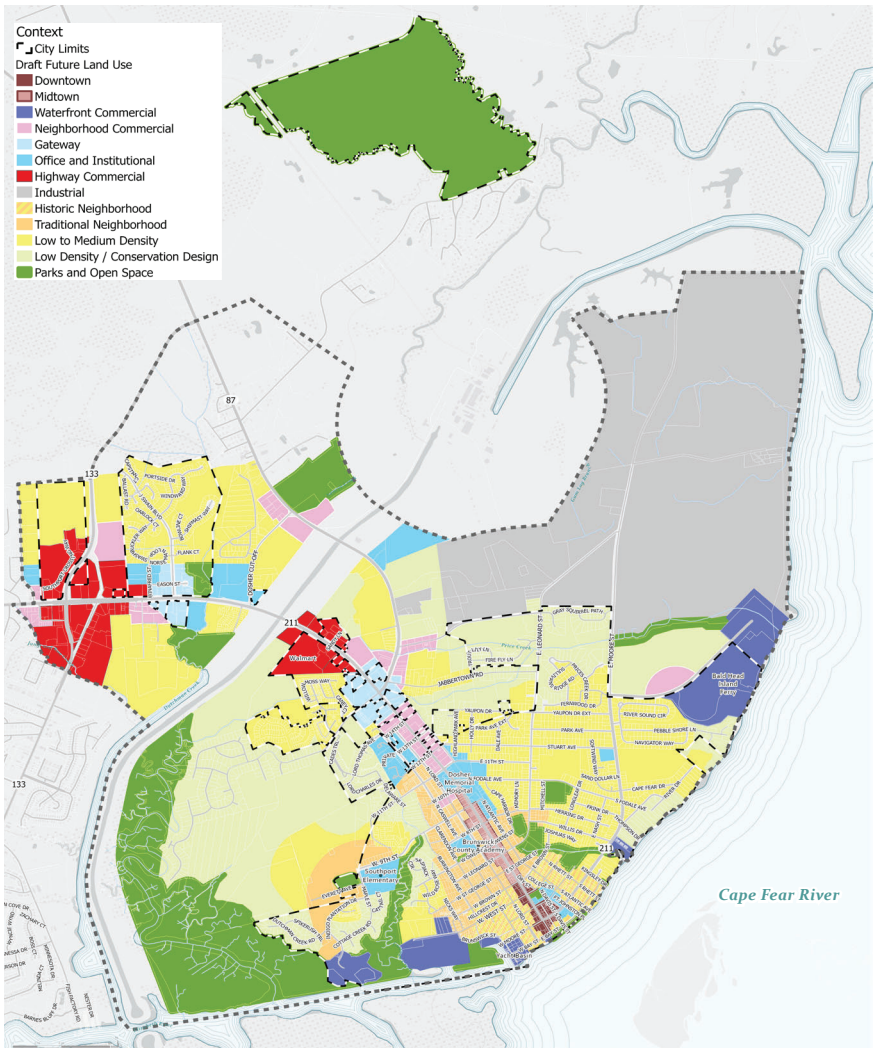
FLUM Highlights

- Protects environmentally sensitive areas.
- Honors existing historic form and promotes walkable neighborhoods.

- Encourages investments and improvements in design near key gateways.
- Promotes appropriately scaled nonresidential uses, respecting existing building footprints and height.

- Supports the continuation of waterfront commercial uses.
- Encourages conservation design or low density in appropriate areas.

Future Land Use



See page 60 for larger Future Land Use Map.

Major Recommendations

Land Use & Housing



- Review and modernize the Unified Development Ordinance.
- Coordinate with Brunswick County and other entities to manage growth near Southport.
- Require the incorporation of open space in new developments.

Land Use & Housing



- Encourage a development pattern that honors Southport's character and respects the natural environment.
- Limit building size and height in different areas based on character and context.
- Support a variety of quality housing that meets local needs at appropriate scales.

Historic Preservation



- Support local preservations and recognition of the City's history and culture.
- Communicate the story of Southport through art, community activities, education, and signage to reinforce community identity and sense of place.

Historic Preservation



- Support the preservation of historic structures, sites, and monuments for their economic benefits.

Resiliency



- Minimize life, health, and public safety threats prior to extreme weather events.
- Reduce vulnerability by utilizing the Future Land Use Map and other resources to focus growth and development away from flood prone areas.

Resiliency



- Utilize Low Impact Development (LID) and green infrastructure to reduce non-point source pollution.
- Support the protection of Southport's wetlands.
- Continue to improve the resiliency of historic properties.

Yacht Basin



- Enhance pedestrian facilities and consider improvements to stormwater, drainage, and parking in the Yacht Basin.
- Designate the area as an Urban Waterfront to allow businesses to rebuild in the event of a natural disaster.
- Maintain the Open Space Zoning District within marsh areas and consider adjustments based on newly available data.

Public Access



- Support public and private initiatives that increase public access to coastal waters and parks for all of Southport's residents and visitors.
- Implement key recommendations from the Parks and Recreation Master Plan.
- Enhance recreational opportunities to serve the residents in and near Southport.

Water Quality

- Coordinate with the North Carolina Department of Environmental Quality, Division of Coastal Management, and the Coastal Resources Commission to protect coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Southport.
- Enforce and expand stormwater management regulations.

Water Quality

- Encourage the preservation of stream and wetland buffers in new development.
- Establish built-upon area (impervious surface) limits for many zoning districts.
- Require permitted water-related developments to comply with state and federal regulations.

Economic Development

- Recognize and support the tourism industry.
- Support existing small businesses and encourage new businesses.
- Continue to support a vibrant, historic Downtown.
- Pursue a balanced economy and retain and attract young people and families.

Economic Development

- Study priority areas for the undergrounding of electrical lines for visual benefits and to improve resiliency by speeding up recovery after storms.

Infrastructure & Services

- Support sustainable growth through the provision of adequate water and wastewater treatment capacity within the City of Southport.
- Maintain and enhance key public services.
- Ensure the capacity of emergency services as population and visitation increases.

Infrastructure & Services

- Enforce and improve stormwater regulations to assist with flood control, encourage groundwater recharge, and reduce pollutants.

Transportation

- Maintain City roads by regularly updating the pavement condition study and administering the repaving program.
- Improve connectivity between all modes of transportation, including bicycling, walking, and golf carts.
- Improve walkability along North Howe Street.
- Improve the East Coast Greenway throughout Southport's city limits.

Transportation

- Manage traffic and access along NC 211 and NC 87.
- Manage and improve parking Downtown and in the Yacht Basin.

About the Plan

What's a Comprehensive Plan?

A comprehensive plan is a long-range road map for the future of a community.

It examines and makes recommendations on a variety of planning activities such as land use, utilities, infrastructure, housing, community facilities, historic preservation, recreation, economic development, and more. It provides information about current conditions, trends, and issues and identifies actions needed to address such issues. A comprehensive plan is not a regulatory document on its own. Rather, it establishes goals and priorities that guide future growth and development. It also:

- Documents a community conversation: "Where are we now? Where would we like to be?"
- Provides a basis for decision-making, problem-solving, and policy development by government officials.
- Establishes priorities for government projects, staff, and services.

The State of North Carolina requires every town or city that has zoning to maintain a current Comprehensive Plan and update their plan regularly.

What's a CAMA Plan?

The Coastal Resource Commission uses this plan in making CAMA permit decisions and federal consistency determinations.

The Coastal Area Management Act (or CAMA) was established in the 1970s to protect and preserve North Carolina's coastal lands, shoreline, and waters through collaboration between local governments and the State of North Carolina. To achieve this, the state created the Division of Coastal Management (DCM), the state office dedicated to working with coastal communities like the City of Southport and Brunswick County, and the Coastal Resources Commission (CRC), the advisory committee that establishes the policies, adopts the rules for coastal development, certifies local land use plans, and designates areas of environmental concern.

In order to be certified, a CAMA Plan must satisfy all of the requirements determined by the CRC. This includes following the CAMA planning process, which has a specific set of topics that must be addressed to meet the requirements including:

- Public Access
- Land Use Compatibility
- Infrastructure Carrying Capacity
- Natural Hazard Areas
- Water Quality

Each CAMA required management topic includes a Management Goal and a Planning Objective, which are specified in the North Carolina Administrative Code governing land use in each of the 20 coastal counties, followed by recommendations for future action.

Plan Topics

This plan includes nine planning topic areas.

This Coastal Area Management Act (CAMA)-Certified Comprehensive Land Use Plan also functions as a comprehensive plan (per NCGS 160D). Many requirements and components overlap, and the distinction can be made by reviewing 15A NCAC 07B.0702 and NCGS 160D-501. This plan updates and replaces the 2014 CAMA Core Land Use Plan.

This plan includes the required planning topics to meet the requirements of the Coastal Area Management Act and includes additional topics to address City priorities. The following topics are included in the Plan:

- Land Use Compatibility and Character
- Housing
- Public Access
- Historic Preservation
- Resiliency
- Yacht Basin
- Water Quality
- Downtown and Economic Development
- Transportation
- Infrastructure Carrying Capacity

Plan Organization

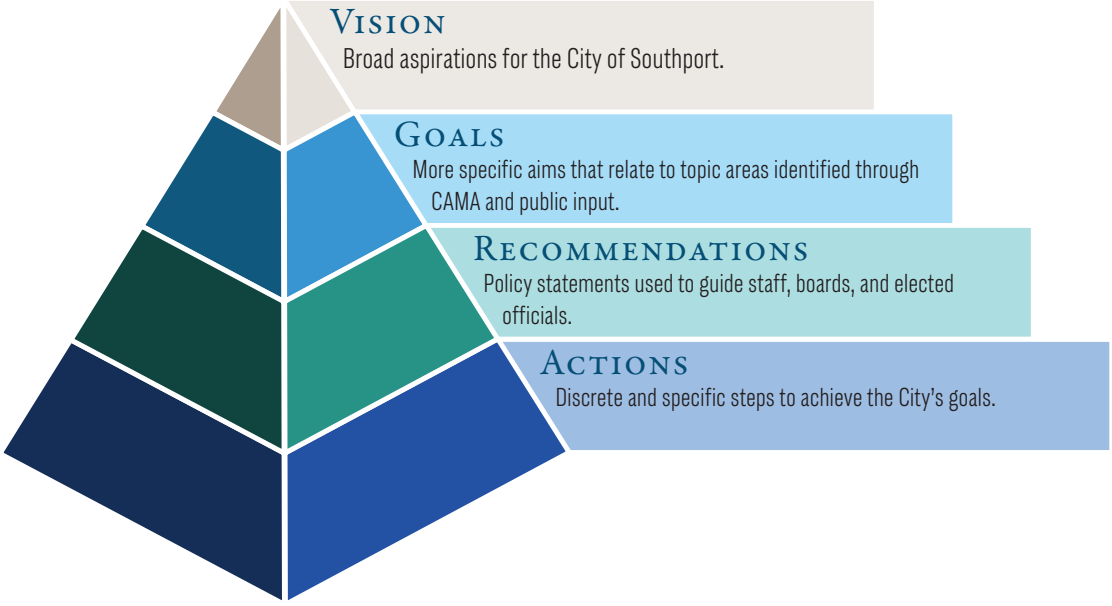
Plan 50uthport 2050 is organized into 6 chapters, beginning with Community Concerns and Aspirations. The next two chapters outline who we are planning the future for and past planning efforts. Chapter 4 outlines policy recommendations that are intended to assist the community in achieving its vision.

A brief explanation of each chapter is as follows:

- **Chapter 1. Community Concerns and Aspirations**- This chapter provides an outline of what was heard through community engagement phases of the project. At the end of Chapter 1 is the Plan's Vision and Goals. The Community Vision is what the community strives for over the next 25 years. The Goals are ideals which the City and its partners should work towards to achieve the Community Vision. Goals are organized by planning topic areas and include CAMA related topics and local concerns.
- **Chapter 2. Socioeconomic Snapshot** -This chapter provides an outline of the City's current demographics and economy to gain a better understanding of who we are today. Statistics on population trends and projections are also included in this chapter.
- **Chapter 3. Past Planning Efforts** - This chapter provides an overview of local and some State planning efforts to gain a better understanding of past issues, priorities and accomplishments that will provide a base for building the future of Southport.
- **Chapter 4. Planning for the Future** - This chapter includes policy recommendations and actions to support the City's vision and goals. The chapter is organized by planning topic areas, including land use and housing, public access, resiliency, water quality, infrastructure carrying capacity, historic preservation, transportation, economic development, and downtown.
- **Chapter 5. Implementing Plan 50uthport 2050** - This chapter provides direction for implementation of this Plan.
- **Chapter 6. Existing Conditions and Natural Hazards** - This chapter provides an overview of the existing conditions in and surrounding the City of Southport.

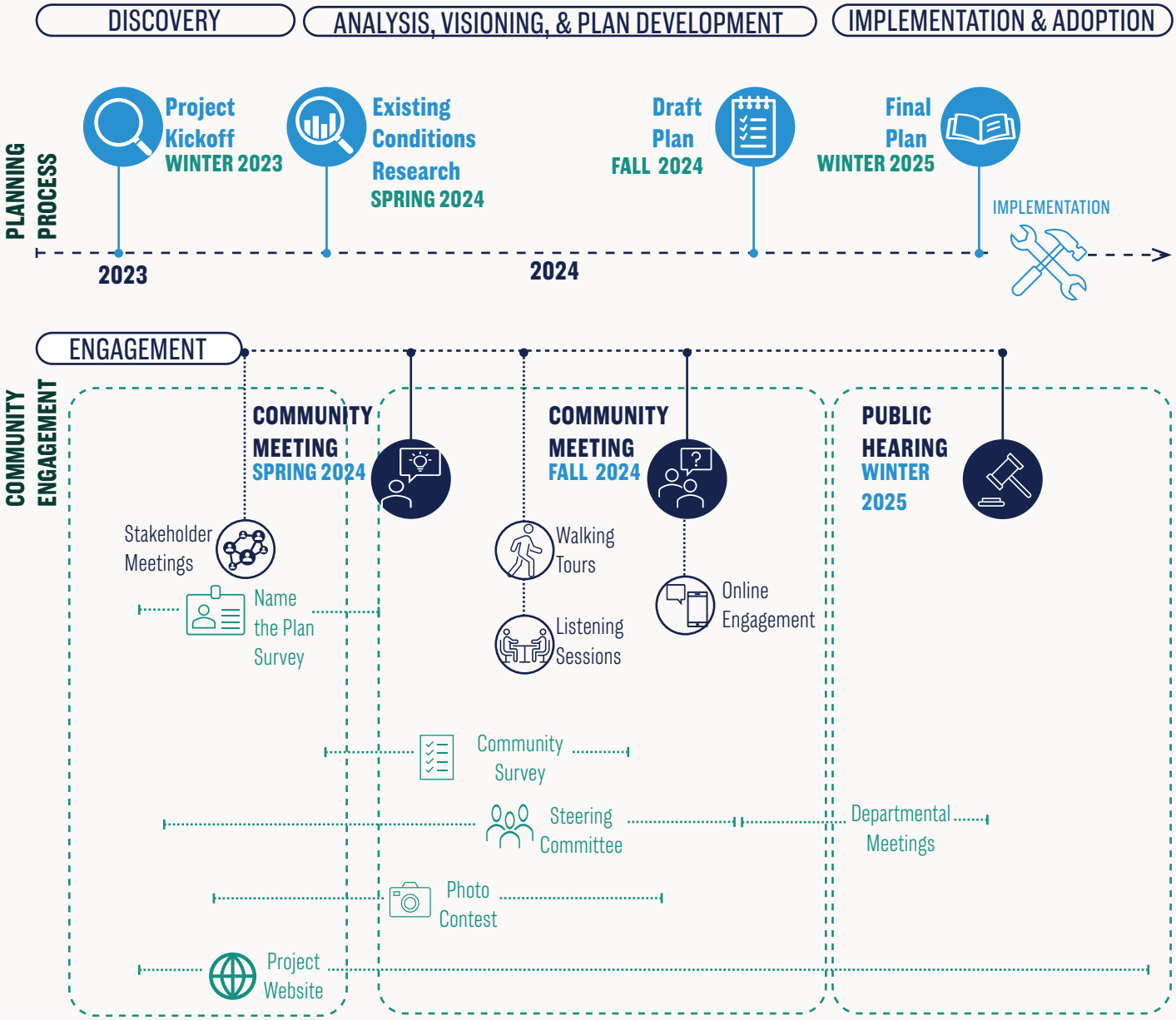
Using the Plan

Plan 50uthport 2050 should be used in its entirety, including text and maps, to guide decisions about physical development, public infrastructure and environmental protection. Chapter 5 Implementing Plan 50uthport 2050 , outlines necessary procedures for both using and amending the Plan.



Project Timeline

The planning project took place over the course of a year. The discovery phase included initiation meetings, data collection and spending time in the community and talking to citizens and stakeholders who live and do business in Southport. Analysis and public engagement marked the beginning of the second phase of the process. The consultants and City staff met with community members at public meetings, walking tours, and a listening session to gather additional input on the direction for the future of Southport. After draft goals and recommendations were developed in Phase Three, the consultants continued to work with members of the community to ensure the plan provided clear directions through policy recommendations and actions to achieve the community vision by 2050.



Study Area

Southport is a coastal village located in southeastern North Carolina where the Cape Fear River meets the Atlantic Ocean in Brunswick County. Southport is accessed by North Carolina Routes 211 and 87/133. The City of Southport is anchored by its historic downtown that sits at the southern end of Howe Street just a block from the Cape Fear River. Streets intersect Howe Street at a perpendicular angle, beginning with Bay Street which parallels the river. Public spaces including Waterfront Park and the Garrison Lawn provide views of the river. The Yacht Basin anchors the west end of Bay Street and acts as the City's waterfront commercial district and includes many restaurants overlooking the water. Downtown is surrounded by historic neighborhoods with short blocks and narrow streets shaded by live oaks.

East Moore Street connects Downtown to the Bald Head Island Ferry and the Fort Fisher Ferry on the northeast side of the City. Price Creek and its associated wetlands and maritime forest are a major natural feature here. East Leonard Street and Jabbertown Road connect single family homes to Howe Street and NC 87, respectively. Archers Daniels Midland, additional industrial development, and the Brunswick Nuclear Plant site are located just beyond the City limits, to the north of Price's Creek.

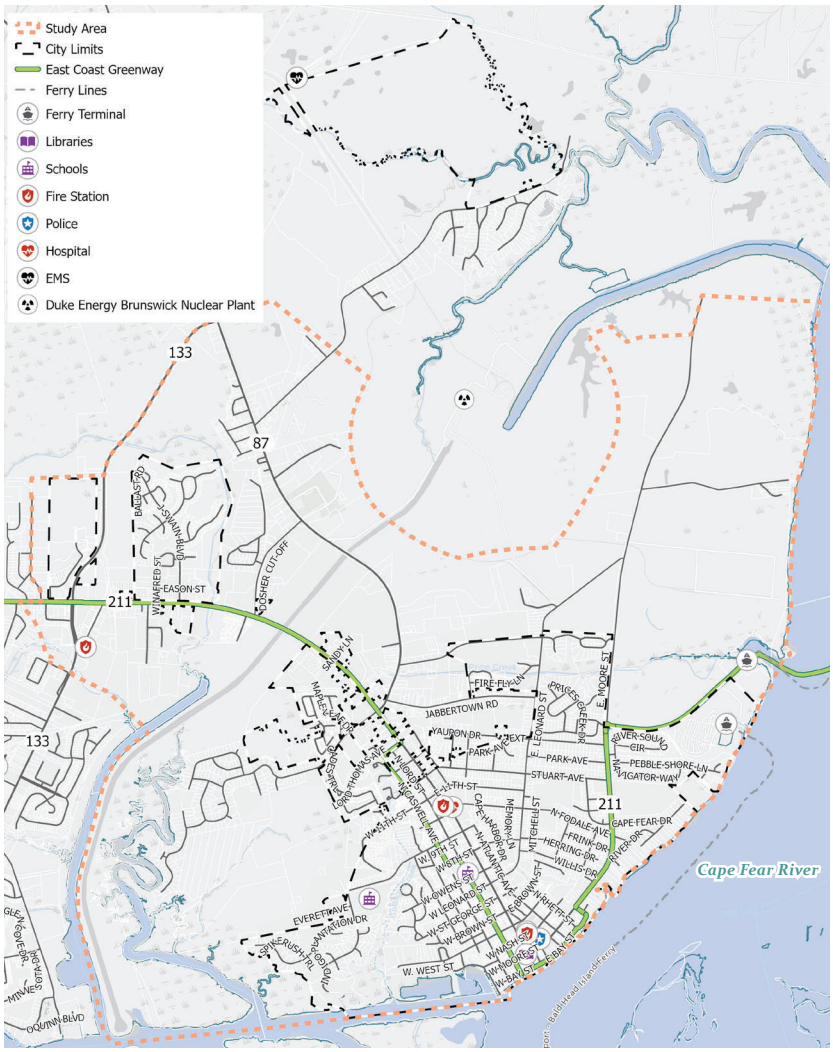
Two marinas face the Intracoastal Waterway on the west side of the City separated by Cottage Creek. Indigo Plantation Phase I and vacant land where future phases are planned lie north and west of Cottage Creek in an area bounded by Dutchman Creek and the Smithville Woods neighborhood.

North Howe Street (NC 211) changes character a number of times north of Downtown. Commercial areas flank NC 211 which is currently being widened to a four-lane facility northwest of NC 87. New residential developments in this area include Cades Cove, Southport Way, and Rivermist.

The Study Area includes the City limits, the former extraterritorial jurisdiction (ETJ) and other areas nearby. The City limits occupy approximately 3.96 square miles. The former ETJ occupied approximately 3.07 square miles. The Study Area as a whole is comprised of approximately 10.59 square miles.

During the planning process, House Bill 1064 was passed, which removed Southport's ETJ authority. However, the study area includes areas that may impact Southport's environment, infrastructure, history and character. Coordination with Brunswick County and private development regarding development design and potential voluntary annexation will be essential in these areas.

Study Area



Brief History

1600's - 1700's

Brunswick County was inhabited by Waccamaw and Tuscarora tribes prior to European arrival. Spanish and English explorers were the first Europeans to visit the Southport area. Other early visitors to the area included pirates. Local lore claims that Stede Bonnet, the Gentleman Pirate, frequented the area. Bonnet was eventually captured right outside Southport, near the mouth of the Cape Fear River.



1745

Fort Johnston was established at the mouth of the Cape Fear River to protect the area from attacks. The town naturally grew around the Fort's borders. Southport's oldest cemetery, Old Smithville Burying Ground, was established sometime during this period as well. Historians believe this cemetery is the oldest in Brunswick County and have stated that some graves date back to the 1700's. The cemetery is the final resting place for Confederate soldiers, ship captains, and other important historic figures. According to local legend, Governor Benjamin Smith, whom the town was originally named for, is buried in this cemetery.

1775

Fort Johnston was raided and burned by patriots in defiance of the British.

1792

The Town of Smithville was incorporated around the site of the Fort. The town was named for Governor Benjamin Smith who served as colonel in the Revolutionary War. The town grew as a fishing village and military hub.



1795

While Fort Johnston was being rebuilt, residents used the site as a meeting place for their first documented Fourth of July celebration. The town has annually celebrated the Fourth of July ever since.

1808

Smithville was named the county seat of Brunswick County. This status was held until 1975.

1810

Construction of Fort Johnston's Garrison House was completed. Today, the Garrison House is the Fort's only surviving structure and is now home to the Fort Johnston-Southport Museum and Visitors Center and the Southport Historical Society.

1816

The new Fort Johnston was completed.

1844

The Old Brunswick County Courthouse is probably the second courthouse on the site. It served as the County Courthouse until 1978. From 1979 to 2014 it served as City Hall.

1866

St James AME Zion, Southport's oldest African American church, was founded. It is the only African American church listed in the 1867 NC Business Directory.

1887

After the war ended, officials envisioned Smithville as a major port city and entrepreneurial hub. To achieve this vision, officials planned to enhance river and railroad transportation. The town was renamed "Southport" in anticipation of the growth and in hopes of rebranding as a major port city for the area. Though the town was renamed, you can still see remnants of the former name at the Old Smithville Burying Ground and Smithville District Park.

1904

Old Brunswick County Jail was built for $6,738. Since 1984, the structure has been maintained by the Southport Historical Society and is now a museum.

1966

A ferry connecting the town with Fort Fisher was established.

1968

Construction on the Brunswick Nuclear Plant began.



1980's and Beyond

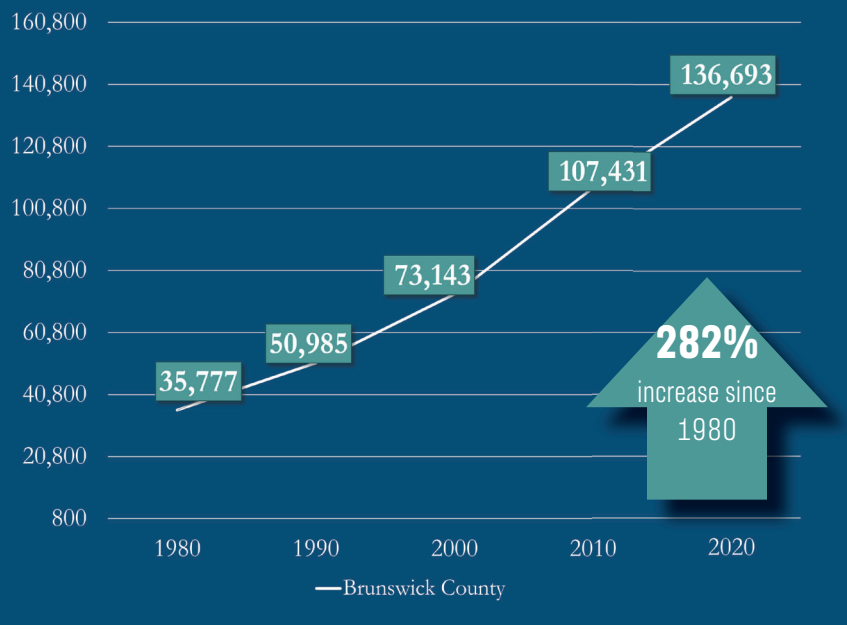
The menhaden fleet that was based out of Southport operated until the 1980s when declines in the fishery and rising costs led to its end. Afterward Southport emerged as a popular setting for films. Retirees and vacationers began to flock to the area, and the City grew.

Regional Setting

The **City of Southport** is located in Brunswick County at the southernmost coastal region of North Carolina, where the Cape Fear River meets the Atlantic Ocean. Brunswick County was the fastest growing county in the state between 2020 and 2023 with a growth of 23,745 people (NC OSBM). The entire US 17 corridor including Brunswick County, New Hanover County, and Pender County in North Carolina and Horry County, Georgetown County, and Charleston County in South Carolina has seen dramatic influx in residential and commercial development over the past twenty years. This development which has been largely driven by tourism, second homes and retirees has created significant economic opportunities. However, it has also caused concerns about environmental impacts, infrastructure carrying capacity and loss of local character and history.

Southport is a blue-collar fishing village that has evolved into a destination due to its stunning scenery, history and maritime heritage. Much of Southport's economic activity relies on its seasonal visitors. Southport also provides a magnificent backdrop for filming, with its live oak trees, the Cape Fear River, the Yacht Basin, historic Fort Johnston, and historic homes. It is one of Hollywood's favorite filming locations, with over 50 films since 1984 being filmed in Southport. These include Weekend at Bernie's, Safe Haven, I Know What You Did Last Summer, Dawson's Creek, A Walk to Remember, Nights in Rodanthe, and in 2024 Monster Summer, and Greedy People. The City offers a self-guided tour map on its Community Relations web page.

BRUNSWICK COUNTY POPULATION GROWTH

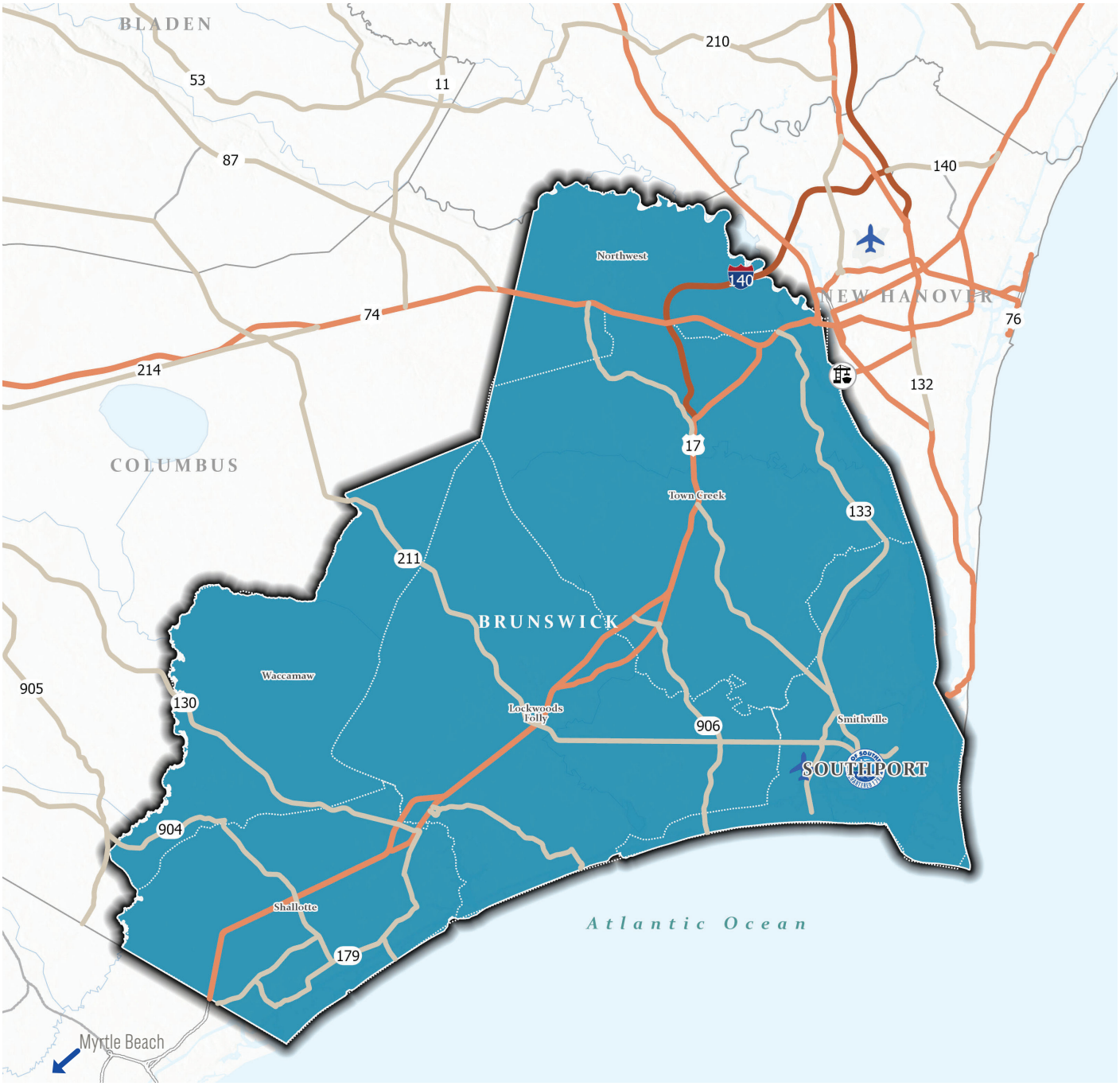








Regional Setting



Southport can be accessed by North Carolina Routes 211 and 87/133. These routes provide easy access to US 17, US74/76, US 421, and Interstates 140 and 40. Southport is located approximately 40 minutes from downtown Wilmington by vehicle or 35 minutes by ferry. The Port of Wilmington is located approximately 18 miles north up the Cape Fear River. Southport is a short ferry ride away from Bald Head Island and a short car ride away from Oak Island and Caswell Beach. Approximately 50 miles south of Southport is the Myrtle Beach resort area. The Cape Fear Regional Jetport is approximately 5 miles away, Wilmington International Airport (ILM) is approximately 30 miles away, and Myrtle Beach International Airport (MYR) is 67 miles away.

Action Matrix

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
General Priority Actions				
	N/A	Evaluate priorities on an annual basis to determine staff work plans.	All departments	Short-term
	N/A	All departments should track progress and provide an annual report to the Board of Aldermen to assess implementation of the plan.	All departments	Short-term
Land Use & Housing Goal: Ensure development is compatible with Southport's unique characteristics, including its historic areas, heritage trees, and walkable environment while minimizing impacts.				
Policy 1.1 Encourage a development pattern that honors Southport's character and respects the natural environment.				
	1.1.1	Preserve the character of the City's historic commercial areas and neighborhoods.	Development Services	Ongoing
	1.1.2	Encourage building renovation, reuse and context- sensitive infill development in key areas (e.g. Downtown,Midtown North Howe).	Development Services	Long-term
	1.1.3-1.1.6, 1.3.1	Encourage well-designed nonresidential and mixed-use development at appropriate locations and scales.	Development Services	Mid-term
	1.1.7	Support office uses, multi-family uses, and house-scale attached residential as a transition between commercial areas and lower density residential land uses.	Development Services	Mid-term
	1.1.8	Encourage open space reservation in new subdivisions and conservation subdivision design in areas with sensitive environmental features.	Development Services	Short-term
Policy 1.2 Limit building size and height in different areas based on character and context.				
	1.2.1-1.2.4	Evaluate development proposals and/or update development regulations to address building size and height in different areas of the City.	Development Services	Ongoing / Short-term
Policy 1.3 Encourage new development to employ site and building design techniques to reinforce a walkable traditional village scale and character.				
	1.3.1-1.3.2	Encourage buildings with architectural details including articulated facades, windows, porches, and other features and mimic historical patterns of Southport and other coastal villages.	Development Services	Ongoing
	1.3.3	Encourage first floor elevations for residential buildings to be a minimum height above ground.	Development Services	Mid-term
	1.3.4	Update transportation standards to encourage a walkable Downtown and surrounding neighborhoods.	Development Services	Short-term
Policy 1.4 Support the continued operation of commercial businesses in the Yacht Basin.				

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	1.4.1	Consider an overlay that allows for formalized parking south of Moore Street and west of Caswell Avenue.	Development Services	Short-term
	1.4.2	Target areas for parking improvements and beautification/landscaping.	Development Services, Public Works	Short-term
	1.4.3	Plan for improved vehicular and pedestrian access.	Development Services	Mid-term
Policy 1.5 Minimize direct and secondary environmental impacts from new development.				
	1.5.1-1.5.3	Adopt and enforce local development policies and regulations that limit impacts on Areas of Environmental Concern (AEC) and employ green growth strategies such as low impact development and conservation design.	Development Services	Ongoing
	1.5.4	Analyze proposed development and infrastructure projects for potential impacts from future sea level rise.	Development Services	Short-term
Policy 1.6 Require the incorporation of open space in new developments.				
	1.6.1	Maintain open space requirements for subdivisions with 5 or more lots.	Development Services	Ongoing
	1.6.2	Encourage the utilization of the Planned Unit Development option in the UDO for new subdivisions in the R-10 and R-20 zoning districts.	Development Services	Short-term
	1.6.3	Encourage conditional zoning.		
Policy 1.7 Review and modernize the Unified Development Ordinance (UDO).				
	1.7.1	Update the Unified Development Ordinance (UDO) to accomplish the following: » Account for existing development patterns in historic residential areas. » Tailor building size, scale, height, and impervious surface limits to compliment and reinforce character. » Update definitions of mixed-use and live-work units. » Consider updating parking requirements--deemphasize minimum parking requirements and introduce flexibility to encourage walkability. » Update and modernize Table of Permitted Uses and associated definitions. » Create a Conservation Subdivision option. » Consider enhancing design standards and/or implementing conditional zoning options for residential. » Consider updating regulations related to accessory structures.	Development Services	Short to Mid-term

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 1.8 Coordinate with Brunswick County and other entities to manage growth near Southport.				
	1.8.1	Coordinate with the representatives from Indigo Phase 2 / Waterway and Brunswick County to encourage development design that builds on Southport's traditional character, has a defined center and integrates open space in a way that is respectful of existing natural resources.	Development Services	Short-term
	1.8.2	Encourage the creation of a new residential district for the area surrounding Southport that allows for only low-density development that is more compatible than the initial County zoning assigned.	Development Services	Mid-term
	1.8.3	Coordinate to develop a custom overlay district for the Howe Street area that encourages building and site design that accomplishes City goals.	Development Services	Short-term
Policy 1.9 Support a variety of quality housing that meets local needs at appropriate scales.				
	1.9.1	Consider relaxing restrictions on Accessory Dwelling units (ADUs) related to size and restrictions on long-term rentals. Balance this with performance based standards to limit impacts.	Development Services	Short-term
	1.9.2	Consider developing informational material and/or pre-approved template for ADUs.	Development Services, Community Relations	Long-term
	1.9.3	Coordinate with non-profits and other entities to develop targeted affordable housing units (e.g. units for police/fire, seniors, veterans, teachers).	Development Services	Long-term
	1.9.4	Update UDO to refine standards and allowable uses related to residential housing types.	Development Services	Mid-term
	1.9.5	Consider defining additional housing types including cottage courts/ pocket neighborhoods and live/work units (small-scale buildings with a commercial and residential unit).	Development Services	Mid-term
	1.9.6	Pursue funds from state and federal sources for rehabilitation or redevelopment of substandard housing.	Development Services	Short-term
Public Access Goal: Protect public access and vistas along the waterfront and maximize access to coastal waters, parks, and other recreational opportunities.				
Policy 2.1 Support public and private initiatives that increase public access to coastal waters and parks for all of Southport's residents and visitors.				
	2.1.1	Continuously maintain and improve parks, including facilities, restrooms, parking, etc.	Parks & Recreation	Ongoing
	2.1.1	Update or establish formal maintenance plans for City parks.	Parks & Recreation	Short-term
	2.1.2	Prioritize updates needed to comply with the Americans with Disabilities (ADA) and Universal Design (UD) regulations and standards.	Parks & Recreation	Short-term

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	2.1.3	Conduct a study to access providing connections between parks (Lowe-White to Taylor Field Park to Kingsley).	Parks & Recreation	Mid-term
	2.1.4	Develop a Waterfront Master Plan that documents needed infrastructure improvements, amenities, and connectivity enhancements near Waterfront Park to the Yacht Basin.	Parks & Recreation	Mid-term
	2.1.5	Pursue funding from the North Carolina CAMA Shoreline Access program to enhance shoreline access.	Parks & Recreation	Long-term
	2.1.6	Support the incorporation of shoreline access facilities in new residential and non-residential developments.	Parks & Recreation	Ongoing
	2.1.7	Update informational materials related to boating access points and paddling routes around Southport including information related to the new Cottage Creek kayak launch.	Parks & Recreation	Mid-term
	2.1.8	Seek out opportunities for additional future kayak launches.	Parks & Recreation	Long-term
Policy 2.2: Implement key recommendations from the Parks and Recreation Master Plan.				
	2.2.1	Prioritize the implementation of the following recommendations from the Parks and Recreation Master Plan. » Plan for the addition of benches and bicycle racks in parks. » Utilize pervious pavement and other forms of green stormwater infrastructure at parks. » Develop a site-specific master plan for Steven's Park. » Add educational kiosk (s) or signage in parks.	Parks & Recreation	Varies
Policy 2.3: Enhance recreational opportunities to serve the residents in and near Southport.				
	2.3.1	Consider the addition of bollards or a low wall between E Moore Street and the playground in front of the Community Building.	Parks & Recreation, Public Works	Mid-term
	2.3.2	Continue to invest in City Dock: Add slips, consider allowance of transient slips.	Parks & Recreation, Development Services	Mid-term
	2.3.3-2.3.4	Consider parking improvements at Alvin Caviness Park, Kingsley Park and other parks.	Parks & Recreation, Public Works	Mid-term
	2.3.5	Maintain historic trees and consider improvements to passive recreational opportunities in Franklin Square Park.	Parks & Recreation, Development Services, Public Works	Short-term
	2.3.6	Involve the Garden Club and Beautification Committee in planting activities including the addition of native plantings and/or pollinator gardens on public lands, and other beautification efforts.	Parks & Recreation, Community Relations	Short-term

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 2.4: Seek out opportunities to create a protected walking and biking path through the City's jurisdiction for the East Coast Greenway.				
	2.4.1	Study the potential for a multi-use path or wide sidewalk along Atlantic Avenue, Leonard Street, Lord Street and Caswell Avenue or a similar route to improve walking and biking conditions for residents and visitors.	Parks & Recreation, Public Works	Mid-term
Historic Preservation Goal: Preserve, protect, and continue to celebrate the city's historic resources and character.				
Policy 3.1: Support local preservation and recognition of the City's history and culture.				
	3.1.1	Continue to work towards establishing a local historic district and design standards for the district.	Development Services, Community Relations	Short-term
	3.1.2	Seek out and support opportunities for Local Landmark designation.	Development Services	Mid-term
	3.1.3	Continue to coordinate with the Historic Preservation Commission, Maritime Museum, and the Southport Historical Society in the recognition of historic sites, locations, and events.	Development Services	Short-term
	3.1.4	Raise awareness of the local African American/Black history through events, educational signage, and recognition.	Development Services, Community Relations	Short-term
	3.1.5	Seek out opportunities for establishing a historic or character overlay for historically African American/Black communities.	Development Services	Long-term
	3.1.6	Pursue Certified Local Government status to have the opportunity to apply for grant funding.	Development Services	Mid-term
	3.1.7	Utilize grant funding administered by the North Carolina Historic Preservation Office to update the National Register survey of the Southport Historic District.	Development Services, Community Relations	Long-term
Policy 3.2: Communicate Southport's story through art, community activities, education, and signage to reinforce community identity and sense of place.				
	3.2.1	Utilize signage, wayfinding, banners, and other municipal infrastructure to promote a unified appearance and identity for Southport.	Development Services, Public Works, Community Relations	Ongoing
	3.2.2	Develop and implement a wayfinding and signage plan to facilitate a comprehensive approach to wayfinding, banners, street signs, utility wraps, and educational signage.	Development Services, Public Works	Mid-term
	3.2.3	Coordinate with the North Carolina Historic Preservation Office to provide educational programs, such as informational meetings on historic rehabilitation tax credits for income-producing and non-income producing properties.	Development Services	Short-term

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 3.3: Support the preservation of historic structures, sites, and monuments for their economic benefits.				
	3.3.1	Adopt and utilize the Southport Local Historic District Design Standards so that development and redevelopment is consistent with the architectural context and community character.	Development Services	Short-term
	3.3.2	Continue to support heritage tourism.	Development Services, Community Relations	Ongoing
	3.3.3	Encourage renovation and active uses for historic buildings and sites.	Development Services	Ongoing
	3.3.4	Encourage physical improvements in the historic districts including the addition or improvement of sidewalks, lighting, road maintenance, tree planting and maintenance, and cemetery maintenance.	Development Service, Public Works	Mid-term
	3.3.5	Coordinate with partners to maintain historic cemeteries.	Public Works	Ongoing
Resiliency Goal: Increase Southport's resiliency to natural hazards.				
Policy 4.1:Minimize life, health, and public safety threats prior to extreme weather events.				
	4.1.1	Implement and participate in regular updates to the Southeastern North Carolina Hazard Mitigation Plan and the Brunswick County Emergency Plan.	Development Services, Public Works, Community Relations	Mid-term
	4.1.2	Seek out grant opportunities (i.e., North Carolina Resilient Coastal Communities Program) to assess local critical assets and their ability to withstand hazardous conditions.	Development Services, Public Works	Short-term
	4.1.3	Ensure critical facilities have operating generators or back-up power source to reduce service interruptions.	Public Works	Ongoing
	4.1.4	Support the continued enforcement of all controls and regulations to mitigate the risks to lives and minimize property damage caused by flooding, severe storms, and hurricanes.	Development Services	Ongoing
Policy 4.2: Reduce vulnerability by utilizing the Future Land Use Map and other resources to focus growth and development away from flood prone areas.				
	4.2.1	Keep zoning densities lower in vulnerable areas and use floodplain data, past flooding data, and best available sea level rise projections as guidance for future development design and approval.	Development Services	Ongoing
	4.2.2	Encourage low-lying areas and areas prone to flooding to be utilized for open space in new development.	Development Services	Ongoing

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 4.3: Continue to work to improve Southport's Community Rating System.				
	4.3.1	Support a Building Code Effectiveness Grading Schedule (BCEGS) survey to assess community building codes and their enforcement as an initial step to improving the Community Rating System.	Development Services	Short-term
	4.3.2	Provide flood information on the website including current flood maps, emergency management links, storm preparation, and storm aftermath.	Community Relations	Ongoing
	4.3.3	Participate in updates and/or incorporate recommendations from the Evacuation Study for Brunswick Nuclear Power Plant.	Development Services, Emergency Services	Ongoing
	4.3.4	Utilize the current FEMA Coordinator's Manual as guidance to improve Southport's current rating.	Development Services, Public Information	Ongoing
Policy 4.4: Utilize LID techniques to reduce runoff and improve stormwater management on City-owned land and encourage these techniques in new private development.				
	4.4.1	Utilize LID techniques to reduce runoff and improve stormwater management on City-owned land and encourage these techniques in new private development.	Public Works	Short to Mid-term
	4.4.2	Encourage the use of native plantings (and drought-resistant) species in local landscaping projects.	Public Works, Community Relations, Parks and Recreation	Short-term
Policy 4.5: Continue to improve the resiliency of historic properties.				
	4.5.1	Utilize the Southport Local Historic District Design Standards "Disaster Preparedness and Prevention Standards" to increase the resiliency of historic properties.	Development Services	Short-term (adoption), then Ongoing
	4.5.2	In the event of a major disaster, coordinate with the North Carolina Historic Preservation Office to determine the availability of funding or other resources to assist in the recovery process for historic properties.	Development Services	Ongoing
Policy 4.6 Continue to maintain and improve Southport's tree canopy.				
	4.6.1	Continue to encourage tree preservation in new development and enhance tree preservation in new large-scale residential development.	Development Services	Ongoing, Short-term
	4.6.2	Update ordinances to encourage retention of existing vegetation on development sites and consider a fee in lieu option for mitigation.	Development Services	Short-term
	4.6.3	Coordinate with the County to update tree protection requirements adjacent to Southport.	Development Services	Mid-term
	4.6.4-4.6.5	Maintain and improve the annual tree planting program to diversify Southport's tree canopy and study locations for additional street trees.	Development Services	Ongoing

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 4.7: Support the protection of Southport's wetlands.				
	4.7.1	Support the regulation of 404 wetlands by the US Army Corp of Engineers.	Development Services	Ongoing
	4.7.2	Monitor compliance with Section 404 of the Clean Water Act and develop and enforce ordinances to the degree permissible by state law to regulate development of marshes and wetlands.	Development Services	Ongoing
	4.7.3	Consider incentives to encourage development design that protects unregulated wetlands from development (i.e., an option for conservation subdivisions and/or modifications to the Planned Development option).	Development Services	Short-term
	4.7.4	Educate the public about the ecological and storm protection benefits of wetlands in and around Southport.	Development Services	Ongoing
	4.7.5	Seek out grand funding opportunities for the restoration of coastal wetlands.	Development Services	Short-term
	4.7.6	Provide protective measures to decrease shoreline erosion due to wave energy, storm surge, and sea level rise along the Cape Fear River, Price Creek, Dutchman Creek, and Cottage Creek.	Development Services	Ongoing
	4.7.7	Support the installation of properly engineered and permitted bulkheads in appropriate areas (i.e., along Bay Street).	Development Services	Ongoing
	4.7.8	Develop a Shoreline Management Plan to identify areas most appropriate for hardened or living shorelines.	Development Services, Public Works	Mid-term
	4.7.9	Consider alternative methods of shoreline stabilization where feasible.	Public Works	Mid-term
Policy 4.8: Reduce greenhouse gas emissions through renewable energy generation, energy efficiency, and mobility options.				
	4.8.1-4.8.2	Continue to support the Dark Sky Initiative by encouraging full cut off lights, warm color temperatures, and limiting artificial lights where possible and consider updates to fixture options.	Development Services	Short-term
	4.8.3	Consider the addition of an electric charging station on city-owned property.	Public Works	Short-term
	4.8.4	Consider incorporating alternate energy solutions when renovating or designing city-owned buildings.	Public Works	Long-term
Policy 4.9: Study priority areas for the under-grounding of electric lines for visual benefits and to improve resiliency by speeding up recovery after storms.				

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	4.9.1	Continue allocating funding for the under-grounding of electric lines and seek out grant opportunities to assist with these efforts.	Public Works	Long-term
Yacht Basin Goal: Prioritize adaptation measures and improvements to allow residents and visitors to continue enjoying the Yacht Basin.				
Policy 5.1: Enhance pedestrian facilities and consider improvements to stormwater, drainage, and parking in the Yacht Basin.				
	5.1.1	Utilize the Downtown Parking Study's recommendations for improvements in the Yacht Basin.	Development Services	Short-term
Policy 5.2: Continue to pursue dredging of the Yacht Basin.				
	5.2.1	Pursue grants to assist with completion of the project.	Public Works	Short-term
Policy 5.3: Designate the area as an Urban Waterfront to allow businesses to rebuild in the event of a natural disaster.				
	5.3.1	**Adoption of this plan designates the Yacht Basin as an Urban Waterfront**	Development Services	**Short-term**
	5.3.2	Utilize the Urban Waterfront rules for expansion of existing development and new development in 15A NCAC 07H .0209.	Development Services	Ongoing
Policy 5.4: Maintain Open Space Zoning District within marsh areas. Consider adjustments based on newly available data.				
	5.4.1	Consider adjustments to the extent of the Open Space Zoning District based on newly available data.	Development Services	Ongoing, Mid-term
Water Quality Goal: Maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.				
Policy 6.1: Coordinate with the North Carolina Department of Environmental Quality, Division of Coastal Management, and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters in Southport.				
	6.1.1	Coordinate with the State of North Carolina to limit, to the extent possible, stormwater runoff into coastal waters from state government, local government, and private development projects.	Development Services	Ongoing
	6.1.2	Support the implementation of the Cape Fear River Basin Water Quality Management Plan and other regional planning initiatives focused on improving water quality.	Development Services	Ongoing
Policy 6.2: Enforce and expand stormwater management regulations.				
	6.2.1	Consider updating current stormwater regulations to include standards for residential development.	Public Works	Short-term

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 6.3: Reduce soil erosion, runoff, and sedimentation resulting from construction and new development to minimize the adverse effects on surface and subsurface water quality.				
	6.3.1	Ensure best practices are utilized during disturbance, construction and development design.	Public Works, Development Services	Ongoing
	6.3.2	Consider updates to the Soil Removal and Deposit Ordinance.	Public Works, Development Services	Short-term
Policy 6.4: Encourage the preservation of stream and wetland buffers in new development.				
	6.4.1-6.4.2	Utilize the development approval process and/or incentives to encourage new development to exceed required state stream buffer minimums and encourage buffers that meet recommendations from the NC Wildlife Green Growth Toolbox.	Development Services	Short-term
	6.4.3	Action 6.7.4: Consider establishing a policy that requires, where possible, that wetlands are dedicated as common open space and not included in minimum lot size calculations.	Development Services	Short-term
Policy 6.5: Establish built-upon area (impervious surface) limits for many zoning districts.				
	6.5.1	Conduct a study to evaluate trends in impervious surface coverage in different areas of the City.	Development Services	Short-term
	6.5.2	Update the Unified Development Ordinance to include built-upon area limits for certain zoning districts.	Development Services	Mid-term
Policy 6.6: Support the preservation of coastal wetlands, nursery areas, freshwater wetlands, and other sensitive natural areas.				
	6.6.1-6.6.3	Encourage development design that reduces impact on wetlands and encourge preservation of large wetlands areas.	Development Services	Ongoing
	6.6.4	Consider wetlands acquisition a priority in future expansions of Southport parks and recreation areas.	Development Services	Long-term
	6.6.5, 6.6.7	Coordinate with the state to implement the Salt Marsh Action Plan and document extent of salt / brackish marshes.	Development Services	Mid-term
	6.6.6	Seek to maintain overall hydrology, storm protection functions of marshes and future marsh migration areas through restoration and strategic land acquisition.	Development Services	Ongoing
	6.6.8	Prevent and manage invasive species from encroaching on marsh areas by focusing on early detection, prompt removal, and using inventories and maps to prioritize problem areas.	Development Services Public Works	Short-term, Ongoing

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
Policy 6.7: Require permitted water-related developments to comply with state and federal regulations.				
	6.7.1	Southport will allow the construction of both open water and upland marinas which comply with the UDO and all applicable state and federal regulations.	Development Services	Ongoing
	6.7.2	Discourage the location of floating homes within its jurisdiction.	Development Services	Ongoing
	6.7.3	Support the establishment of mooring fields within its planning jurisdiction, provided that no water degradation occurs as a result of waste disposal.	Development Services	Ongoing
Economic Development Goal: Embrace and leverage Southport's unique small commercial areas and historic downtown as an economic development opportunity.				
Policy 7.1: Recognize and support the tourism industry.				
	7.1.1	Coordinate with the Brunswick County Southeastern Economic Development Commission, Brunswick County Chamber of Commerce, Town of Oak Island Business Advisory Board and Economic Development, the City of Wilmington Economic Development Division, and other regional entities to promote economic development in Southport on a regional level.	Community Relations	Ongoing
	7.1.2	Continue to support the Community Relations department to inform residents and visitors.	Community Relations	Ongoing
	7.1.3, 7.2.9	Continue to promote and recognize local businesses.	Community Relations	Ongoing
	7.1.4-7.1.5	Continue to support and coordinate with the Fort Johnston- Southport Museum and Visitor Center and the ferries.	Community Relations	Ongoing
	7.1.6	Coordinate with Brunswick County to monitor visitation and spending trends.	Community Relations	Ongoing
	7.1.7	Support the film industry, ecotourism, and outdoor recreation in the greater Southport area.	Community Relations	Ongoing
Policy 7.2: Support existing small businesses and encourage new businesses.				
	7.2.1-7.2.4	Encourage the development of new businesses and context-sensitive mixed-use development, building reuse and renovation and active street frontages in commercial and mixed-use areas.	Development Services	Mid-term
	7.2.3	Study opportunities to improve access to public parking in the Downtown and Mid-Town area.	Development Services, Public Works	Mid-term
	7.2.5	Develop a wayfinding and signage plan to guide residents and visitors to public parking, businesses and other destinations.	Development Services, Public Works, Community Relations	Mid-term

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	7.2.6	Encourage businesses to extend business hours into the evening during certain days or events.	Community Relations	Short-term
	7.2.7	Consider formalizing a social district to connect businesses in downtown, the Yacht Basin, and Mid-Town.	Development Services, Community Relations	Mid-term
	7.2.8	Continue to promote events that increase commerce for local businesses.	Community Relations	Ongoing
Policy 7.3: Continue to support a vibrant, historic Downtown.				
	7.3.1-7.3.2	Seek out funding opportunities to improve downtown amenities including, lighting, pedestrian enhancements, seating, and increasing tree canopy coverage.	Development Services, Public Works	Mid-term
	7.3.4	Formalize a Downtown Master Plan.		
	7.3.5	Support Downtown Southport Inc. and consider pursuing NC Main Street designation.	Development Services, Community Relations	Long-term
Policy 7.4: Pursue a balanced economy and retain and attract young people and families.				
	7.4.1	Encourage entrepreneurship, small businesses and professional services in the City.	Development Services	Ongoing
	7.4.2	Advocate for and support Southport Elementary School.	TBD	Ongoing
	7.4.3	Coordinate with Brunswick Community College and local employers to provide training that matches needs of local businesses and emerging industries.	TBD	Ongoing
	7.4.4	Evaluate programs and facilities that fulfill needs of young people and families	Development Services, Parks and Recreation	Mid-term
Policy 7.5: Develop an Economic Development Strategy that focuses on improving the tax base.				
	7.5.1	Seek out additional sources of revenue, including grants, food and beverage tax, etc.	Administration	Long-term
Transportation Goal: Ensure safe and reliable multi-modal transportation options including walking, biking, and other forms of transportation while limiting impacts from new development and prioritizing the needs of residents and visitors.				
Policy 8.1: Support walking and biking in the community.				
	8.1.1	Continue implementing the 2014 Comprehensive Pedestrian Transportation Plan. Consider an updates to the plan to refine priorities and recommendations.	Public Works	Long-term
	8.1.2	Update development standards to encourage walking, biking, and connectivity.	Development Services, Public Works	Mid-term
	8.1.3	Design and seek funding for priority pedestrian improvements.	Public Works	Long-term

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	8.1.4	Study future improvements of the streetscape along Howe, Moore, and Bay Street.	Development Services, Public Works	Mid-term
	8.1.5	Create an ADA Transition Plan that identifies priority accessibility upgrades for town facilities and priority streets.	Development Services, Public Works	Short-term
Policy 8.2: Maintain City roads by regularly updating the pavement condition study and administering the repaving program.				
Policy 8.3: Improve walkability along North Howe Street.				
	8.3.1-8.3.2	Plan for improved pedestrian crossings, streetscape improvements and commercial design along the northern section of Howe Street.	Development Services, Public Works	Mid-term
	8.3.3	Discourage the widening of North Howe Street south of NC 87 (currently in Brunswick County Transportation Plan).	Brunswick County, NCDOT	Short-term
Policy 8.4: Improve the East Coast Greenway throughout Southport's city limits.				
	8.4.1	Conduct a feasibility study to evaluate options for recommended improvements to road sections or alternatives.	Development Services, Public Works, Parks and Recreation	Mid-term
Policy 8.5: Manage traffic and access along NC 211 and NC 87.				
	8.5.1	Encourage access management techniques including shared driveways and limiting driveway access points along NC 211 and NC 87.	Development Services, NCDOT	Short-term
	8.5.2	Prioritize connectivity in commercial and residential developments.	Development Services	Short-term
	8.5.3	Limit cul-de-sacs in new residential development.		
	8.5.4	Prioritize key intersection improvements needed to facilitate pedestrian activity and improve safety.	Public Works, NCDOT	Long-term
Policy 8.6: Manage and improve parking Downtown and in the Yacht Basin. (Recommendations from Parking Study by Walker Consulting				
	8.6.1	Consider limiting parking hours along portions Moore St and Howe St.	Public Works, Police	Short-term
	8.6.2	Consider the creation of an overlay or another mechanism to allow for parking as a primary use on R-10 lots in the Yacht Basin District.	Development Services	Short-term
	8.6.3	Fund plantings and pedestrian improvements in the right-of-way to screen parking areas and improve safety.	Public Works	Short-term
	8.6.4	Study long term solutions for Yacht Basin District which could include platform parking and boardwalks to businesses.	Development Services, Public Works	Long-term
	8.6.5	Consider removal of some informal parking around water tower and formalize on-street parking on W Brown St.	Police, Public Works	Short-term, Mid-term
	8.6.7	Continue and support expanded remote parking and shuttles for events and peak visitation times.	Development Services, Public Works, Community Relations	Long-term

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	8.6.8	Pursue improvements to traffic flow and pedestrian and bicycle facilities in the Yacht Basin. Short-term improvements include: » Repainting formalized on-street parking spaces along Bay Street to improve parking efficiency » Changing the direction of drainage inlet grates to improve safety for bicyclists	Public Works	Mid-term
	8.6.6, 8.6.9	Utilize city-owned rights-of-way (ROW) for improvements such as sidewalks, parking, street trees and/or stormwater planters.	Public Works	Long-term
	8.6.10	Continue to gather input on priority parking improvements with input from citizens, landowners, and business owners.	Development Services, Public Works	Short-term
Infrastructure Goal: Ensure public infrastructure systems and services are appropriately scaled, located, and managed to accommodate sustainable growth while protecting natural assets.				
Policy 9.1 Support sustainable growth through the provision of adequate water and wastewater treatment capacity within the City of Southport.				
	9.1.1	Coordinate with Brunswick County Public Utilities to maintain and enhance the water and sewer system.	Public Works , Brunswick County	Ongoing
	9.1.2	Support future utility system monitoring and studies including the following: » Monitoring pump station run times. » Conducting draw down testing of major lift stations and hydraulic modeling to reassess the capacity of the Central Pump Station. » Developing a water system study to evaluate fire flows. » Monitor water quality and study potential enhancements.	Public Works	Ongoing, Mid-term
	9.1.3	Support the extension of water and sewer service to areas suitable for development.	Public Works	Ongoing
	9.1.4	Prioritize water and sewer improvements that support the Future Land Use Map and City goals including a vibrant downtown, context-sensitive redevelopment and residential development that is designed and located to protect natural resources.	Development Services, Public Works, Brunswick County	Ongoing
	9.1.5	Work with Brunswick County to encourage annexation and/or the establishment of an Urban Service Area near the City of Southport.	Development Services, Brunswick County	Ongoing
	9.1.6	Coordinate with Brunswick County Health Department to ensure the proper design, permitting, and monitoring of septic tank systems where sewer service is not available.	Development Services, Brunswick County	Ongoing

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	9.1.7	Oppose the discharge of waste in any areas classified as coastal wetlands, freshwater wetlands (404), or natural heritage areas.	Development Services, DCM	Ongoing
	9.1.8	Oppose the use of package sewage treatment plants near its planning jurisdiction.	Administration	Ongoing
Policy 9.2: Maintain and enhance key public service areas.				
	9.2.1	Evaluate building maintenance, space, equipment, and personnel needs for key City services.	Administration	Short-term
	9.2.2	Coordinate with the Dosher Hospital on future expansions, priority infrastructure upgrades and access and parking issues.	Public Works	Ongoing
Policy 9.3: Ensure the capacity of emergency services as population and visitation increases.				
	9.3.1	Coordinate with the Police and Fire departments to understand trends and needs. » Monitor call, response and traffic trends. » Provide quarterly updates at the Board of Aldermen meetings.	Police and Fire	Ongoing
	9.3.2	Coordinate with Brunswick County to address capacity needs as growth occurs in the former ETJ. » Attend Brunswick County Board of Commissioner meetings and provide quarterly updates on trends.	TBD	Ongoing
	9.3.3	Regularly evaluate facility, equipment and personnel needs to maintain and improve emergency response capabilities. » Maintain a maintenance log for facilities and equipment. » Utilize structural engineers to access building integrity on a regular basis.	Police and Fire	Ongoing, Mid-term
	9.3.4	Incorporate major staff and capital needs into future budgets and the Capital Improvement Plan (CIP).	Police and Fire	Ongoing
	9.3.5	Continue and enhance community outreach activities.	Police and Fire	Ongoing
	9.3.6	Consider incentives to assist in recruitment and retention of police, fire, and emergency personnel.	Police, Fire, Board of Aldermen	Short-term
	9.3.7	Continue to provide emergency services for Brunswick Nuclear Power Plant and Military Ocean Terminal at Sunny Point.	Police, Fire	Ongoing
Policy 9.4: Enforce and improve stormwater regulations to assist with flood control, encourage groundwater recharge, and reduce pollutants.				
	9.4.1	Require best practices in stormwater management to maintain natural hydrology and reduce erosion, pollutants and stormwater runoff and encourage infiltration and groundwater recharge.	Development Services	Ongoing

Goal / Policy	Action #	Action Item	Lead Responsibility	Time Frame
	9.4.2	Encourage the use of green stormwater infrastructure and low impact development (LID) techniques including bioretention swales, green roofs, pervious pavements and infiltration basins.	Development Services	Mid-term
	9.4.3	Require mitigation measures for any increase in impervious surface from development with limited exceptions for utilities, sidewalks or trails and individual single-family dwellings (not part of a larger development).	Development Services	Short-term
	9.4.4	Enforce regulations related to soil removal and deposit in order to safeguard existing property from negative impacts.	Development Services	Ongoing
	9.4.5	Conduct proactive maintenance of the existing stormwater collection and drainage system.	Public Works	Ongoing
	9.4.6	Continue to conduct condition assessments of inventoried stormwater assets.	Public Works	Short-term
	9.4.7	Pursue grant funding for priority stormwater system enhancements.	Public Works	Short-term
	9.4.8	Study opportunities for integrating stormwater retention, infiltration and treatment on public lands and in rights-of-ways.	Public Works	Mid-term
	9.4.9	Study long-term funding needs for stormwater maintenance and improvement projects.	Public Works	Long-term

Ongoing: Routine and continuous with no specified end date

Short-term: Within 1- 2 years

Mid-term: Within 2-4 years

Long-term: 5+ years

STAFF REPORT
MSP-25-01 Home2 Suites
MAJOR SITE PLAN APPLICATION

APPLICATION SUMMARY	
Presentation Date	August 21, 2025
Applicant	Meridian Southport Series 3, LLC
Property Owner	J S South LLC
Parcel ID:	2210000207 & 2210000208
Project Acreage	2.57 acres
Existing Land Use	Vacant Lots
Parcel Acreage	1.23 acres & 1.34 acres respectively
Zoning District	HC, Highway Commercial
Request:	Meridian Southport Series 3 LLC, applicant, is requesting approval of a Major Site Pan for the construction and operation of a Home 2 Suites Hotel in the HC, Highway Commercial zoning district.

BACKGROUND

The attached Major Site Plan application is a request by the applicant, Meridian Southport Series 3 LLC, seeking approval for a 103-room hotel. The proposed Home 2 Suites will be a four (4) story hotel within the City's satellite corporate limits, consisting of approximately 60,000 square feet of impervious ground cover. Compliance with the Unified Development Ordinance (UDO) required that the applicant receive a variance to UDO Section 3.8.R, details of which will be forthcoming.

REVIEW PROCESS AND CONTEXT

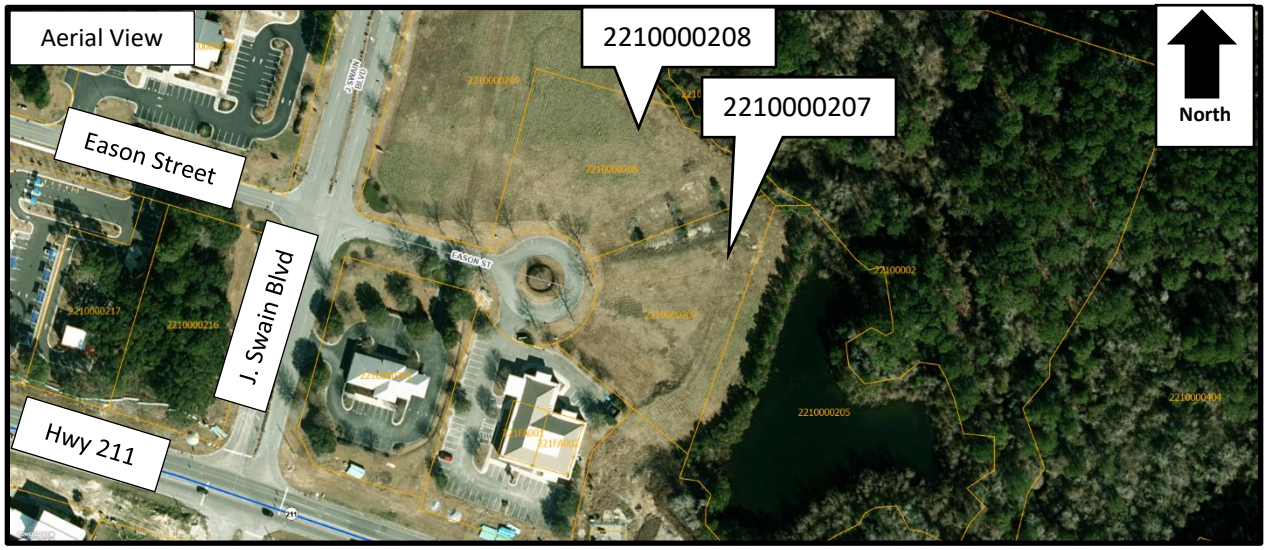
A Major Site Plan requires an administrative review, which in this instance included the Technical Review Committee (TRC). Per section 2.7.B of the UDO, should all ordinance requirements be met, the City is under a statutory obligation to make a recommendation as to the application's completeness to the Planning Board. At a regularly scheduled Planning Board meeting, Board members shall review the major site plan and staff's written recommendations prior to approving, denying, or conditionally approving the site plan. Approval and revocation procedures regarding Major Site Plan applications are found in Section 2.7.B of the UDO:

> *The Planning Board shall review the major site plan and written recommendations of the UDO Administrator and the Technical Review Committee (if applicable) prior to*

approving, denying, or conditionally approving the site plan. If the site plan submitted otherwise meets all of the standards of this ordinance, the Planning Board shall approve such.

LOCATION

The subject parcels, when combined, will form an approximate 2.57-acre lot that is currently identified as Brunswick County lots 210000207 & 2210000208. Though separate lots, it should be noted that the two properties will be combined before submitting for a building permit. Being a part of the Dutchman Village development, the two lots are zoned Highway Commercial (HC) and are located at the end of the Eason Street cul-de-sac. Directly north is the Rivermist community, and 450 feet west is the State Employees' Credit Union. South are the businesses Wilmington Eye and First Bank, and just beyond them is the Highway 211 corridor. Dutchman Creek is east of both lots, and though they are not within the Special Flood Hazard Area, the lots are adjacent to the Shaded X zone.

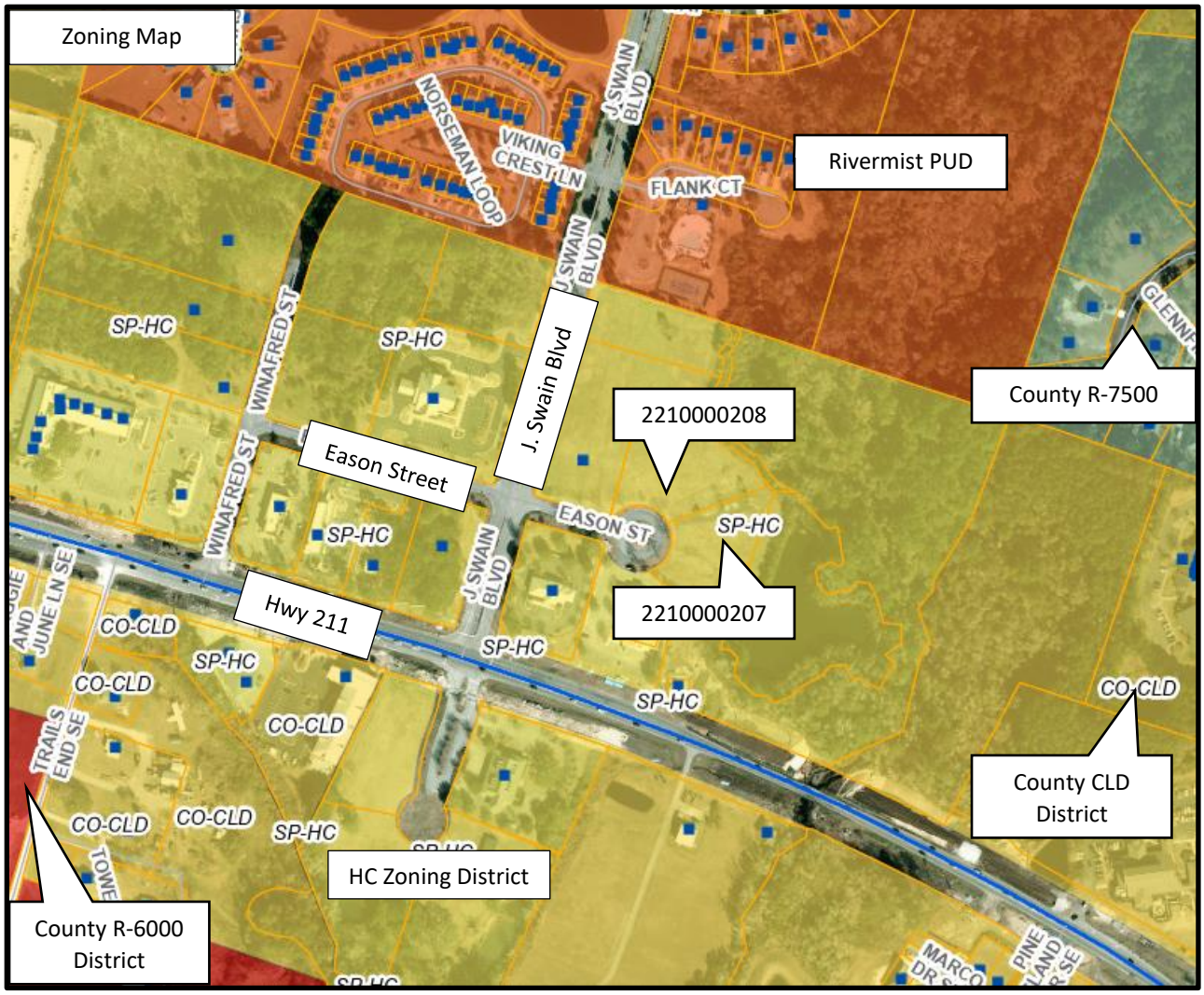






EXISTING LAND USE & ZONING IN THE AREA

The primary land uses in the immediate area surrounding the subject parcels are non-residential in nature. Commercial uses are currently in operation to the west along Eason Street and south of Highway 211. Directly west is required open space for the Dutchman Village development, and west of that are Brunswick County commercial-low density parcels. Additional non-residential uses are present to the south of NC HWY 211, both within and outside of the City of Southport's incorporated limits and planning and zoning jurisdiction. The nearest residential uses are found to the north of the subject properties within the Rivermist community.


Zoning Map
NORSEMAN LOOP
VIKING CREST LN
J SWAIN BLVD
FLANK CT
Rivermist PUD
SP-HC
WINAFRED ST
J. Swain Blvd
2210000208
County R-7500
Eason Street
EASON ST
2210000207
Hwy 211
JUNE LN SE
CO-CLD
TRAILS END SE
County CLD District
HC Zoning District
County R-6000 District

VARIANCE CASE # VAR-25-01

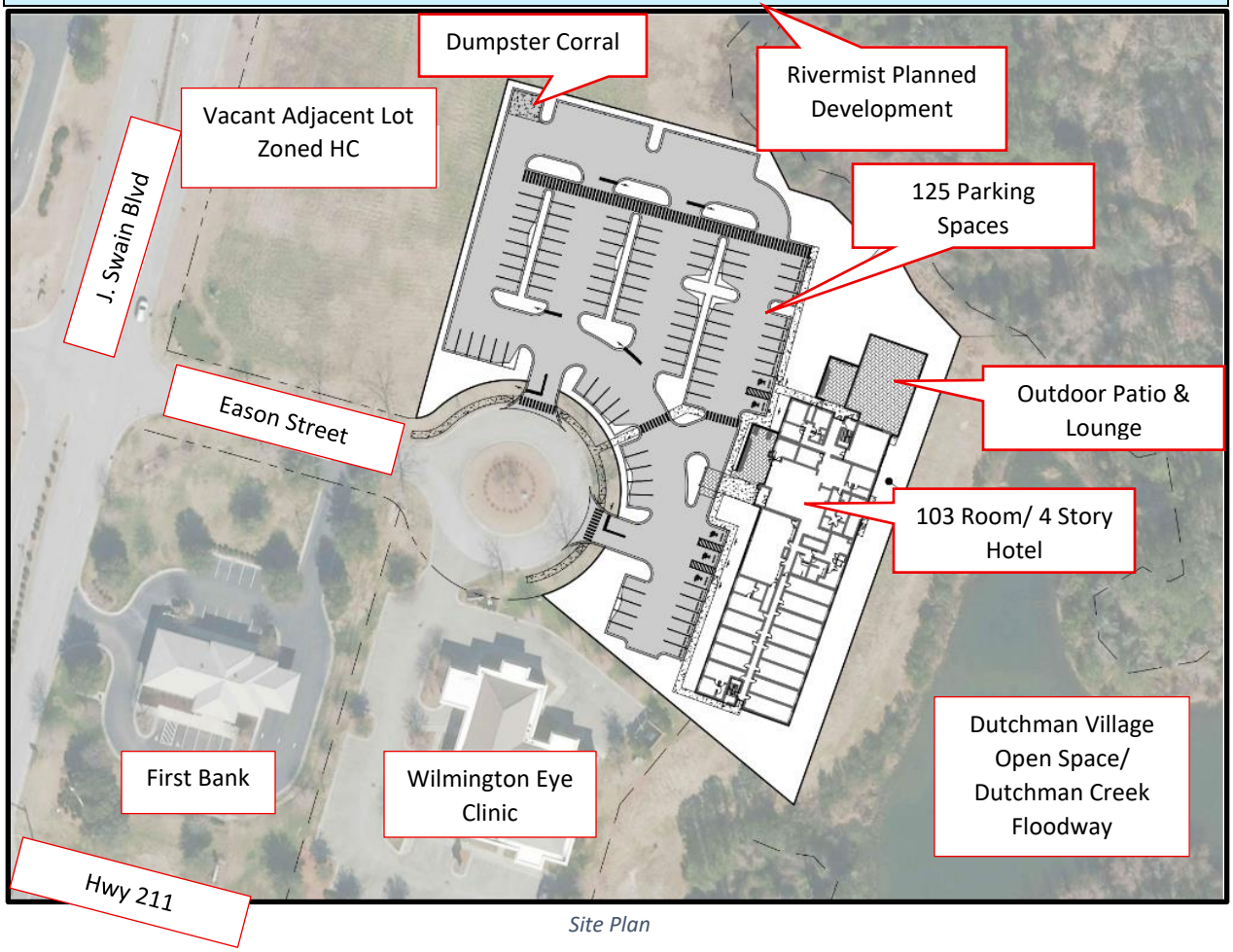
The proposal is permitted by-right with standards specific to Hotel, Motel, or Inns per UDO Section 3.8.R. To move forward with the Major Site Plan application, the applicant had to seek three variances from said standards.

Where permitted, the following shall apply:

1. *The lot size shall be a minimum of one (1) acre. (**Verified a combined 2.57 acres**)*
2. *The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP). (**Variance Granted**)*
3. *The property shall have a minimum of 200 feet of frontage on a major thoroughfare. (**Variance Granted**)*
4. *Any building on the site must be a minimum of 200 feet from any residential district. (**Verified approximate 260 linear feet away from Rivermist PUD**)*
5. *In the HC district, the building height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies the following:*
    a. *The City of Southport Fire Chief finds that the City can provide adequate/safe fire protection. (**Variance Granted**)*
    b. *Buildings which exceed 40 feet in height and are located on parcels adjacent to residentially zoned property must have an additional one-half (1/2) foot of both rear and side yard setback for each one (1) foot of building height over 40 feet.*

At their regular meeting on March 25th, the Board of Adjustment heard the applicant's request for three variances, seeking relief from the above standards. The applicant's contention was two-fold. As the subject lots were not adjacent to a major thoroughfare, the applicant successfully argued that with the traffic and road work along Highway 211, the ability to develop a hotel along said corridor was not feasible, and as the subject lots were not adjacent to the highway, the applicant could not meet standards (2) & (3) of UDO Section 3.8.R. The applicant's second contention was that, though the maximum height of a building in the HC district is 40 feet, Chief Drew of the Southport Fire Department had confirmed that the City's fire department could adequately provide safe and effective fire protection for the development at their proposed height, which is within keeping of standard (5a). A letter from the Chief is attached to this report along with VAR-25-01's Findings of Fact.

DEVELOPMENT PROPOSAL & STAFF REVIEW



Site Plan



The Proposed Development

General Development Notes

The applicant is proposing to develop a Home 2 Suites hotel on vacant lots 2210000207 & 2210000208. Both lots and the adjacent parcels are zoned HC. The development will account for 59,535 square feet of impervious ground cover and will consist of 103 rooms throughout four stories. A 3,500 square foot outdoor patio/lounge will be a part of the development and positioned to the left-rear side of the structure. Once approved, all building plans will be rereviewed upon the building permit submission.

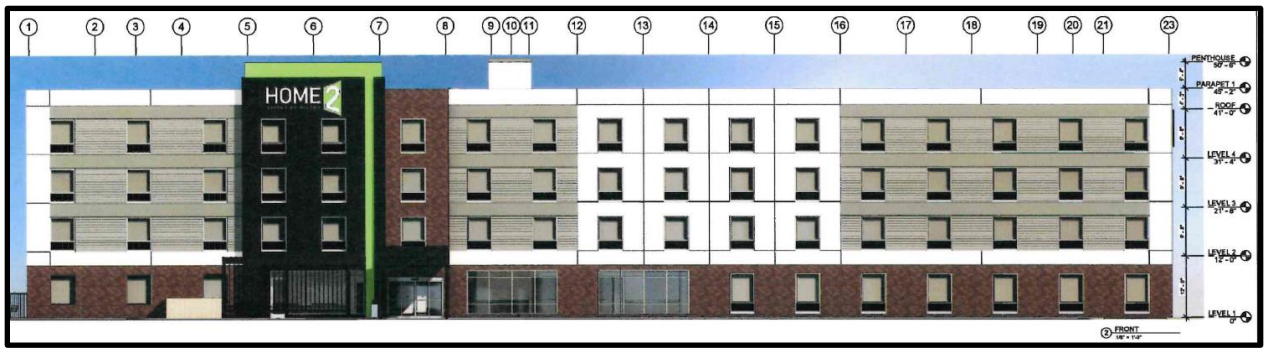
General Development Standards

The setbacks established for the HC zoning district are as follows: 25 feet front, 20 feet rear, and 8 feet side. Building height for structures within the HC is limited to 40 feet; however, the applicant received a variance to extend the building height to 45’-2” with the penthouse (elevator shaft) extending to 50’-6”.

Building Design Standards

The colors of the structure's facade will be in keeping with UDO Section 3.11.4:

> *Façade colors shall be of low reflectance earth tones, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, dayglow, or neon colors shall be prohibited.*



Home 2 Suites Front Elevation



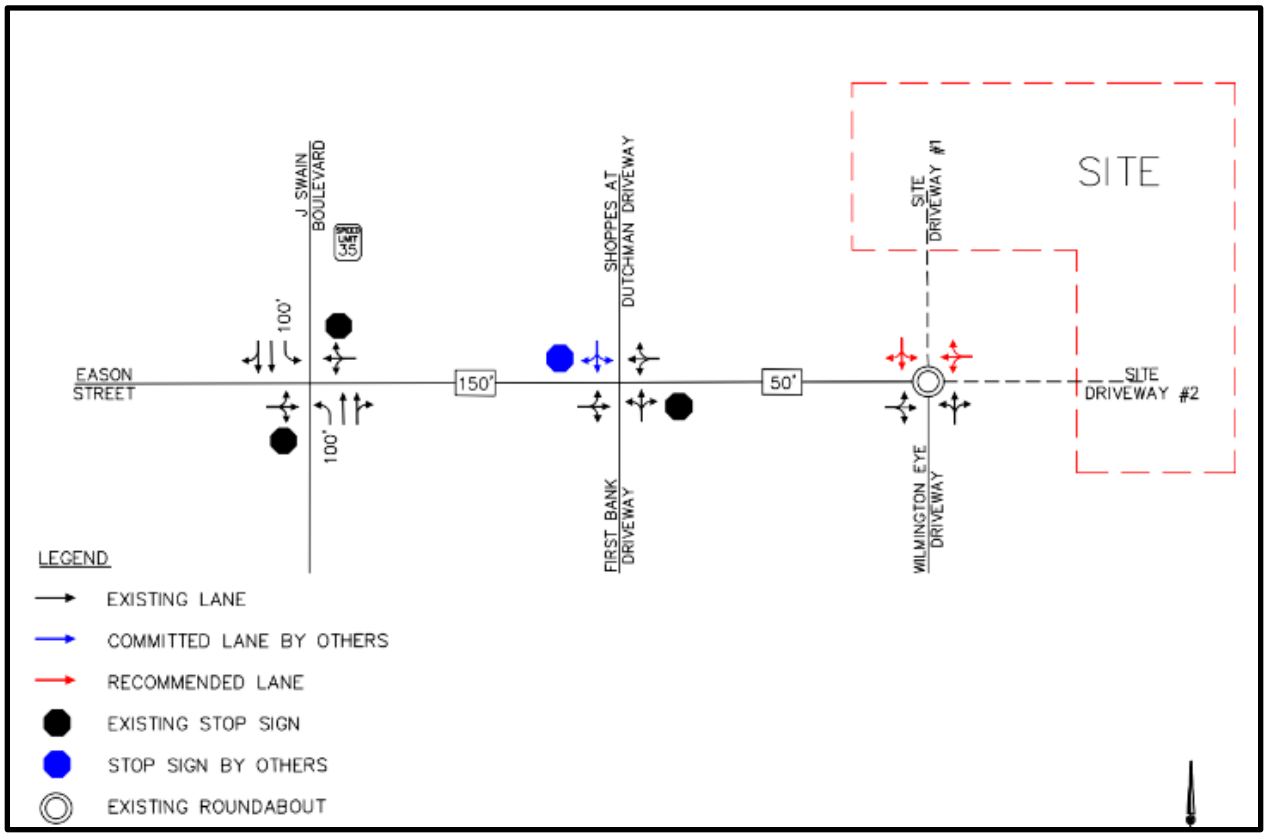
Home 2 Suites South Elevation

Transportation and Street Access

The proposed development's ingress/egress is formed by two access points within the Eason Street cul-de-sac, where both driveways serve as an entrance and exit for the development. At approximately 70 feet apart, they meet the requirements established in UDO 3.12.B.4.

> *Two (2) driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds 50 feet*.

Travelers can access NC Hwy 211 via J. Swain Blvd at a signal-controlled intersection approximately 500 feet southwest of the subject lots. Though that intersection is signaled, the intersection of J. Swain Blvd and Eason Street is not.



TIA Layout

Table 1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
310	Hotel	103	rooms	347	347	25	19	24	24

ITE Trip Generation

Per the ITE Trip Generation Manual, the land use 'Hotel' with an intensity of 103 rooms does not meet the threshold of 500 trips per day that would warrant a Traffic Impact Analysis (TIA). Regardless, the applicant commissioned a TIA, and the following traffic improvements were recommended to be made in conjunction with the development of the Home 2 Suites hotel.

- Construct Site Driveway #1 as the westbound approach of the roundabout with one ingress lane and one egress lane.
- Construct Site Driveway #2 as the southbound approach of the roundabout with one ingress lane and one egress lane.

Parking

All parking facilities shall follow Section 3.14 of the UDO, and based on Staff's review of the proposal, the project meets the standard of one (1) space per room with a total of 125 spaces. The dimensions for the parking spaces will be 18'x9'. A total of five (5) spaces will serve as ADA-compliant parking. Before a Certificate of Occupancy is issued, a final zoning inspection will be conducted to ensure that all parking requirements have been met.

Pedestrian Facilities

The site plan details adequate and safe pedestrian walkways as prescribed by UDO 3.15.G:

> *Pedestrian walkways shall form an on-site circulation system that minimize conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall connect building entrances to one another and from building entrances to public sidewalk connections. Pedestrian walkways shall be provided to any pedestrian access point or any parking space that is more than 50 feet from the building entrance or principal on-site destination. All developments containing more than one (1) building shall provide walkways between the principal entrances of the buildings.*

This is illustrated on the site plan by way of established sidewalks and zebra-striped crosswalks throughout the development. Pedestrian access will also come in the form of five (5) foot wide sidewalks along the Eason Street cul-de-sac.

Lighting

All lighting will conform to Section 3.16 of the UDO. A lighting plan has been submitted detailing a total of (10) light poles not exceeding 20 feet high with a small housing lightbox emitting a maximum color temperature of 3000 Kelvins.

Landscaping, Buffers, and Tree Protection/Preservation

All landscaping on-site will be in conformance with Section 3.17 of the UDO. The submitted landscape plan details native species for both canopy and understory tree species as prescribed in UDO Tables 3.5 through 3.7.

Street Yards and Parking Facility Landscaping

All street yards and parking facility landscaping shall be in accordance with Sections 3.17.F and 3.17.G. Staff have found that based on dimensional requirements with regard to the location and

amount of required canopy and understory trees as well as shrubs, the submitted site plan is in conformance with the applicable standards. Prior to the applicant receiving a Certificate of Occupancy, a final zoning inspection will be conducted to ensure that the approved landscape plan is implemented on site.

Bufferyards
Per Section 3.17.I, Table 3.8, bufferyards are not required in the Highway Commercial zoning district along property lines adjacent to parcels also zoned Highway Commercial, which is the case for every adjacent.

Tree Protection and Landscape Preservation
As confirmed by aerial imagery and site visits, the subject properties are currently cleared of vegetation with the exception of trees planted along the edge of the subject property adjacent to the Eason Street right-of-way. As there will be no tree removal on site, tree mitigation will not be required.

Signage
Approval of a Major Site Plan does not also convey sign permit approval. All future signs associated with the project shall require separate review and approval by Planning Staff based on conformance with Section 3.19 of the City of Southport Unified Development Ordinance.

Utilities
Water and sewer services shall be provided by Brunswick County. Electrical service shall be provided by the City of Southport. Below are the TRC comments from Brunswick County's Engineering Department, Mr. William Pinnix.

1. County 8-inch water main available with end of line fire hydrant on Easton Street.
2. County 8-inch gravity sewer main available on Eason Street
3. Per email from county engineer on March 21, 2025, updated actual field survey data proves the sewer outfall line on Eason St. does run outside of the end of line cul-de-sac and is contained within the utility easement. The sewer line should not cause any impediment to the construction of the proposed motel.
4. Post Indicator Valve (PIV) is required on the fire line serving the building per county water standard details.
5. County water and sewer capital recovery fees are due and payable to the county prior to issuance of the City of Southport building permit.

Stormwater
All stormwater infrastructure shall be in accordance with Article 6 of the UDO. Stormwater management infrastructure was reviewed by the City's Engineer, Tom Zilinek, and comments were provided to the applicant. Mr. Zilinek confirmed that the DEQ stormwater permit issued in 2002 for the Dutchman Village subdivision accommodates the proposed Home 2 Suites hotel without further stormwater mitigation being required of the applicant. As presented, the plans appear to meet all applicable standards, but shall be reviewed for full conformance prior to construction beginning on the project.

TECHNICAL REVIEW COMMITTEE

City of Southport Planning Staff and the applicant presented a site plan to the Technical Review Committee (TRC) at their July 28th, 2025, meeting. Written comments from the members of the Committee are provided as attachments to this Report. For the purposes of clarity and transparency, many of the comments received from other Departments or outside agencies are of a nature that they are to be addressed following the issuance of zoning approval through the course of building plan and permit review and issuance.

STAFF RECOMMENDATION

Planning Staff is submitting this proposal for Planning Board disposition in accordance with the standards and processes laid out within the City of Southport Unified Development Ordinance. The application was deemed complete by Planning Staff and is eligible to be approved by the Planning Board in an administrative or "by-right" process upon verification that all standards are met. Through the course of Staff working with the applicant, all deficiencies have been corrected. As such, Staff recommends approval of the request as presented.

Attachments:

1. Application
2. Technical Review Committee Comments
3. Applicant Response Letter
4. Fire Safety Letter
5. VAR-25-01 Findings of Fact
6. Final Site Plans
7. Traffic Impact Study

Major Site Plan

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: _____

RECEIVED
JUN 22 2025
By: .....

Applicant's Name: Meridian Southport Series 3, LLC

Mailing Address: 819 Pinedale Road **City:** Fort Walton Beach

State: FL **Zip Code:** 32547 **Phone:** 850-863-3242

Email: lowell@venture.realestate; mel@venture.realestate

Location of the property: Dutchman Village

Parcel No.: 2210000207 (PARCEL E) & 2210000208 (PARCEL F) **Overall Acreage:** 2.56 **Number of lots:** 2

Property Owner's Name: JS South, LLC

Address of Owner: 1201 Glen Meade Road **Phone:** 910.512.3263

City: Wilmington **State:** NC **Zip Code:** 28401

Email: bcameroniv@cameronco.com

Surveyor: Matthew T. Roberts, PLS **License #:** L-5332

Mailing Address: 243 N. Front Street **City:** Wilmington

State: North Carolina **Zip Code:** 28401

Phone: 910.343.1048 **Email:** MRoberts@mckimcreed.com

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

a) Residential development of four (4) or more dwelling units on a lot.
b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.

Digitally signed by Lowell C. Larson, Jr.
DN: C=US, E=Lowell@Venture.RealEstate, O=Southern Ventures Corporation, CN="Lowell C. Larson, Jr."
Date: 2025.06.22 17:54:38-05'00'

Signature (Owner or Authorized Applicant)

June 22, 2025
Date

APPROVED BY:

Wendell C. Biddle
UDO Administrator

Received June 22, 2025
Date

SOUTHERN VENTURES®
THE REAL ESTATE COMPANY

City of Southport, North Carolina

June 22, 2025

Attn: Maureen Meehan
Wendell Biddle

Subject: Major Site Plan – Home2 Suites

Maureen and Wendell,

Our application for Major Site Plan review and approval is attached for your review.

As our Traffic Engineers, Kimely Horn has previously delivered our traffic study and our Civil Engineers, McKim & Creed have previously delivered our civil site plans, and we would appreciate your review of those elements and our application with a goal of placing us on the earliest Planning Board meeting agenda available.

In addition, and in accordance with our recent discussion, our Surveyor at McKim & Creed is preparing the appropriate plat to combine the two Dutchman Village parcels and will send that document separately for your review and approval. Upon approval, we will follow with the delivery of the required mylar document. The actual recording of that instrument will be subject to our closing on the property, which is under contract with JS South, LLC.

We look forward to our continued work with you and our relationship with the City of Southport.

Thank you,

Lowell Larson

819 Pinedale Road, Fort Walton Beach, Florida 32547

P 850-863-3242 F 850-863-5907 WWW.Venture.RealEstate

City of Southport

To:	Lowell Larson, Southern Ventures - lowell@venture.realestate Mel Beggy Miller, Southern Ventures - mel@venture.realestate Alex Mainiero, McKim & Creed – amainiero@mckimcreed.com Patrick Jehle, McKim & Creed – pjehle@mckimcreed.com
From:	Wendell Biddle, City Planner - wbiddle@cityofsouthport.com | (910) 457-7900 Ext. 1010
Date:	July 28, 2025
PID#:	2210000207 & 2210000208
Address:	Unaddressed at Time of Review
Subject:	Home 2 Suites Technical Review

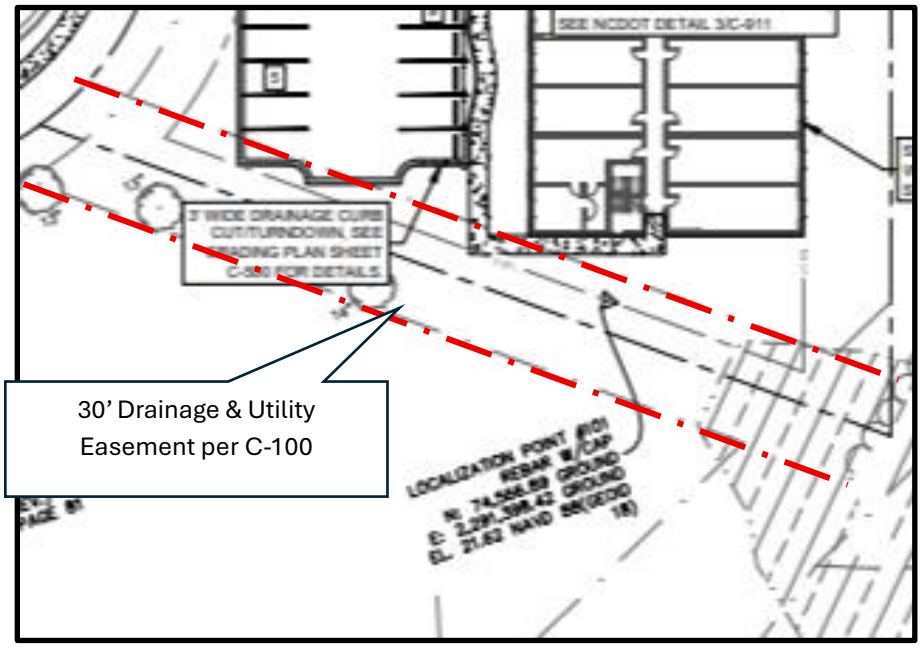
The following comments pertain to the plans dated July 17th, 2025.

Please note that a revised preliminary plan addressing each of the items below must be resubmitted before receiving preliminary plan approval and a date to go before the Planning Board.

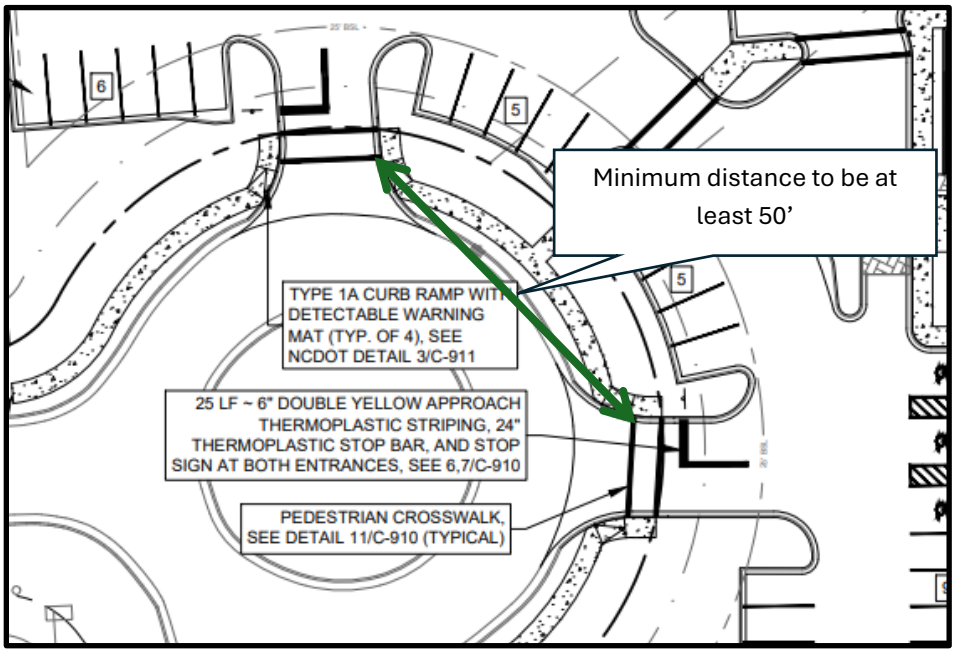
City of Southport Planning, Wendell Biddle

1. General Comments -
    a. All planning comments referencing an ordinance are derived from the City of Southport's Unified Development Ordinance (UDO).
    b. Major site plan submittal must provide and meet all the required information established in Appendix A of the UDO.
    c. Both parcels are a part of the Dutchman Village development.
    d. The Homes 2 Suites proposal was granted a variance at the March 25th, 2025, Board of Adjustment meeting. Attachment one contains the findings of fact for case VAR-25-01.
    e. While not directly affected, the subject lots are adjacent to a floodway.

2. UDO Section 3.2.A.10 Base Zoning Districts –
    a. Please provide a site plan detailing all setbacks (property line & building/ property line & parking lot).
    b. Subject lots must be recombined before TRC approval.
    c. Please ensure that all images and calculations of a pool are removed from plans.
    d. Building and parking lot appear to encroach into a 30' drainage & utility easement per pages C-100 & page C-300.

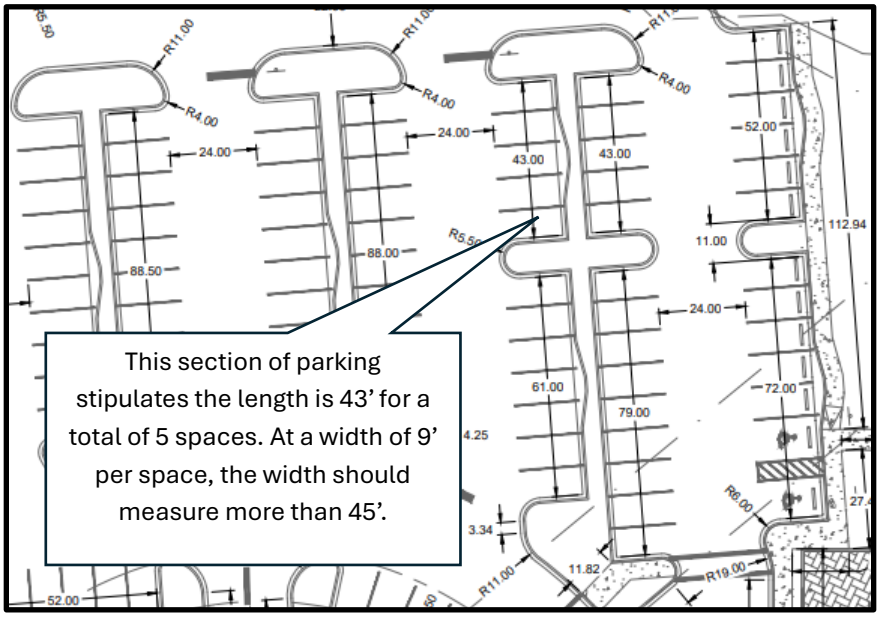


3. UDO 3.12 Transportation and Street Access -
    a. Please verify that the distance between the two driveways is set apart a minimum of 50’, measured from inside to inside at the two closest points.



4. UDO 3.14 Parking -
    a. Parking space may be reduced as there are 22 spaces over the total required.
    b. When creating a lighting plan, please note that any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.

c. Please detail the distance between the perimeter parking spaces and the property line. All setbacks shall be at least 5 (five) feet.
d. Please detail the separation of bumper and walkway (shall be a space three and a half feet between the wheel bumper and the edge of the walkway).
e. Please note that parking widths are to be 9'x18'. – on the civil plan sets, the parking stall sizes meet the 9'x18', it is the measurements that are detailed below that do not match the size. Also, compact parking spaces (8'x16') may be utilized for up to 10% of the required parking.



5. UDO 3.15 Pedestrian Facilities
   a. Subsection 'G' requires that *"…pedestrian walkways shall be provided to any pedestrian access point or any parking space that is more than 50 feet from the building entrance or any parking space that is more than 50 feet from the building entrance…"*
      i. Please detail how pedestrians are to get to and from the entrance from the furthest points of the parking lot. Please illustrate a sidewalk or walkway with 'zebra' crossing lines on pavement.

6. UDO 3.16 Lighting
   a. Please provide details of the lighting plan such as proposed height of poles, color of lights, orientation of lights, and expected lumens, etc.

7. UDO 3.17 Landscaping and Buffering
   a. Please detail the total and sectional length of the streetyard. The streetyard appears to be missing a few canopy trees, which require one for every 50 linear feet.
   b. Please note that non-native species of trees may be included only when the requirements for native species have been fully met.

8. UDO 3.19 Signs
    a. All signage will have to be permitted separately.

Brunswick ounty Engineering Department, William L. Pinnix, P. E. (910) 253-2408 william.pinnix@brunswickcountync.gov

1. County 8-inch water main available with end of line fire hydrant on Easton Street.
2. County 8-inch gravity sewer main available on Eason Street
3. ~~The existing sewer main runs through Parcel E as shown; the proposed building cannot be built as shown on the proposed site plan.~~
4. ~~Relocation of the existing sewer main to allow construction must be coordinated with the County Publi Utilities Department.~~
    a. Per email from county engineer on March 21, 2025, updated actual field survey data proves the sewer outfall line on Eason St. does run outside of the end of line cul-de-sac and is contained within the utility easement. The sewer line should not cause any impediment to the construction of the proposed motel.
5. Post Indicator Valve (PIV) is required on the fire line serving the building per county water standard details.
6. County water and sewer capital recovery fees are due and payable to the county prior to issuance of the City of Southport building permit.

City of Southport Engineering, Tom Zilinek - tzilinek@cityofsouthport.com

The proposed Home 2 Suites hotel is part of a 2002 approved DEQ Permit (SW8010118) for the Dutchman Village subdivision. The proposed development is in compliance with the conditions of that permit.

City of Southport Chief of Fire, Charles Drew – cdrew@cityofsouthport.com

Refer to Fire Safety Letter

City of Southport Fire Department, Madison Drew – mdrew@cityofsouthport.com

No Comment

City of Southport Public Services Department, Tom Stanley – tstanley@cityofsouthport.com

No Comment

City of Southport Chief of Police, Todd Coring – tcoring@cityofsouthport.com

No Comment

August 4th, 2025
MC# 07759-0010

City of Southport
1029 N. Howe Street
Southport, NC 28461

Response to Comments – Home2 Suites Technical Review
PID #: 2210000207 & 2210000208
Project Address: Unaddressed at Time of Review

To Whom It May Concern –

We are in receipt of staff review comments issued 07/28/2025. Below we have restated each comment with our response in **bold**.

City of Southport Planning, Wendell Biddle

1. General Comments -
    a. All planning comments referencing an ordinance are derived from the City of Southport's Unified Development Ordinance (UDO).
    b. Major site plan submittal must provide and meet all the required information established in Appendix A of the UDO.
    c. Both parcels are a part of the Dutchman Village development.
    d. The Homes 2 Suites proposal was granted a variance at the March 25th, 2025, Board of Adjustment meeting. Attachment one contains the findings of fact for case VAR-25-01.
    e. While not directly affected, the subject lots are adjacent to a floodway.

    Noted.

2. UDO Section 3.2.A.10 Base Zoning Districts –
    a. Please provide a site plan detailing all setbacks (property line & building/ property line & parking lot).

    Building and parking lot setbacks have been included on all plan sheet viewports.
    b. Subject lots must be recombined before TRC approval.

    Noted.
    c. Please ensure that all images and calculations of a pool are removed from plans.

    The pool has been removed from all civil plan sheets.
    d. Building and parking lot appear to encroach into a 30' drainage & utility easement per pages C-100 & page C-300.

    The southwest building corner does not encroach on the southern easement.

3. UDO 3.12 Transportation and Street Access -
    a. Please verify that the distance between the two driveways is set apart a minimum of 50', measured from inside to inside at the two closest points.

    Distances between driveway radii and pedestrian crosswalks have been included on Dimensioning Plan sheet C-400.

1301 N. Palafox St., Suite 200
Pensacola, FL 32501
850-994-9503

4. UDO 3.14 Parking -
    a. Parking space may be reduced as there are 22 spaces over the total required.

       Noted. 8 Parking spaces have been removed to accommodate additional improvements.

    b. When creating a lighting plan, please note that any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.

       General Utility Note #9 has been added to General Notes sheet C-001 and reads the following: "9. ANY LIGHTING SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AND GLARE AWAY FROM STREETS AND ADJACENT PROPERTY."

    c. Please detail the distance between the perimeter parking spaces and the property line. All setbacks shall be at least 5 (five) feet.

       Parking lot setback lines have been included on all plan sheet viewports. Additional dimensions have also been included on Dimensioning Plan sheet C-400.

    d. Please detail the separation of bumper and walkway (shall be a space three and a half feet between the wheel bumper and the edge of the walkway).

       Standard Parking Stall Detail 1 on Site Details sheet C-910 has been updated to note 3.5' between the wheel bumper and edge of walkway. An additional dimension has also been included on Dimensioning Plan sheet C-400.

    e. Please note that parking widths are to be 9'x18'. – on the civil plan sets, the parking stall sizes meet the 9'x18', it is the measurements that are detailed below that do not match the size. Also, compact parking spaces (8'x16') may be utilized for up to 10% of the required parking.

       All parking stalls are minimum 9' wide, including the width of the gutter. Dimensions on sheet C-400 have been updated to label front of curb to front of curb.

5. UDO 3.15 Pedestrian Facilities
    a. Subsection 'G' requires that *"…pedestrian walkways shall be provided to any pedestrian access point or any parking space that is more than 50 feet from the building entrance or any parking space that is more than 50 feet from the building entrance…"*
        i. Please detail how pedestrians are to get to and from the entrance from the furthest points of the parking lot. Please illustrate a sidewalk or walkway with 'zebra' crossing lines on pavement.

           An additional pedestrian crosswalk for the furthest parking stalls has been included on Site Improvements Plan sheet C-300. Crosswalk Detail 11 on Stite Details sheet C-910 has been updated to reflect the zebra crossing lines.

6. UDO 3.16 Lighting
    a. Please provide details of the lighting plan such as proposed height of poles, color of lights, orientation of lights, and expected lumens, etc.

       A photometric lighting plan and details has been included with this submittal package.

7. UDO 3.17 Landscaping and Buffering
    a. Please detail the total and sectional length of the streetyard. The streetyard appears to be missing a few canopy trees, which require one for every 50 linear feet.

       Three additional sweet gum canopy trees are included within the streetyard on the Landscaping Plan sheet LS-1.

b. Please note that non-native species of trees may be included only when the requirements for native species have been fully met.

Noted. Five (5) lacebark elms have been removed and replaced with two (2) 'october glory' red maples, two (2) laurel oak, and one (1) sweet gum.

8. UDO 3.19 Signs
   a. All signage will have to be permitted separately.

   Noted.

If you require any additional information, please do not hesitate to contact either person directly with the following information:

Contact: Alex Mainiero, P.E.
Email: amainiero@mckimcreed.com
Office: 850.994.9503

Sincerely,



Alexander L. Mainiero, P.E.
Project Manager
McKim & Creed, Inc.

STATE OF NORTH CAROLINA
CITY OF SOUTHPORT

ORDER UPON HEARING FOR VARIANCE

Applicant Lowell Larson for Property Owner, JS South, requested a variance from the requirements established in the Unified Development Ordinance (UDO) Section 3.8.R. Specifically, the variance is a request for relief from subsections 2, 3, and 5.a and concerns a proposed Hotel's primary means of ingress and egress, property frontage along a major thoroughfare, and height limitations within the Highway Commercial zoning district.

The subject properties are adjacent lots within the Dutchman Village development, identified as parcel numbers 2210000207 and 2210000208. The lots are 1.22 and 1.34 acres, respectively, and combined, they equal approximately 2.5 acres or 111,500 square feet. The parcels are located at the end of Eason Street's cul-de-sac.

The Board of Adjustment for the City of Southport met and held a public hearing on March 25, 2025, to consider the following application for a variance:

Applicant:	Lowell Larson for JS South, LLC
Property Location:	Eason Street cul-de-sac
Tax Parcel numbers:	2210000207 & 2210000208
Proposed variance request:	Variance from the specific use standards in UDO Section 3.8. R - Hotel, Motel, or Inn. Specifically, subsections 2, 3, and 5. a. These subsections concern ingress/ egress, major thoroughfare frontage, and maximum height for a proposed hotel.

Upon review of the variance request, the Board of Adjustment for the City of Southport found that:

- ✓ Unnecessary hardship would result from a strict application of the ordinance.
- ✓ The hardship results from conditions that are peculiar to the property, such as location, size or topography
- ✓ The hardship did not result from actions taken by the applicant or property owner
- ✓ The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice achieved.

Therefore, the requested variance was **APPROVED.**

SEE EXHIBIT A attached hereto for findings of fact and the minutes which are incorporated herein by reference.

Exhibit A: Zoning Board of Adjustment Variance Application Findings of Fact

Having heard evidence and arguments presented at the hearing and after due deliberation, the Board of Adjustment finds that there was substantial, competent and material evidence in the record to show the following facts:

When unnecessary hardships result from carrying out the strict letter of the UDO, a variance may be granted by the Board of Adjustment. The Board of Adjustment, as described in Section 2.7 of the UDO, shall determine if the application meets all requirements for a variance.

(1) Unnecessary hardship would result from a strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property:

a. Regarding UDO Section 3.8.R.2: *The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).*
   i. The motion, made by Mr. Robbins and seconded by Mr. Masker, carried with a 6-0 vote. The established finding of fact: the applicant has demonstrated that the proposed ingress and egress appear to be adequate and will be subject to further review by both the Technical Review Committee and Planning Board.

b. Regarding UDO Section 3.8.R.3: *The property shall have a minimum of 200 feet of frontage on a major thoroughfare.*
   i. The motion, made by Mr. Robbins and seconded by Mr. Masker, carried with a 6-0 vote. The established finding of fact: the applicant has demonstrated that the property's existing frontage appears to meet the intent of the UDO and that there will be further review by both the Technical Review Committee and Planning Board.

c. Regarding UDO Section 3.8.R.5.a: *In the HC district, the building's height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies [UDO Section 3.8.R.5.a…] the city of Southport Fire Chief finds that the city can provide adequate/ safe fire protection.*
   i. The motion, made by Mr. Robbins and seconded by Mr. Masker, carried with a 6-0 vote. The established finding of fact: the applicant has demonstrated that the City of Southport's Fire Department can provide adequate fire protection with the proposed height of 50.6 feet from grade.

✓ **Favorable**
"I make a motion that Unnecessary hardship would result from a strict application of the ordinance."

☐ Non-Favorable
"I make a motion that unnecessary hardship would not result from a strict application of the ordinance."

Exhibit A: Zoning Board of Adjustment Variance Application Findings of Fact

(2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted under the Federal Fair Housing Act for a person with a disability.

a. Regarding UDO Section 3.8.R.2: *The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the property was platted before the current version of the UDO and has always been designated Highway Commercial (HC), and that the use conforms with the spirit of the HC District.

b. Regarding UDO Section 3.8.R.3: *The property shall have a minimum of 200 feet of frontage on a major thoroughfare.*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the property was platted before the current version of the UDO and has always been designated Highway Commercial (HC), and that the use conforms with the spirit of the HC District.

c. Regarding UDO Section 3.8.R.5.a: *In the HC district, the building's height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies [UDO Section 3.8.R.5.a…] the city of Southport Fire Chief finds that the city can provide adequate/ safe fire protection.*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the property was platted before the current version of the UDO and has always been designated Highway Commercial (HC), and that the use conforms with the spirit of the HC District.

✓ **Favorable**
"I make a motion that the hardship results from conditions that are peculiar to the property, such as location, size or topography

☐ Non-Favorable
"I make a motion that the hardship does not result from conditions that are peculiar to the property, such as location, size or topography.

(3) The hardship did not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that might justify a variance shall not be considered as a self-created hardship.

a. Regarding UDO Section 3.8.R.2: *The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the subject lots are approved plats with commercial intent.

Exhibit A: Zoning Board of Adjustment Variance Application Findings of Fact

b. Regarding UDO Section 3.8.R.3: *The property shall have a minimum of 200 feet of frontage on a major thoroughfare.*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the applicant, with factual reinforcement from the City's presentation, demonstrated that the effective location satisfies the spirit of the requirement.
c. Regarding UDO Section 3.8.R.5.a: *In the HC district, the building's height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies [UDO Section 3.8.R.5.a…] the city of Southport Fire Chief finds that the city can provide adequate/ safe fire protection.*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the applicant, with factual reinforcement from the City's presentation, demonstrated that the effective location satisfies the spirit of the requirement.

✓ **Favorable**
I make a motion that the hardship did not result from actions taken by the applicant or property owner.

☐ Non-Favorable
I make a motion that the hardship did result from actions taken by the applicant or property owner.

(4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice achieved.
a. Regarding UDO Section 3.8.R.2: *The primary means of ingress and egress shall be via a major thoroughfare as designated on the Brunswick County Comprehensive Transportation Plan (CTP).*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the presentations and representations submitted to the board appear to meet the requirements [of Motion 4]. Also, that further review by the Technical Review Committee and Planning Board will be conducted prior to the development of the proposed hotel.
b. Regarding UDO Section 3.8.R.3: *The property shall have a minimum of 200 feet of frontage on a major thoroughfare.*
    i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the presentations and representations submitted to the board appear to meet the requirements [of Motion 4]. Also, that further review by the Technical Review Committee and Planning Board will be conducted prior to the development of the proposed hotel.
c. Regarding UDO Section 3.8.R.5.a: *In the HC district, the building's height may exceed 40 feet if approved by the Board of Adjustment and if the building satisfies [UDO Section 3.8.R.5.a…] the city of Southport Fire Chief finds that the city can provide adequate/ safe fire protection.*

Exhibit A: Zoning Board of Adjustment Variance Application Findings of Fact

i. The motion, made by Mr. Robbins and seconded by Mr. Allen, carried with a 6-0 vote. The established finding of fact: that the presentations and representations submitted to the board appear to meet the requirements [of Motion 4]. Also, that further review by the Technical Review Committee and Planning Board will be conducted prior to the development of the proposed hotel.

✓ **Favorable**
I make a motion that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice achieved.

☐ Non-Favorable
I make a motion that the requested variance is not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice achieved."

THEREFORE, BASED UPON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS, IT IS HEREBY ORDERED that the above-referenced application for a variance is hereby:

APPROVED with the following conditions:

1. **That the variance be predicated on the satisfactory completion of the Technical Review Committee (TRC) review, particularly as concerns traffic and safety, but not limited to those issues.**

2. **The variance shall be expressly tied to the use as presented — as a major site plan specifically for the purpose of hotel/motel/inn and presented in the specifications and plans."**

( ) Denied

This the 25th day of March 2025.

Tori Deviney, Deputy City Clerk

Pete Haislip, Chairman

Outlook

Re: TRC for Homes 2 Suites

From Wendell Biddle <wbiddle@cityofsouthport.com>
Date Mon 3/3/2025 2:20 PM
To Charles Drew <cdrew@cityofsouthport.com>

Thanks, Chief.

From: Charles Drew <cdrew@cityofsouthport.com>
Sent: Monday, March 3, 2025 2:03 PM
To: Wendell Biddle <wbiddle@cityofsouthport.com>; Madison Drew <mdrew@cityofsouthport.com>
Subject: RE: TRC for Homes 2 Suites

Yes we can cover that.

Chief Drew

From: Wendell Biddle <wbiddle@cityofsouthport.com>
Sent: Monday, March 3, 2025 11:15 AM
To: Charles Drew <cdrew@cityofsouthport.com>; Madison Drew <mdrew@cityofsouthport.com>
Subject: TRC for Homes 2 Suites

Good morning, Gentlemen,

I am reaching out to confirm if Southport Fire can provide adequate/ safe fire protection for the proposed Homes 2 Suites to be located at parcel id's: 2210000207 & 2210000208. The maximum height established in the HC district is 40'. Per the applicant, the building height limits will measure 41 ft, the decorative perimeter parapet will measure 45'-2" (parapet wall 4'-2" greater than building height), and the elevator penthouse and decorative front façade will measure 50'-6".

Thanks, gentlemen and have a stellar day,

Wendell

Wendell E. Biddle
City Planner
City of Southport
Development Services
(910)457-7900x1010

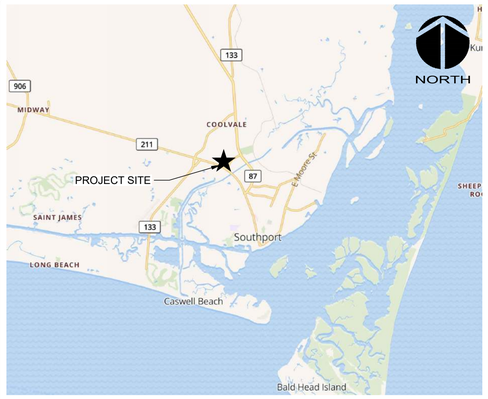
HOME2 SUITES HOTEL - SOUTHPORT, NC

PROJECT NO. 07759-0010
AUGUST 4, 2025
PERMIT SET, NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

This item has been digitally signed and sealed by D. Patrick Jehle, Jr., P.E. 71528, on the date indicated in the signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

PROJECT NO. 07759-0010



VICINITY MAP — NOT TO SCALE

PROSPECTIVE PURCHASER / DEVELOPER / APPLICANT:
SOUTHERN VENTURES CORPORATION
LOWELL LARSON, CEO
819 PINEDALE ROAD
FT. WALTON BEACH, FL 32547
850.863.3242
LOWELL@VENTURE.REALESTATE

CURRENT PROPERTY OWNER:
JS SOUTH, L.L.C.
1201 GLEN MEADE ROAD
WILMINGTON, NC 28401

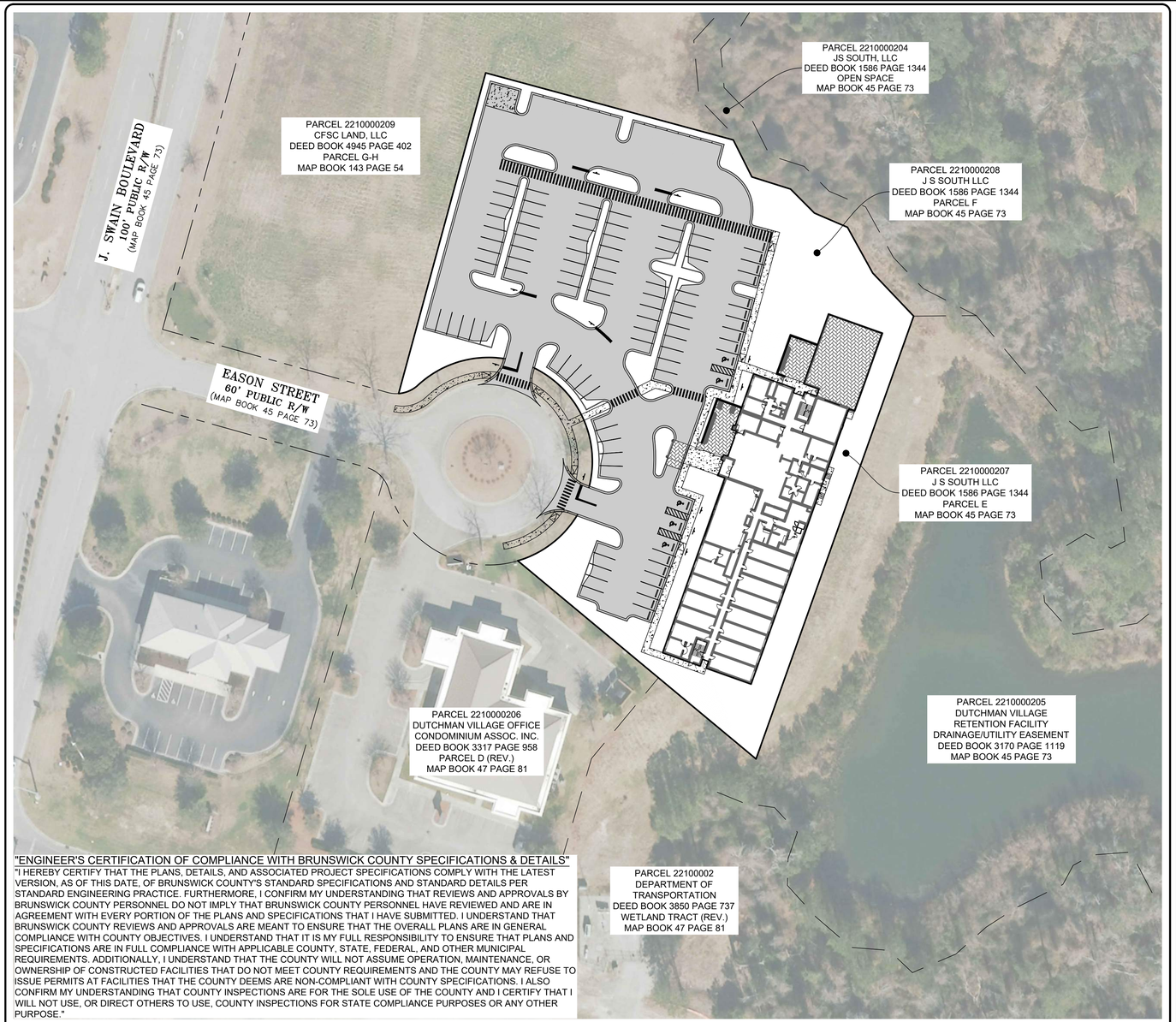
SURVEYOR OF RECORD:
MCKIM & CREED, INC.
243 N. FRONT STREET
WILMINGTON, NC 28401
MATTHEW T. ROBERTS, PLS
MROBERTS@MCKIMCREED.COM

CIVIL ENGINEER OF RECORD:
MCKIM & CREED, INC.
1301 N. PALAFOX STREET
PENSACOLA, FLORIDA 32501
D. PATRICK JEHLE, JR., PE
PJEHLE@MCKIMCREED.COM

811 Know what's below. Call before you dig.

McKIM&CREED
Venture IV Building, Suite 500
1730 Varsity Drive
Raleigh, North Carolina 27606-2689
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222
www.mckimcreed.com

PROJECT INFORMATION



"ENGINEER'S CERTIFICATION OF COMPLIANCE WITH BRUNSWICK COUNTY SPECIFICATIONS & DETAILS"

"I HEREBY CERTIFY THAT THE PLANS, DETAILS, AND ASSOCIATED PROJECT SPECIFICATIONS COMPLY WITH THE LATEST VERSION, AS OF THIS DATE, OF BRUNSWICK COUNTY'S STANDARD SPECIFICATIONS AND STANDARD DETAILS PER STANDARD ENGINEERING PRACTICE. FURTHERMORE, I CONFIRM MY UNDERSTANDING THAT REVIEWS AND APPROVALS BY BRUNSWICK COUNTY PERSONNEL DO NOT IMPLY THAT BRUNSWICK COUNTY PERSONNEL HAVE REVIEWED AND ARE IN AGREEMENT WITH EVERY PORTION OF THE PLANS AND SPECIFICATIONS THAT I HAVE SUBMITTED. I UNDERSTAND THAT BRUNSWICK COUNTY REVIEWS AND APPROVALS ARE MEANT TO ENSURE THAT THE OVERALL PLANS ARE IN GENERAL COMPLIANCE WITH COUNTY OBJECTIVES. I UNDERSTAND THAT IT IS MY FULL RESPONSIBILITY TO ENSURE THAT PLANS AND SPECIFICATIONS ARE IN FULL COMPLIANCE WITH APPLICABLE COUNTY, STATE, FEDERAL, AND OTHER MUNICIPAL REQUIREMENTS. ADDITIONALLY, I UNDERSTAND THAT THE COUNTY WILL NOT ASSUME OPERATION, MAINTENANCE, OR OWNERSHIP OF CONSTRUCTED FACILITIES THAT DO NOT MEET COUNTY REQUIREMENTS AND THE COUNTY MAY REFUSE TO ISSUE PERMITS AT FACILITIES THAT THE COUNTY DEEMS ARE NON-COMPLIANT WITH COUNTY SPECIFICATIONS. I ALSO CONFIRM MY UNDERSTANDING THAT COUNTY INSPECTIONS ARE FOR THE SOLE USE OF THE COUNTY AND I CERTIFY THAT I WILL NOT USE, OR DIRECT OTHERS TO USE, COUNTY INSPECTIONS FOR STATE COMPLIANCE PURPOSES OR ANY OTHER PURPOSE."

SITE MAP — SCALE: 1" = 50'

Sheet List Table

SHEET NUMBER	SHEET TITLE
GENERAL	
C-000	COVER SHEET
C-001	GENERAL NOTES
CIVIL	
C-100	EXISTING CONDITIONS
C-200	DEMOLITION & EROSION CONTROL PLAN
C-300	SITE IMPROVEMENTS PLAN
C-400	DIMENSIONING PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN
DETAILS	
C-900	EROSION CONTROL DETAILS
C-910	SITE DETAILS
C-911	SITE DETAILS
C-920	UTILITY DETAILS
C-921	UTILITY DETAILS
LANSCAPING	
LS-1	PRELIMINARY LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS

SITE DATA SUMMARY

PARCEL ADDRESS:	UNADDRESSED
NUMBERS:	2210000207 (PARCEL E) & 2210000208 (PARCEL F)
PARCEL AREA:	±1.22 AC & ±1.34 AC
EXISTING USE:	VACANT
PROPOSED USE:	HC - HIGHWAY COMMERCIAL
ZONING:	PUD
FUTURE LAND USE:	HC - HIGHWAY COMMERCIAL
OVERLAY DISTRICT:	PUD/HC

BUILDING SETBACKS (UDO TABLE 3.2, PAGE 3-56)
FRONT 25'
REAR 23'
SIDE 8'

LANDSCAPE BUFFERS (UDO TABLE 3.8, PAGE 3-79)
ADJACENT PROPERTIES SIMILARLY ZONED HC
NORTH/EAST/WEST/SOUTH: 0'

VEHICULAR PARKING (UDO TABLE 3.4, PAGE 3-69)
HOTEL, MOTEL, OR INN: ONE (1) SPACE FOR EVERY RENTAL ROOM

VARIABLE	VARIABLE	PARKING SPACES	
HOTEL	103 ROOMS	103 * 1.0	103
PROPOSED		STANDARD SPACES	112
		ADA SPACES	5

LOT COVERAGE - CONTRIBUTING AREA

COVERAGE TYPE	EXISTING		EXISTING (%)	PROPOSED		PROPOSED (%)
	AC	SF		AC	SF	
BUILDING	0.000	0.00	0.00%	0.384	16,730	18.43%
IMPERVIOUS	0.000	0.00	0.00%	1.367	59,535	65.60%
PERVIOUS	2.084	90,774	100.00%	0.333	14,509	15.97%
TOTALS	2.084	90,774	100.00%	2.084	90,774	100.00%

FLOOD ZONE: THE PARCELS SHOWN ARE LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FORM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

FLOOD ZONE(S)	NFIP COMMUNITY NUMBER*	MAP NUMBER*	PANEL NUMBER(S)	MAP SUFFIX*	MAP REVISION DATE
X, AE	370028	372020	9700	K	8/28/2018

SHEET INDEX

SUBMITTAL DATE: AUGUST 4, 2025

GENERAL NOTES

1. NO DEVIATIONS FROM THE PROJECT PLANS OR SPECIFICATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE ARCHITECT.

2. IN CASE OF A DISCREPANCY ON THESE DRAWINGS, BETWEEN THESE DRAWINGS AND THE DRAWINGS OF OTHER DISCIPLINES, OR BETWEEN THESE DRAWINGS AND CONDITIONS IN THE FIELD, THE MORE STRINGENT REQUIREMENT MUST BE MET. REPORT ANY DISCREPANCY TO ENGINEER PRIOR TO ACTION.

3. LOCATIONS AND ELEVATIONS OF UTILITIES SHOWN ON PLANS ARE TO BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR MUST EMPLOY THE USE OF GROUND PENETRATING RADAR (GPR) EQUIPMENT BY A QUALIFIED COMPANY AND PERSONNEL TO LOCATE, IDENTIFY AND PROTECT EXISTING UNDERGROUND UTILITIES IN THE AREA OF WORK. ANY UTILITIES SPOTTED MUST BE DRAWN ON THE SITE PLAN PROVIDED BY THE ARCHITECT/ENGINEER AND SUBMITTED AS PART OF THE AS-BUILT DRAWINGS. COST OF GPR LOCATES MUST BE INCLUDED IN THE CONTRACTOR'S BASE BID. NOTIFY UTILITY AND ARCHITECT/ENGINEER OF CONFLICTS BETWEEN EXISTING AND PROPOSED FACILITIES.

4. DAMAGE TO EXISTING SIDEWALKS, ASPHALT OR OTHER IMPROVEMENTS OUTSIDE THE PRIMARY PROJECT LIMITS DURING DEMOLITION WILL REQUIRE REPAIR AND/OR REPLACEMENT BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL AND STATE REGULATIONS CONCERNING NOTIFICATION TO THE REGULATORY AUTHORITIES OF ANY AND ALL DEMOLITION.

6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH REDLINED DRAWINGS FOR THE ENGINEER'S USE IN PREPARING AS-BUILT CERTIFICATIONS AND AS-BUILT RECORD DRAWINGS FOR THE OWNER. AS-BUILT INFORMATION WILL INCLUDE BUT NOT BE LIMITED TO: ROUTING OF ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES WITH DISTANCES TO/LOCATIONS OF LINES, BENDS, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES MEASURED FROM AT LEAST TWO FIXED POINTS; TOP, BOTTOM, AND PIPE INVERT ELEVATIONS OF ALL STORM WATER AND SANITARY SEWER STRUCTURES, INCLUDING CLEANOUTS, RELATIVE TO FINISHED FLOOR; REVISIONS TO SITE LAYOUT DEPICTED IN THE PLANS.

7. A SEPARATE PERMIT IS REQUIRED FOR ALL BUSINESS SIGNAGE.

8. CONTRACTOR MUST OBTAIN ALL NECESSARY DEWATERING PERMITS PRIOR TO COMMENCING ANY SUCH ACTIVITIES, AND IS FURTHER RESPONSIBLE FOR ALL TESTING, DOCUMENTATION AND REPORTING AS REQUIRED BY THE DEWATERING PERMIT.

DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND LICENSES FOR PERFORMING THE DEMOLITION WORK AND SHALL FURNISH A COPY OF SAME TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.

2. NO WORK WITHIN THE RIGHT-OF-WAY IS AUTHORIZED UNTIL A RIGHT-OF-WAY PERMIT IS OBTAINED.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OR LOCAL AUTHORITIES FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, OR SEWER SERVICE SO THEY CAN REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR EQUIPMENT IN ORDER TO FACILITATE DEMOLITION.

4. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION FOR ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. CONTRACTOR SHALL ALSO SUPPORT EXISTING UTILITIES AS REQUIRED FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS. ALL COSTS ASSOCIATED WITH PROTECTING, SUPPORTING, REPAIRING, AND OTHER ACTIVITIES RESULTING FROM CONTRACTOR DAMAGING UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER OR LOCAL UTILITY.

5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES, STRUCTURES, AND UTILITIES NOT MARKED FOR REMOVAL OR DEMOLITION AND SHALL PROMPTLY REPAIR ANY DAMAGE AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.

6. CONTRACTOR SHALL CLEAR AND GRUB THE SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. REMOVE TREES MARKED FOR REMOVAL WHICH INCLUDES THE ROOTS ASSOCIATED WITH THE TREE.

7. IF UNSUITABLE MATERIALS, INCLUDING ORGANICS AND MUCK, ARE ENCOUNTERED ON-SITE, THE CONTRACTOR MUST CONSULT WITH THE GEOTECHNICAL ENGINEER TO ENSURE ALL UNSUITABLE MATERIALS ARE PROPERLY EXCAVATED, REMOVED, AND REPLACED WITH CLEAN SAND PRIOR TO GRADING.

8. CONTRACTOR SHALL TAKE PROPER MEASURES TO ENSURE EXCAVATED OR UNSALVAGEABLE MATERIAL STORED ON-SITE ARE PROTECTED AGAINST EROSION AND SEDIMENTATION. CONTRACTOR SHALL REMOVE UNSALVAGEABLE MATERIALS AND YARD WASTE FROM THE SITE IN A TIMELY MANNER AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

9. UNLESS OTHERWISE NOTED, ALL DEMOLISHED MATERIALS (PAVING, CURB, UTILITY PIPE, ETC.) SHALL BE REMOVED AND DISPOSED OF OFF SITE. NOTHING IDENTIFIED FOR DEMOLITION SHALL BE ABANDONED IN PLACE.

10. CONTRACTOR SHALL SAW-CUT A SMOOTH STRAIGHT EDGE ON ANY PAVEMENT PROPOSED FOR DEMOLITION PRIOR TO ITS REMOVAL. PRIOR TO CONNECTING PROPOSED PAVEMENT TO EXISTING PAVEMENT, THE CONTRACTOR SHALL ENSURE THAT THE EDGE OF THE EXISTING PAVEMENT IS STRAIGHT AND UNIFORM.

GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION (PRIOR TO CONSTRUCTION) AND MAINTENANCE/REPAIRS (DURING CONSTRUCTION) OF EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENT AND EROSION ON THE SITE OF DEVELOPMENT. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF TURBIDITY BARRIERS AND SILT FENCES AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY AND SEDIMENT BARRIERS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAINTAINED AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING THE BARRIERS.

2. THE CONTRACTOR IS TO DETERMINE AND PREPARE A FINAL EROSION CONTROL PLAN UTILIZING WHAT BMPs THEY DEEMED NECESSARY TO ENSURE ALL SEDIMENT REMAINS ON-SITE AND INCLUDE IN BASE BID.

3. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT PERMANENT COVER MUST BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITION AND RENDER IT SUITABLE FOR PERMANENT COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL BE EMPLOYED (I.E. EROSION CONTROL FABRIC, RIP-RAP, ETC.).

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES COVERAGE FOR THE PROPOSED CONSTRUCTION AREA, INCLUDING DEVELOPMENT OF THE NOTICE OF INTENT, STORM WATER POLLUTION PROTECTION PLAN DOCUMENTS, AND PERMIT APPLICATION FEE.

5. THE CONTRACTOR MUST MAKE REGULAR INSPECTIONS OF ALL CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS TO ENSURE THE OVERALL EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL PLAN. AT A MINIMUM, INSPECTIONS WILL OCCUR AT LEAST ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM EVENT THAT IS ONE-HALF (0.50) INCH OR GREATER. ALL INSPECTIONS WILL BE DOCUMENTED.

6. NO CHANGE ORDERS WILL BE ACCEPTED PERTAINING TO MAINTENANCE OF EROSION CONTROL MEASURES NECESSARY TO RETAIN ALL SEDIMENT AND EROSION ON THE SITE OF DEVELOPMENT.

7. FAILURE TO COMPLY WITH THE REQUIRED EROSION AND SEDIMENT CONTROL GUIDELINES MAY RESULT IN FINES LEVIED BY GOVERNMENTAL AGENCIES. ANY FINES SUFFERED DUE TO NON-COMPLIANCE WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

8. ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLAN, PLAT, & ANY ADDITIONAL PERMITTING APPROVALS ALLOW FOR ADDITIONAL LAND DISTURBING ACTIVITIES, PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, OR OTHER "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

SEQUENCE OF EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTATION SITE PREPARATION

1. PRIOR TO ANY SOIL DISTURBANCE, SILT FENCE MUST BE INSTALLED ALONG ENTIRE DOWN-GRADE PERIMETER OF PLANNED DISTURBANCE AS SHOWN IN PLANS AND DETAILS, OR BY EQUIVALENT MEASURES. SILT FENCE MUST REMAIN IN PLACE UNTIL ALL UP-GRADE AREAS OF DISTURBANCE HAVE BEEN PERMANENTLY STABILIZED.

2. A STABILIZED CONSTRUCTION ACCESS MUST BE ESTABLISHED AT ALL POINTS OF INGRESS/EGRESS FROM THE CONSTRUCTION SITE. AT A MINIMUM, ACCESS MUST INCLUDE ROCK INSTALLED ON TOP OF ENGINEERING FABRIC AS DETAILED IN THE PLANS. IF THIS MINIMUM ACCEPTABLE MEASURE DOES NOT COMPLETELY PREVENT OFFSITE TRACKING OF SOILS FROM THE CONSTRUCTION SITE, CONTRACTOR MUST SUPPLEMENT ADDITIONAL MEASURES SUCH AS INCREASING THE LENGTH OF THE ROCK ACCESS, ADDING A MANUAL HOSE WASHDOWN STATION, OR OTHER SIMILAR MEASURES. COSTS OF ANY AND ALL MEASURES NECESSARY TO PREVENT OFFSITE TRACKING OF SOILS MUST BE INCLUDED IN THE CONTRACTOR'S BASE BID AND ANY SUPPLEMENTAL MEASURES MUST BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR MUST ALSO INCLUDE IN THE BASE BID ALL COSTS ASSOCIATED WITH ONGOING MAINTENANCE AND REHAB OF ACCESS POINTS THROUGHOUT CONSTRUCTION AND THE REMOVAL OF ACCESS AND STABILIZATION OF THE ACCESS POINTS AFTER CONSTRUCTION OPERATIONS HAVE CEASED. ANY SOILS THAT ARE TRACKED OR OTHERWISE CARRIED OFFSITE MUST BE IMMEDIATELY REMOVED FROM ROADS AND DRAINAGE SYSTEMS, AND ALL COSTS FOR SUCH CLEANUP ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CLEARING AND GRUBBING

1. ALL DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC MUST RECEIVE A TEMPORARY SEEDING IMMEDIATELY UPON DISTURBANCE. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREA WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE.

2. ALL DISTURBED AREAS THAT ARE SUBJECT TO HIGH AMOUNTS OF EROSION (I.E. STEEP SLOPES, EMBANKMENTS GREATER THAN 3:1, OR OTHER AS DICTATED BY SITE CONDITIONS) MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH MULCHING WITH STRAW, OR EQUIVALENT MATERIAL, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL.

3. ALL DISTURBED AREAS MUST, AS A MINIMUM, BE MAINTAINED BY WATER TO MINIMIZE THE GENERATION OF DUST.

SITE GRADING

1. THE SITE MUST, AT ALL TIMES, BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS CONTROLLED BY EROSION AND SEDIMENT CONTROL MEASURES.

2. ALL AREAS USED FOR MATERIAL STOCKPILE, BE IT FILL/EXCAVATED MATERIALS, STONE, OR OTHERWISE, MUST BE STABILIZED, AND MUST HAVE SILT FENCE INSTALLED PER THE DETAILS PROVIDED IN THE PLANS, OR BY EQUIVALENT MEASURES, AROUND THEIR ENTIRE DOWNGRADE PERIMETER.

3. PRIOR TO PROCEEDING WITH CONSTRUCTION, ALL TOPSOIL AND VEGETATION, TREES AND ASSOCIATED ROOT SYSTEMS, AND ANY OTHER DELETERIOUS NON-SOIL MATERIALS FOUND TO BE PRESENT SHOULD BE STRIPPED FROM THE PROPOSED CONSTRUCTION AREAS. CLEAN TOPSOIL SHALL BE STOCKPILED AND SUBSEQUENTLY RE-USED IN LANDSCAPED AREAS. DEBRIS-LADEN MATERIALS SHOULD BE EXCAVATED, TRANSPORTED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPROPRIATE SOLID WASTE RULES AND REGULATIONS.

FINAL SITE WORK

1. PERMANENT SOD MUST BE INSTALLED ON ALL EXPOSED AREAS WITHIN THREE (3) DAYS AFTER FINAL GRADING.

2. UPON COMPLETION OF DEMOLITION, BUT PRIOR TO FINAL ACCEPTANCE, ALL DEMOLITION WASTE AND DEBRIS MUST BE REMOVED FROM THE SITE AND ALL PAVED ROADWAYS AND/OR PARKING AREAS WILL BE SWEPT CLEAN OF ALL SEDIMENT.

3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL SUCH TIME WHEN ALL UP-GRADE AREAS HAVE BEEN PERMANENTLY STABILIZED.

PAVING, GRADING, AND DRAINAGE NOTES

1. ALL CURBS (EXISTING OR NEW) SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. ALL CHIPPED OR CRACKED PORTIONS OF CURB SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. IN ADDITION, ANY MORTAR, CONCRETE, SOIL AND OTHER DEPOSITS OR STAINS SHALL BE CLEANED TO RETURN THE CURBS TO THEIR ORIGINAL CONDITION.

2. ALL ISLANDS WITH CURB SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB AS SHOWN ON THE CONSTRUCTION DRAWINGS.

3. UPON COMPLETION OF FINAL ASPHALT PAVING, TOOL AND CLEAN ALL MANHOLE AND VALVE COVERS OF DIRT, DEBRIS AND ASPHALT. ALL MANHOLE AND VALVE COVERS SHALL BE CLEAN AND OPERABLE PRIOR TO OWNER'S ACCEPTANCE.

4. COMPLETE CONSTRUCTION WITHOUT IMPACTING THE NORMAL OPERATION OF PEDESTRIAN AND VEHICULAR TRAFFIC.

5. LEADING EDGE OF SIDEWALK RAMP SHALL ALIGN WITH SIDEWALK OR RAMP ON OPPOSITE SIDE OF INTERSECTION.

6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDER FOR THE ADJUSTMENT OF ANY EXISTING OR PROPOSED UTILITY BOXES OR COVERS WITHIN SIDEWALK CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS.

7. CONTRACTOR SHALL MAINTAIN CLEAR, SAFE WALKWAYS AND WALKING DETOURS FOR NORMAL PEDESTRIAN TRAFFIC ALONG MOBILE HIGHWAY AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PEDESTRIAN MOT PLANS.

8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

9. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED IN DRAWINGS. IF CURBING IS REQUIRED, SPOT ELEVATIONS WILL BE SHOWN AT THE EDGE OF ALL PAVEMENT ONLY.

10. ON-SITE STORMWATER MANAGEMENT AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

11. ALL PIPES SHALL HAVE 3-FEET MINIMUM COVER UNLESS OTHERWISE SPECIFIED IN PLANS, CONTRACTOR SHALL TAKE CARE TO PROVIDE PROPER GRADE ELEVATIONS AND ALIGNMENTS.

12. ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED WITHOUT PUMPING OR FLUSHING INTO THE PONDS. STORM DRAINAGE SYSTEM SHALL BE CLEANED AND FREE OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

13. TOP ELEVATION OF ALL CURB INLETS ARE SHOWN WHERE THE EDGE OF PAVEMENT ELEVATION MEETS THE THROAT APRON OF THE CURB INLET.

EARTHWORK NOTES

1. ALL EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF OTHER DISCIPLINES.

2. ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED IN ACCORDANCE WITH LANDSCAPE PLANS OR WITH SOD (SAME AS SURROUNDING AREA OR BETTER) OR APPROVED EQUAL.

3. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GLASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

4. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL.

GENERAL UTILITY NOTES

1. PROTECT THE UTILITY SYSTEMS AT ALL TIMES DURING CONSTRUCTION. SHOULD A SYSTEM BECOME DAMAGED, ALTERED OR EXTENDED AFTER THE INITIAL TESTING, THE AFFECTED PORTION OF THE SYSTEM SHALL BE RESTORED AS NECESSARY AND RETESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

2. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, SURVEYED, AND AS-BUILTS APPROVED BEFORE THE ROADWAY BASE AND SURFACE ARE CONSTRUCTED.

3. ALL UNDERGROUND UTILITY PIPING SHALL HAVE A MINIMUM OF 3-FEET OF COVER UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

4. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. COST OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.

5. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES PERTAINING TO THE LOCAL JURISDICTIONS.

6. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR UTILITY LOCATE TICKETS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH LOCAL UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE UTILITY COMPANIES LISTED IN THE TABLE BELOW SHALL BE CONTACTED BY THE CONTRACTOR AT LEAST 3 FULL WORK DAYS IN ADVANCE.

7. ALL UTILITY LINES ARE TO BE CAPPED TEMPORARILY AT THEIR OPEN ENDS UNTIL CONNECTIONS ARE CONSTRUCTED.

8. A 48-HOUR NOTICE WILL BE GIVEN TO THE ENGINEER OF RECORD AND LOCAL UTILITY INSPECTORS PRIOR TO TESTING ANY UTILITY SHOWN ON THESE PLANS.

9. ANY LIGHTING SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AND GLARE AWAY FROM STREETS AND ADJACENT PROPERTY.

REV. NO.	DESCRIPTION	DATE
	REVISIONS	

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

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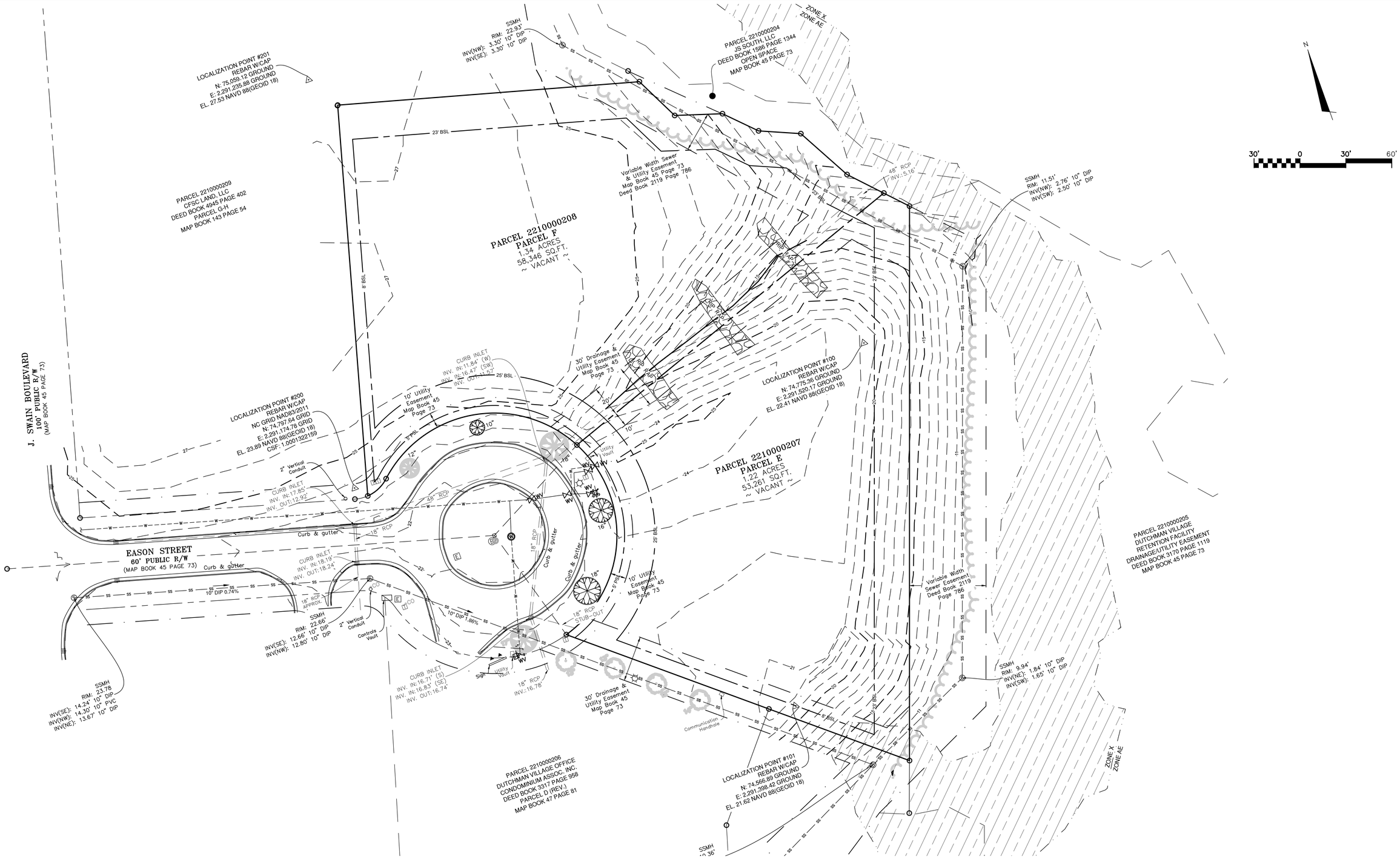
GENERAL
GENERAL NOTES

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C-001
DRAWING NUMBER
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REVISION

STATUS: **PERMIT SET**
NOT RELEASED FOR CONSTRUCTION



REV. NO.	DESCRIPTION	DATE
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CIVIL

EXISTING CONDITIONS

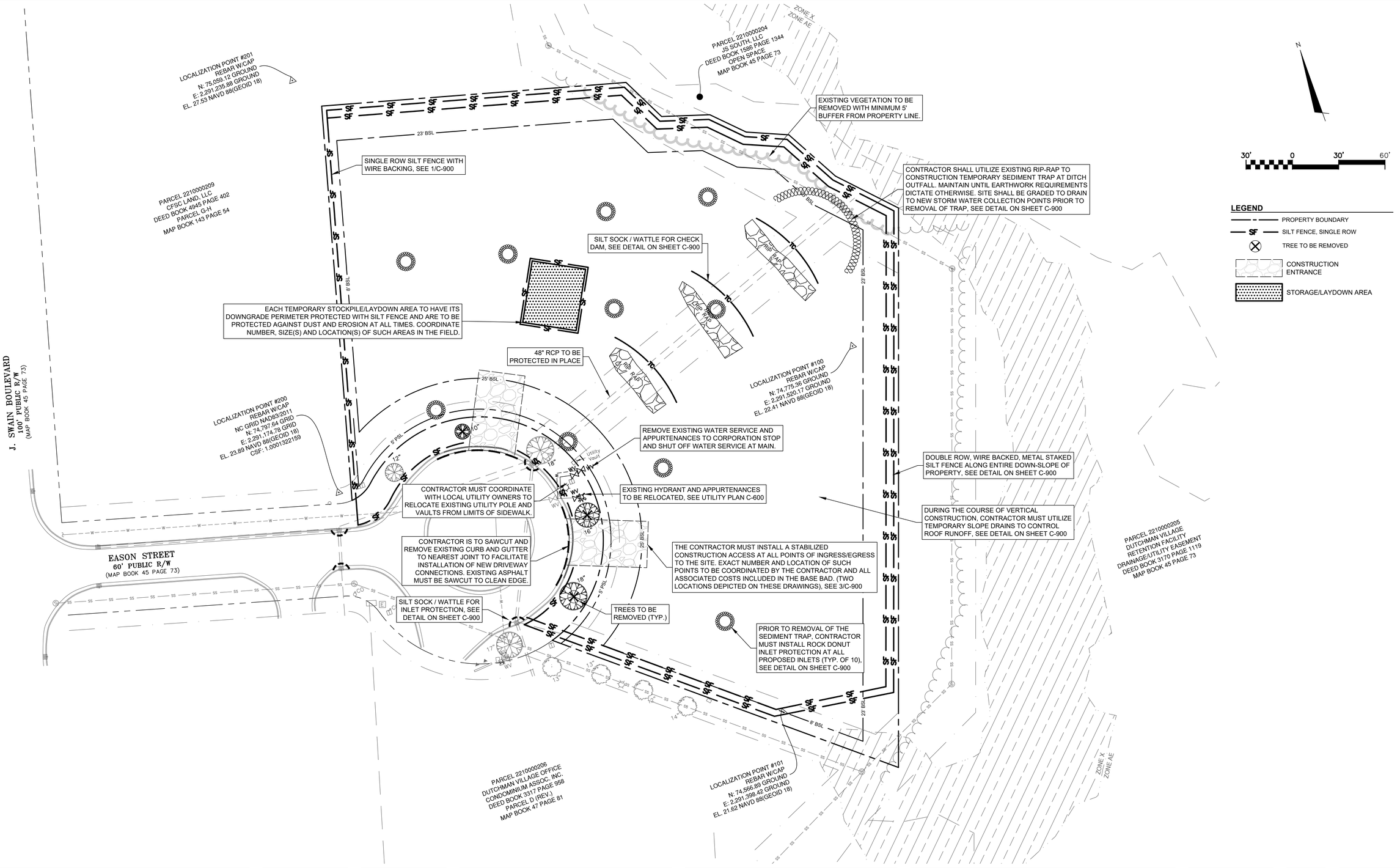
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MC PROJ. #	07759-0010
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DESIGNED	ALM
CHECKED	DPJ
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-100
DRAWING NUMBER
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REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION

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DEMOLITION & EROSION CONTROL PLAN

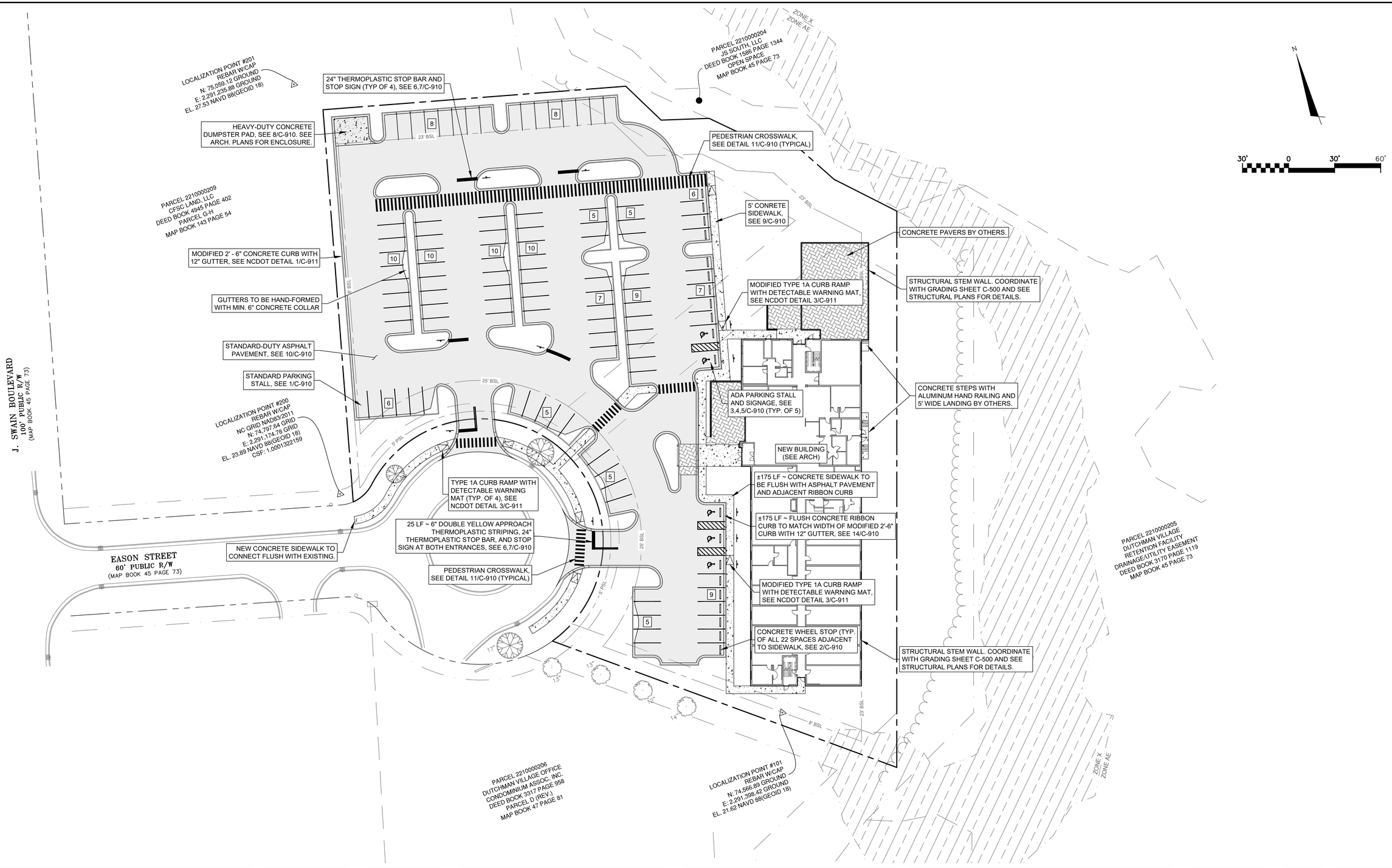
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MC PROJ. #	07759-0010
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DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-200
DRAWING NUMBER
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REVISION

STATUS: PERMIT SET NOT RELEASED FOR CONSTRUCTION

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CIVIL

SITE IMPROVEMENTS PLAN

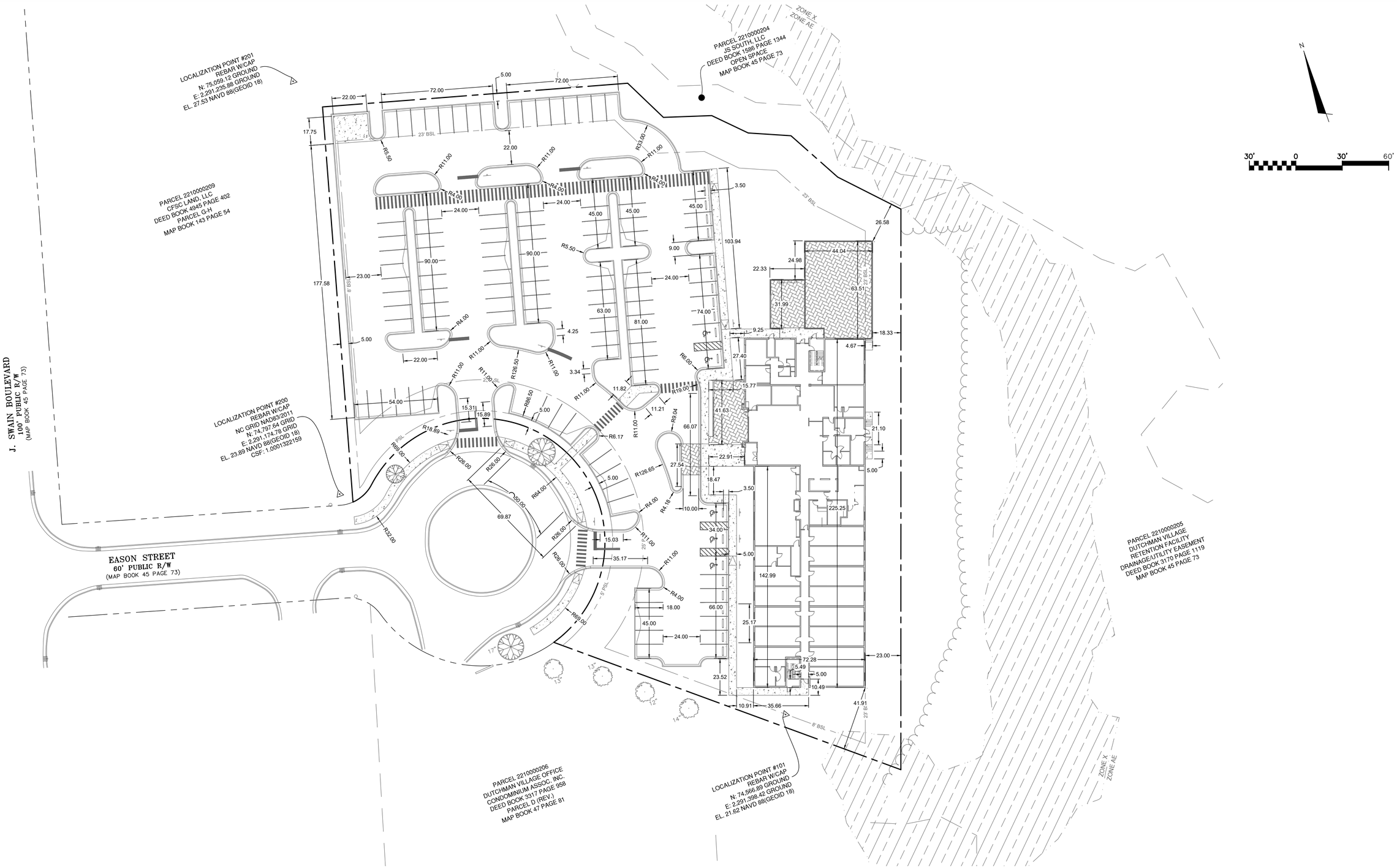
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MC PROJ. #	07759-0010
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DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
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VERTICAL: N/A

C-300
DRAWING NUMBER
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REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION

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DIMENSIONING PLAN

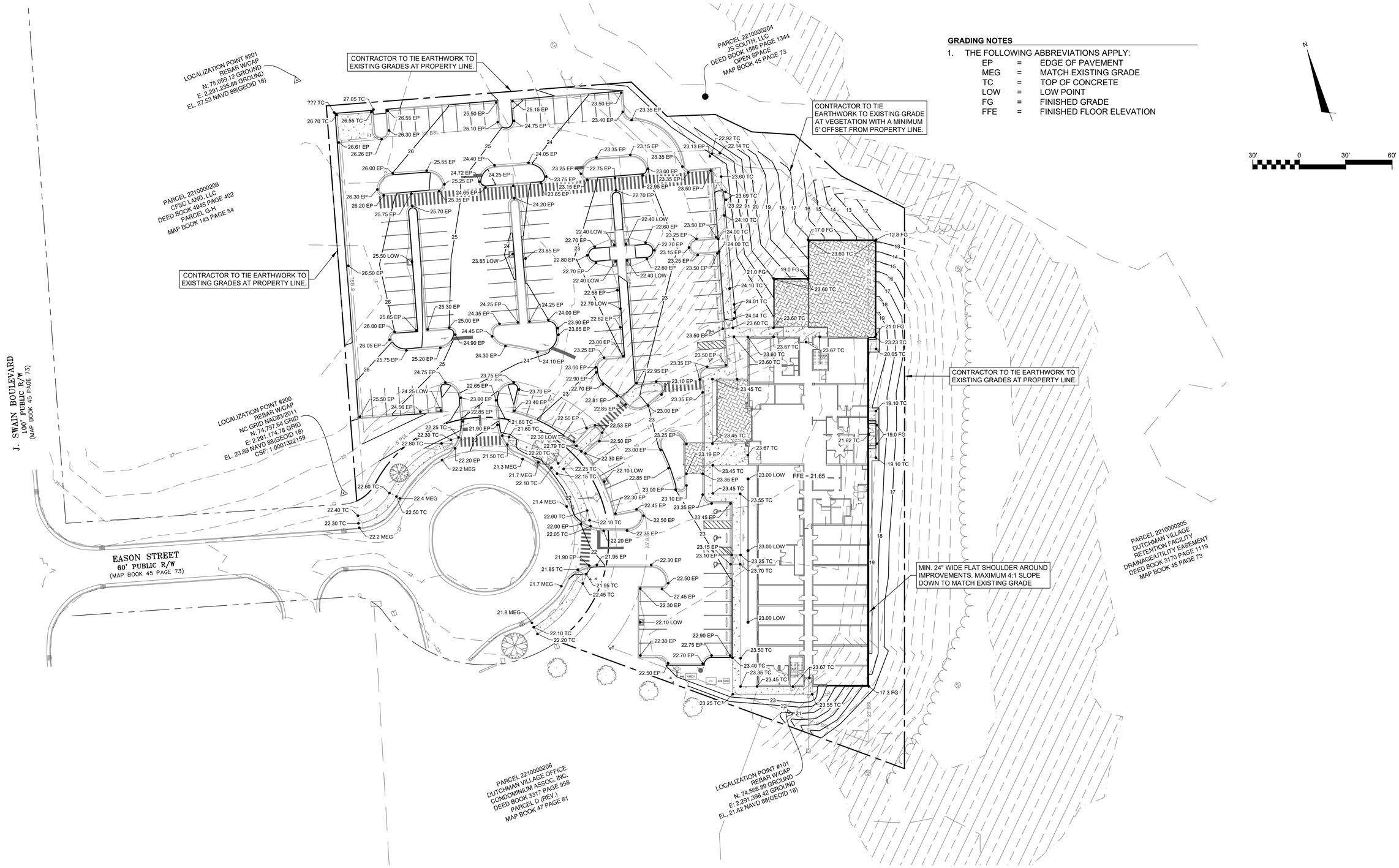
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MC PROJ. #	07759-0010
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DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-400
DRAWING NUMBER
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REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION

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GRADING NOTES

1. THE FOLLOWING ABBREVIATIONS APPLY:

EP	=	EDGE OF PAVEMENT
MEG	=	MATCH EXISTING GRADE
TC	=	TOP OF CONCRETE
LOW	=	LOW POINT
FG	=	FINISHED GRADE
FFE	=	FINISHED FLOOR ELEVATION

REV. NO.	DESCRIPTION	DATE

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GRADING PLAN

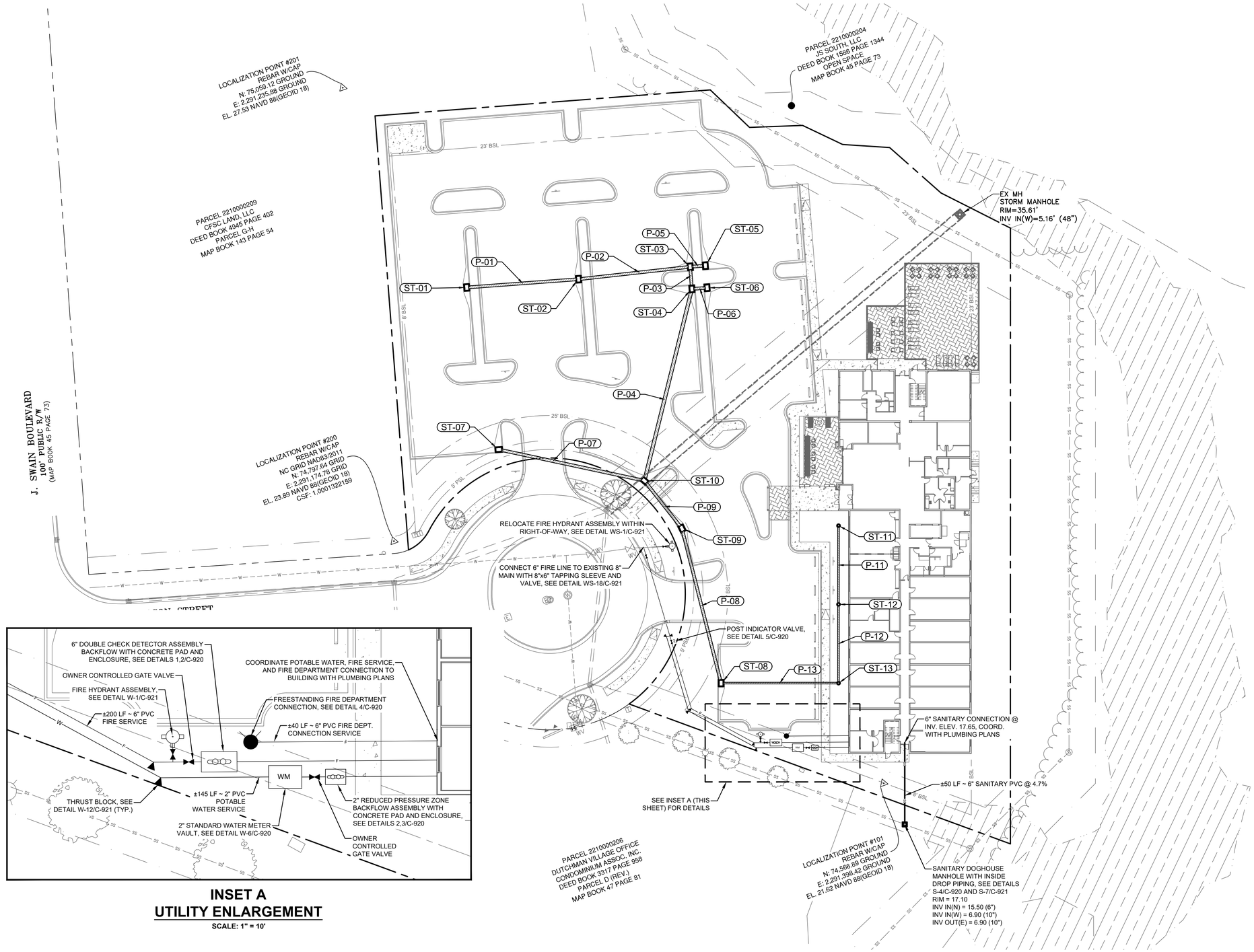
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MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-500
DRAWING NUMBER
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REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION

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INSET A
UTILITY ENLARGEMENT
SCALE: 1" = 10'

UTILITY NOTES

1. CIVIL PLANS DEPICT WET UTILITIES INCLUDING SANITARY SEWER, POTABLE WATER, FIRE SERVICE, AND STORM. ALL DRY UTILITIES INCLUDING ELECTRICAL, PHONE, AND/OR CABLE WILL BE INSTALLED UNDERGROUND FROM ALL UTILITY POLES TO THE BUILDING AND DETAILED BY OTHERS.

PROPOSED DRAINAGE STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM/GRATE ELEVATION	PIPE INVERT
ST-01	DROP INLET, SEE NCDOT DETAIL 852.07	25.50	INV (15" OUT, E) = 21.75
ST-02	DROP INLET, SEE NCDOT DETAIL 852.07	23.85	INV (15" IN, W) = 20.15 INV (15" OUT, E) = 20.15
ST-03	DROP INLET, SEE NCDOT DETAIL 852.07	22.40	INV (15" IN, E) = 18.60 INV (15" IN, W) = 18.60 INV (15" OUT, S) = 18.60
ST-04	DROP INLET, SEE NCDOT DETAIL 852.07	22.40	INV (15" IN, N) = 18.50 INV (15" IN, E) = 18.50 INV (18" OUT, SW) = 18.25
ST-05	DROP INLET, SEE NCDOT DETAIL 852.07	22.40	INV (15" OUT, W) = 18.65
ST-06	DROP INLET, SEE NCDOT DETAIL 852.07	22.40	INV (15" OUT, W) = 18.65
ST-07	DROP INLET, SEE NCDOT DETAIL 852.07	24.25	INV (15" OUT, SE) = 20.50
ST-08	DROP INLET, SEE NCDOT DETAIL 852.07	22.10	INV (10" IN, E) = 18.75 INV (15" OUT, N) = 18.35
ST-09	DROP INLET, SEE NCDOT DETAIL 852.07	22.10	INV (15" IN, S) = 17.95 INV (15" IN, N) = 17.80
ST-10	DROP INLET WITH DOG HOUSE STRUCTURE, SEE DETAILS 12/C-910 AND 2/C-911	22.30	INV (15" IN, NW) = 18.55 INV (48" IN, W) = 10.95 INV (18" IN, NE) = 17.65 INV (15" OUT, S) = 17.95 INV (48" OUT, E) = 10.95
ST-11	8" DOMED NYLOPLAST AREA DRAIN, SEE DETAIL 4/C-911	23.00	INV (10" OUT, S) = 21.15
ST-12	8" DOMED NYLOPLAST AREA DRAIN, SEE DETAIL 4/C-911	23.00	INV (10" IN, N) = 20.95 INV (10" OUT, S) = 20.95
ST-13	8" DOMED NYLOPLAST AREA DRAIN, SEE DETAIL 4/C-911	23.00	INV (10" IN, N) = 20.75 INV (10" OUT, W) = 20.75

PROPOSED STORM PIPE NETWORK

PIPE NAME	SIZE	LENGTH	SLOPE
P-01	15" HDPE	±66	2.42%
P-02	15" HDPE	±66	2.35%
P-03	15" HDPE	±13	0.76%
P-04	18" HDPE	±116	0.52%
P-05	15" HDPE	±9	0.56%
P-06	15" HDPE	±9	1.67%
P-07	15" HDPE	±88	2.22%
P-08	15" HDPE	±94	0.43%
P-09	15" HDPE	±36	0.42%
P-11	10" HDPE	±46	0.43%
P-12	10" HDPE	±46	0.43%
P-13	10" HDPE	±69	2.90%

REV. NO.	DESCRIPTION	DATE

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CIVIL

UTILITY PLAN

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

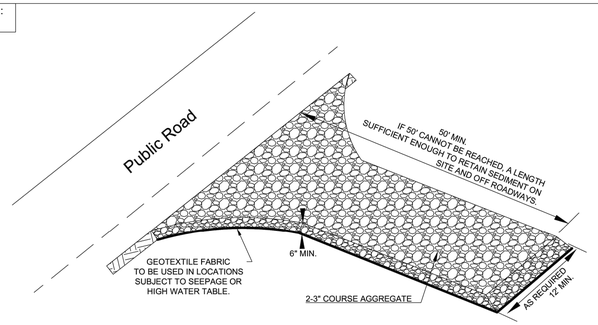
SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-600
DRAWING NUMBER
-
REVISION

STATUS: **PERMIT SET**
NOT RELEASED FOR CONSTRUCTION

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DATE: PAGE:



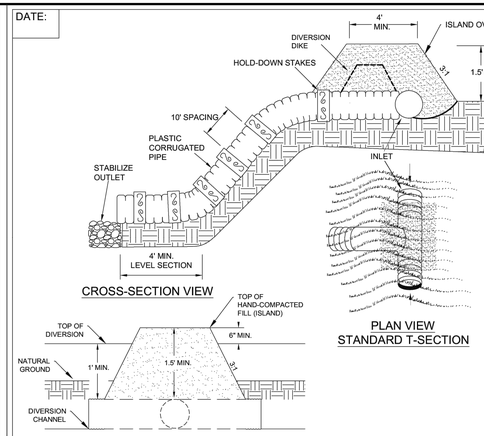
Construction:
1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
3. Provide drainage to carry water to a sediment trap or other suitable outlet.
4. Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.

Maintenance:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone.
3. Sediment on roadways is to be removed immediately by broom and shovel, either by manual or mechanical means, and not to be washed off where it has the potential to enter a stream, drainage way or storm drain system.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: PAGE:



Size of Slope Drain	
Max. Drainage Area per Pipe (Acres)	Pipe Diameter (Inches)
0.50	12
0.75	15
1.00	18
>1.00*	as designed

* Inlet design becomes more complex beyond this size.

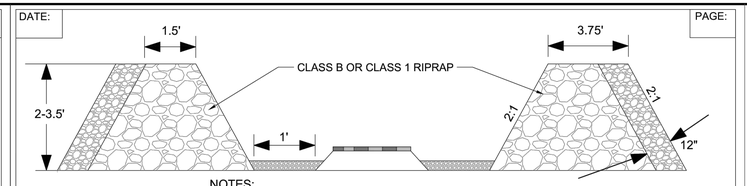
NOTES:
1. Place slope drains on undisturbed soil or well compacted fill at locations and elevations shown on the plan.
2. Slightly slope the section of pipe under the dike toward its outlet.
3. Hand tamp the soil under and around the entrance section in lifts not to exceed 6 inches.
4. Fill over the drain at the top of the slope to a minimum of 1.5 feet depth, 4 feet top width and 3:1 side slopes.
2. Ensure all slope drain connections are watertight.
3. Compact fill material and securely fasten the exposed section of the drain with grommets or stakes spaced no more than 10 feet apart.
4. Extend the drain beyond the toe of the slope, and adequately protect the outlet from erosion.
5. Make the compacted, settled dike ridge no less than 1 foot above the top of the pipe at every point.
6. Immediately stabilize all disturbed areas following construction.

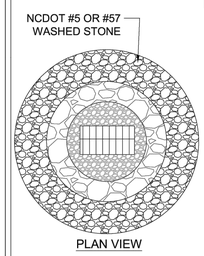
MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; repair immediately.

TEMPORARY SLOPE DRAINS

Effective Date: 9/1/2023

DATE: PAGE:





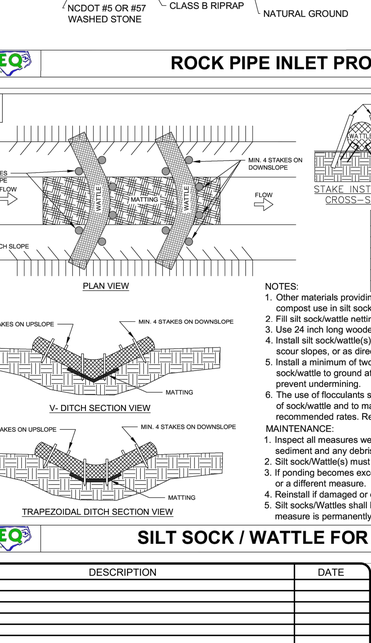
NOTES:
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
2. Grade shallow depression uniformly towards the inlet with side slopes no greater than 2:1. Grade a 1-foot wide level area set 4 inches below the area adjacent to the inlet.
3. Install the Class B or Class 1 riprap in a circle around the inlet. The minimum crest width of the riprap should be 18 inches, with a minimum bottom width of 7.5 feet. The minimum height of the stone is 2 feet.
4. The outside face of the riprap is then lined with 12 inches of NC DOT #5 or #57 washed stone.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; make any repairs immediately.
2. Remove sediment form the sediment pool area when the volume is decreased by half. Stabilize excavated material appropriately.
3. Do not damage or undercut the structure during sediment removal. Remove debris and replace stone as needed. If inlet is covered with wire mesh, clean wire mesh free of debris.

ROCK DOUGHNUT INLET PROTECTION

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: PAGE:



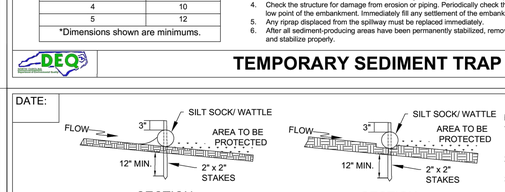
NOTES:
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
2. Install the Class B or Class 1 riprap in a semi-circle around the pipe inlet. The stone should be built up higher on each end where it ties into the embankment. The minimum crest width of the riprap should be 3 feet, with a minimum bottom width of 11 feet. The minimum height should be 2 feet, but also 1 foot lower than the embankment of diversions.
3. A 1 foot thick layer of NC DOT #5 or #57 stone should be placed on the outside slope of the riprap.
4. The sediment storage area should be excavated around the outside of the stone horseshoe 18 inches below natural grade.
5. When contributing drainage area has been stabilized, remove the pipe and rock, fill depression, establish final grading elevations, compact the area properly, and stabilize with ground cover.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
2. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of the trap.
3. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.
4. Check the structure for damage. Any riprap displaced from the stone horseshoe must be replaced immediately.
5. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover.

ROCK PIPE INLET PROTECTION

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: PAGE:



Spillway Design	
Drainage Area (acres)	Weir Length (ft)*
1	4
2	6
3	8
4	10
5	12

*Dimensions shown are minimums.

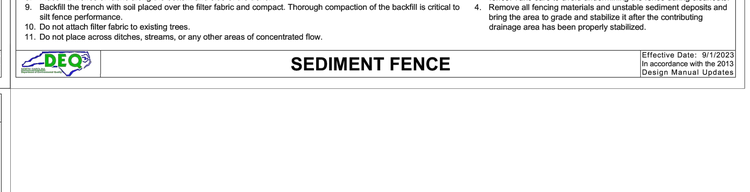
NOTES:
1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter. Haul all objectionable material to the designated disposal area.
2. Ensure that fill material is free of roots, woody vegetation, organic material and other objectionable material. Place fill in lifts not exceeding 9 inches, and machine compact. Overfill the embankment 6 inches to allow for settlement.
3. Clear the pond area below the elevation of the crest of the spillway to facilitate sediment cleanout.
4. All cut and fill slopes should be 2:1 or flatter.
5. Ensure the stone section of the embankment has a 3 foot minimum, bottom width and maximum side slopes of 1:1 that extend to the bottom of the spillway section.
6. The weir must be level and constructed to grade to assure design capacity.
7. Discharge inlet water in a manner to prevent erosion, using temporary slope drains or diversions with outlet protection to divert sediment-laden water to the upper end of the pool area to improve basin trap efficiency.
8. Ensure the stone spillway outlet section extends downstream past the toe of the embankment until stable conditions are reached and the outlet velocity is acceptable for the receiving stream. Keep the edges of the stone outlet section flush with the surrounding ground, and shape the center to confine the outflow stream.
9. Place emergency spillway in undisturbed soils and direct emergency bypass to natural, stable areas. Locate bypass outlets so that flow will not damage the embankment.
10. Stabilize the embankment and all disturbed areas above the sediment pool and bare soil downstream from the trap immediately after construction.
11. Show the distance from the top of the spillway to the sediment cleanout level(1/2 design depth) on the plans and indicate in the field.
12. Install porous baffles as specified on following sheets.
13. If trap is to be de-watered using a pump and silt bag, show location on plans.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater.
2. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the trap.
3. Place the sediment that is removed in the designated disposal area, and replace the part of the gravel facing that is impaired by sediment.
4. Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment. Immediately fill any settlement of the embankment to slightly above design grade.
5. Any riprap displaced from the spillway must be replaced immediately.
6. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover.

TEMPORARY SEDIMENT TRAP

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In accordance with the 2013 Design Manual Updates

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Notes:
1. Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
2. Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure)
3. Construct the filter fabric from a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with 4 feet minimum overlap to the next post.
4. Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts. Extend the wire mesh support to the bottom of the trench. Fasten the wire reinforcement, then fabric on the upslope side of the fence post. Wire or plastic zip ties should have a minimum 50 pound tensile strength.
5. When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches. Wire mesh should be a minimum 14-gauge with 6 inch mesh spacing.
6. Extra strength filter fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric directly to posts. Wire or plastic zip ties should have a minimum of 50 pound tensile strength.
7. Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
8. Place 12 inches of fabric along the bottom and side of the trench.
9. Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
10. Do not attach filter fabric to existing trees.
11. Do not place across ditches, streams, or any other areas of concentrated flow.

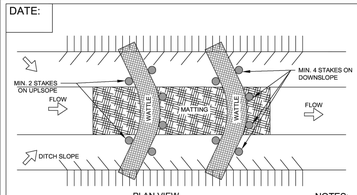
Max. Slope Length and Slope for Which Sediment Fence is Applicable		
Slope	Slope Length (ft)	Max. Area (ft²)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

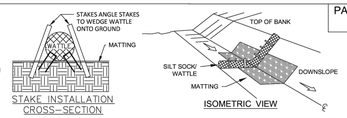
Maintenance:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.
3. Remove sediment deposits as necessary to provide adequate storage volume for the next rain and reduce pressure on the fence. Take care to avoid undermining the fence during cleanouts.
4. Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

SEDIMENT FENCE

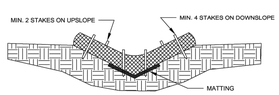
Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

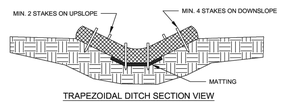
DATE: PAGE:





Spacing Between Socks / Wattles (Feet)		
Channel Slope (%)	8-inch Diameter Sock	12-inch Diameter Sock
1	67	100
2	33	50
3	22	33
4	17	25
5	13	20





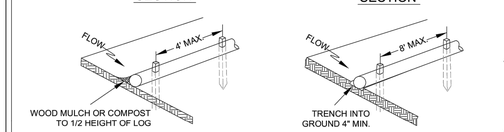
NOTES:
1. Other materials providing equivalent protection against erosive velocities may be substituted for compost use in silt socks or wattles.
2. Fill silt sock/wattle netting uniformly to the desired length such that logs do not deform.
3. Use 24 inch long wooden stakes with a 2 inch x 2 inch nominal cross section.
4. Install silt sock/wattle(s) to a height on slope so flow will not wash around silt sock/wattle and scour slopes, or as directed.
5. Install a minimum of two up-slope stakes and four down-slope stakes at an angle to wedge silt sock/wattle to ground at bottom ditch. Use staples to secure silt sock/wattle to the ground to prevent undermining.
6. The use of flocculants such as Polyacrylamide (PAM) is recommended. Apply flocculants on top of sock/wattle and to matting on either side of sock/wattle according to manufacturer recommended rates. Reapply after each 1.0 inch rainfall.

MAINTENANCE:
1. Inspect all measures weekly and after each rainfall of 1.0 inch or greater. Remove accumulated sediment and any debris.
2. Silt sock/Wattle(s) must be replaced if clogged or torn.
3. If ponding becomes excessive, the silt sock/wattle may need to be replaced with a larger diameter or a different measure.
4. Reinstall if damaged or dislodged.
5. Silt socks/Wattles shall be inspected until land disturbance is compete and the area above the measure is permanently stabilized.

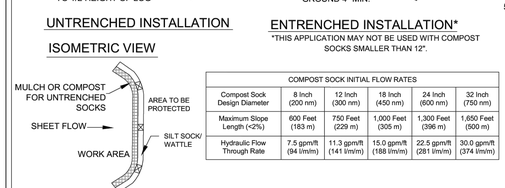
SILT SOCK / WATTLE FOR CHECK DAM

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: PAGE:



*THIS APPLICATION MAY NOT BE USED WITH COMPOST SOCKS SMALLER THAN 12".



COMPOST SOCK INITIAL FLOW RATES						
Compost Sock Design Diameter	8 Inch (200 nm)	12 Inch (300 nm)	18 Inch (450 nm)	24 Inch (600 nm)	32 Inch (750 nm)
Maximum Slope Length (<2%)	600 Feet (183 m)	750 Feet (229 m)	1,000 Feet (305 m)	1,300 Feet (396 m)	1,650 Feet (500 m)
Hydraulic Flow Through Rate	7.5 gpm/ft (94 l/m/m)	11.3 gpm/ft (141 l/m/m)	15.0 gpm/ft (188 l/m/m)	22.5 gpm/ft (281 l/m/m)	30.0 gpm/ft (374 l/m/m)

NOTE:
1. Other materials providing equivalent protection against erosive velocities may be substituted for compost use in silt socks or wattles.
2. Fill silt sock/wattle netting uniformly with compost to the desired length such that logs do not deform.
3. Silt sock/Wattle(s) should be installed parallel to and a minimum of 10 feet beyond the toe of a graded slope. Silt Sock/Wattle(s) located below flat areas should be located at the edge of the land disturbance. The ends of the silt sock/wattle(s) should be turned slightly upslope to prevent runoff from going around the end of the silt sock/wattle(s).
4. Oak or other durable hardwood stakes with a 2 inch x 2 inch cross section should be driven vertically plumb, through the center of the silt sock/wattle. Stakes should be placed at a maximum interval of 4 feet or a maximum interval of 8 feet if the silt sock/wattle is placed in a 4 inch trench.
5. In the event staking is not possible (ie. when socks/wattles are used on pavement) heavy concrete blocks shall be used behind the silt sock/wattle to hold it in place during runoff events.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater.
2. Remove accumulated sediment and any debris as needed to allow for adequate flow.
3. Silt sock/Wattle must be replaced if clogged or torn.
4. If ponding becomes excessive, the silt sock/wattle may need to be replaced with a larger diameter or a different measure.
5. Reinstall if damaged or dislodged.
6. Silt socks/wattles shall be inspected until land disturbance is compete and the area above the measure has been permanently stabilized.

SILT SOCK / WATTLE FOR PERIMETER AND INLET PROTECTION

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

REVISIONS		
REV. NO.	DESCRIPTION	DATE

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

This item has been digitally signed and sealed by D. Patrick Jehle, Jr., P.E. 71528, on the date indicated in the signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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HOME2 SUITES HOTEL - SOUTHPORT, NC

DETAILS

EROSION CONTROL DETAILS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

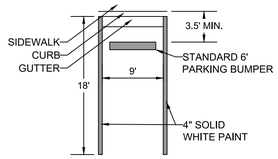
C-900
DRAWING NUMBER

-
REVISION

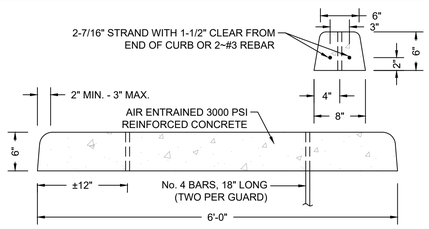
STATUS: PERMIT SET NOT RELEASED FOR CONSTRUCTION

I:\07759\0010\ENG\80-DRAWINGS\CIVIL\DETAILS.DWG 08/04/2025 14:19:15 ALEX MAINIERO

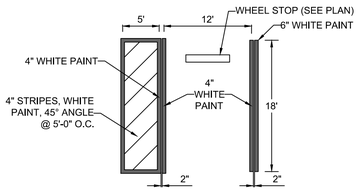
1 STD PARKING STALL N.T.S.



2 WHEEL STOP N.T.S



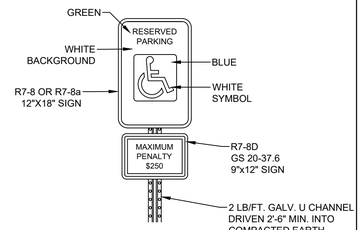
3 ADA PARKING STALL N.T.S.



NOTES:

1. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12.
3. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.
4. EACH H.C. PARKING SPACE MUST BE SIGNED AND MARKED IN ACCORDANCE WITH MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT
5. MAINTAIN MAXIMUM 2% CONSTANT SLOPE ON THE ACCESS AISLE AND HANDICAP VEHICLE SPACES IN EACH DIRECTION PER ADA.

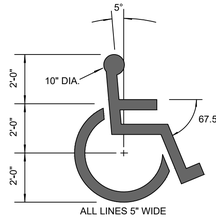
4 ADA SIGNAGE N.T.S.



NOTES:

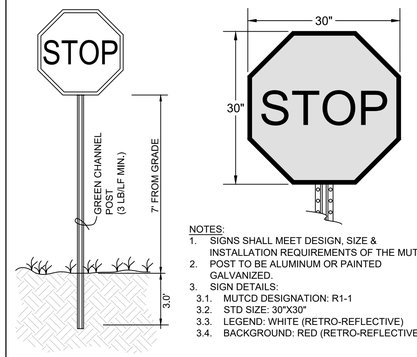
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a AND R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.

5 ADA SYMBOL N.T.S.



PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL. CENTER SYMBOL IN STALL. ONE COAT WHITE PAINT.

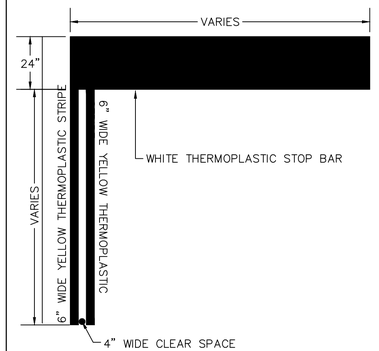
6 STOP SIGN N.T.S.



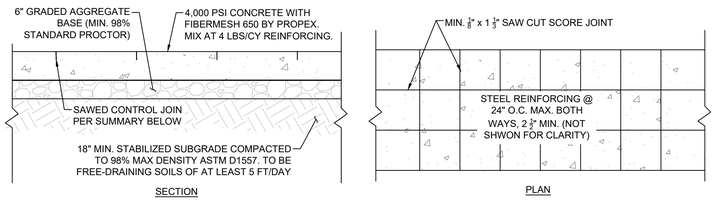
NOTES:

1. SIGNS SHALL MEET DESIGN, SIZE & INSTALLATION REQUIREMENTS OF THE MUTCD.
2. POST TO BE ALUMINUM OR PAINTED GALVANIZED.
3. SIGN DETAILS:
   - 3.1. MUTCD DESIGNATION: R1-1
   - 3.2. STD SIZE: 30"X30"
   - 3.3. LEGEND: WHITE (RETRO-REFLECTIVE)
   - 3.4. BACKGROUND: RED (RETRO-REFLECTIVE)

7 PAVEMENT STOP BAR N.T.S.



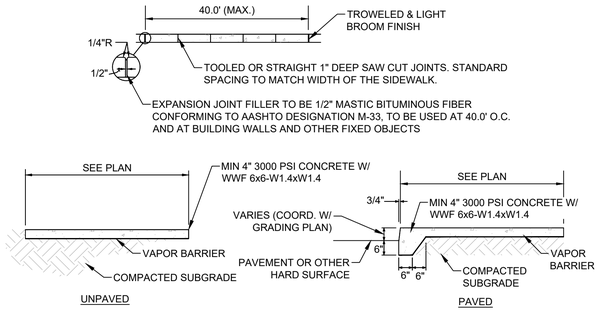
8 CONCRETE PAVEMENT SECTION N.T.S.



NOTES:

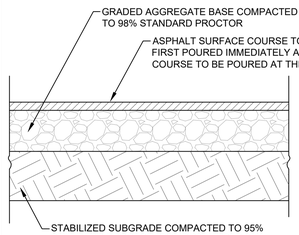
1. PROVIDE ½" BIT. EXPANSION JOINT @ 30' O.C. WITH JOINT SEALER.
2. INSTALL 1" DIA SMOOTH STEEL DOWELS @ 18" O.C., COATED WITH EPOXY PER ASTM M 284. GREASE FULL LENGTH.

9 CONCRETE SIDEWALK N.T.S.



1. MAXIMUM CROSS SLOPE OF 2%.
2. GRADE DROPS ADJACENT TO SIDEWALKS MUST NOT EXCEED 10 INCHES IN THE FIRST 2 FEET.
3. SEE WRITTEN SPECIFICATIONS FOR DETAILED REINFORCEMENT AND JOINT REQUIREMENTS.
4. SHEET VAPOR BARRIER, CLASS A: ASTM E1745; NO LESS THAN 10 MIL. (0.25 MM) THICK. INCLUDE MANUFACTURER'S RECOMMENDED ADHESIVE OR PRESSURE SENSITIVE TAPE.

10 ASPHALT PAVEMENT SECTIONS N.T.S.

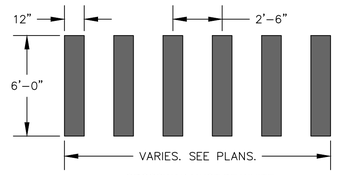


	STANDARD DUTY	HEAVY DUTY
SURFACE COURSE	2.0" S9.5B SUPERPAVE	3.0" S9.5B SUPERPAVE
GRADED AGGREGATE BASE	6.0"	6.0"
SUBGRADE	24.0"	24.0"

NOTES:

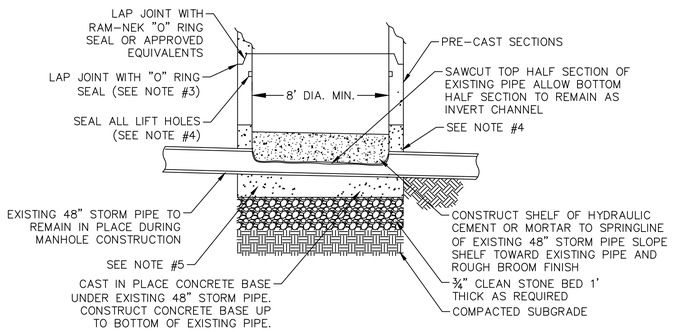
1. PRIME BASE COURSE PRIOR TO ASPHALT PLACEMENT.
2. APPLY TACK BETWEEN ASPHALT LAYERS.

11 CROSSWALK N.T.S.



CROSSWAK MUST BE WHITE THERMOPLASTIC.
SEE PLANS FOR LAYOUT

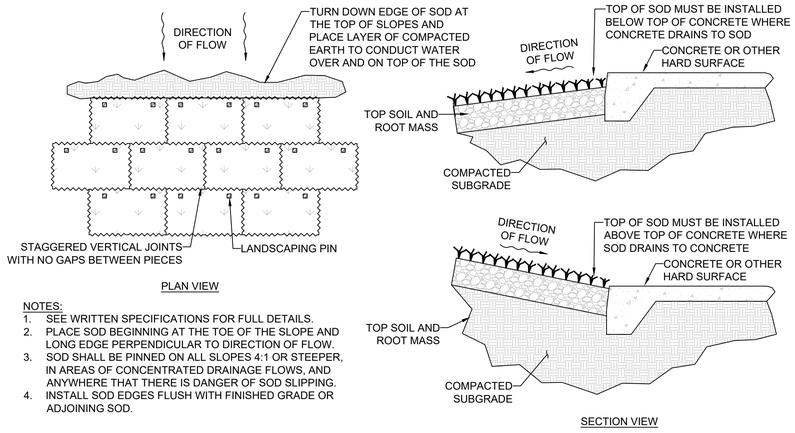
12 STORM WATER DOG HOUSE STRUCTURE N.T.S.



NOTES:

1. STRUCTURE SHALL CONFORM TO ASTM C 478 SPECIFICATIONS WITH 4000 PSI CONCRETE.
2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE, FORM PLASTIC GASKET OR EQUAL.
4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
5. CAST IN PLACE CONCRETE TO BE 2500 PSI, REINFORCING STEEL TO BE ASTM A615 GRADE 60. CAST IN PLACE BASE SECTION TO BE CONSTRUCTED ON 12-INCH LAYER OF ¾" CLEAN STONE MATERIAL. PRE-CAST SECTIONS MAY BE INSTALLED AFTER CONCRETE BASE HAS ATTAINED 75% OF DESIGN STRENGTH.
6. INTERIOR AND EXTERIOR OF STRUCTURE TO HAVE 2 COATS OF SHOP APPLIED PROTECTIVE HIGH MIL EPOXY COATING. FIELD APPLY 2 COATS OF THE EPOXY COATING TO ALL EXPOSED MORTAR OR CEMENT AND DAMAGED SHOP COATED AREAS AFTER STRUCTURE INSTALLATION AND PRIOR TO BACKFILLING.

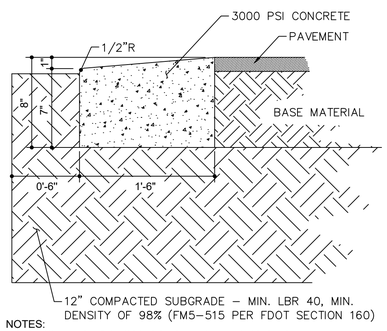
13 SODDING N.T.S.



NOTES:

1. SEE WRITTEN SPECIFICATIONS FOR FULL DETAILS.
2. PLACE SOD BEGINNING AT THE TOE OF THE SLOPE AND LONG EDGE PERPENDICULAR TO DIRECTION OF FLOW.
3. SOD SHALL BE PINNED ON ALL SLOPES 4:1 OR STEEPER, IN AREAS OF CONCENTRATED DRAINAGE FLOWS, AND ANYWHERE THAT THERE IS DANGER OF SOD SLIPPING.
4. INSTALL SOD EDGES FLUSH WITH FINISHED GRADE OR ADJOINING SOD.

14 CONCRETE RIBBON CURB N.T.S.



NOTES:

ALL MATERIALS USED FOR CONCRETE, AND DESIGN OF ALL CONCRETE MIXES, SHALL CONFORM WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318). ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

REV. NO.	DESCRIPTION	DATE

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

This item has been digitally signed and sealed by D. Patrick Jehle, Jr., P.E. 71528, on the date indicated in the signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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DETAILS

SITE DETAILS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJ
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

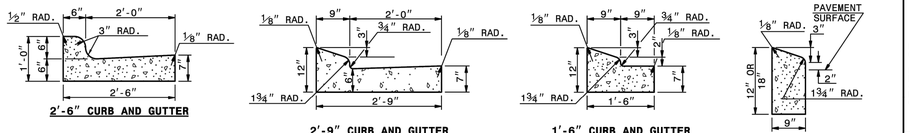
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DRAWING NUMBER
-
REVISION

STATUS:
PERMIT SET
NOT RELEASED FOR CONSTRUCTION

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1 CURB & GUTTER

N.T.S.

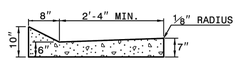


2'-6" CURB AND GUTTER

2'-9" CURB AND GUTTER

1'-6" CURB AND GUTTER

9" X 12" OR 18" CONCRETE CURB



SHOULDER BERM GUTTER

VALLEY GUTTER

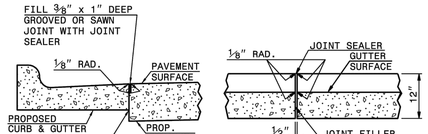
EXPRESSWAY GUTTER

8" X 6" MEDIAN CURB

8" X 12" OR 18" CONCRETE CURB

SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
- FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



LONGITUDINAL JOINT

TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

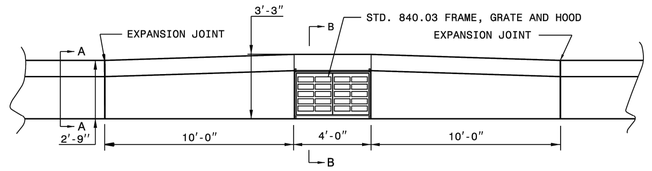
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ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

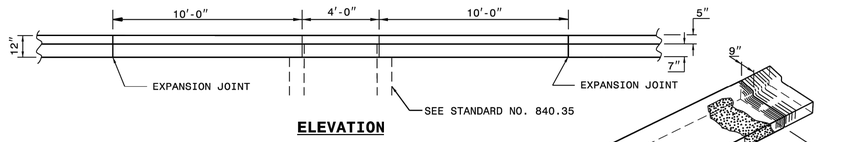
SHEET 1 OF 3
846.01

2 CURB INLET

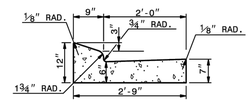
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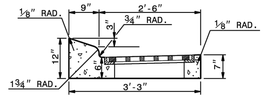
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ELEVATION

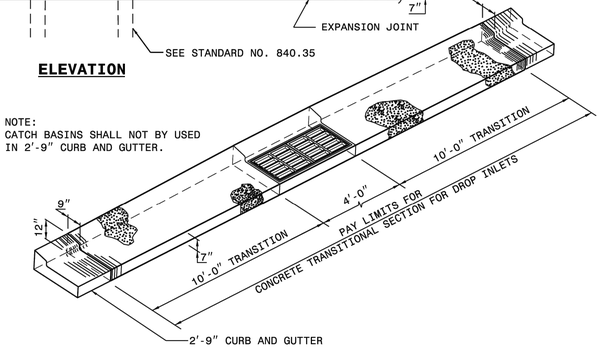


SECTION - AA



SECTION - BB

NOTE:
CATCH BASINS SHALL NOT BY USED IN 2'-9" CURB AND GUTTER.



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

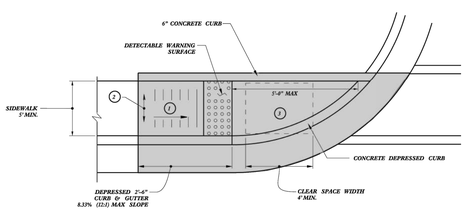
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ROADWAY STANDARD DRAWING FOR
MEDIAN CURB FOR TRAFFIC BEARING GRATED DROP INLET
(FOR USE WITH 2'-9" CURB AND GUTTER)

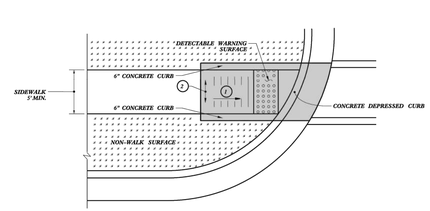
SHEET 1 OF 1
852.07

3 CURB RAMP

N.T.S.



TYPE 1

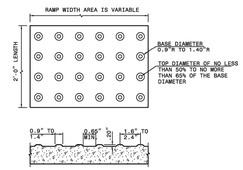


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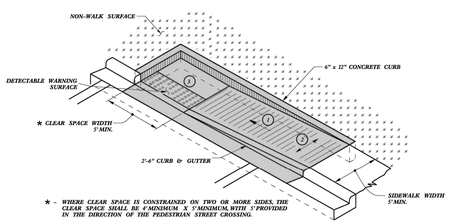
1 8.33% (12:1) MAX RAMP SLOPE
2 CROSS SLOPE: 2.00%
3 MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.

DETECTABLE WARNING SURFACE SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



DETECTABLE WARNING SURFACE



TYPE 1A

★ - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4'-MINIMUM X 5'-MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

PAY LIMITS FOR 1 CURB RAMP

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

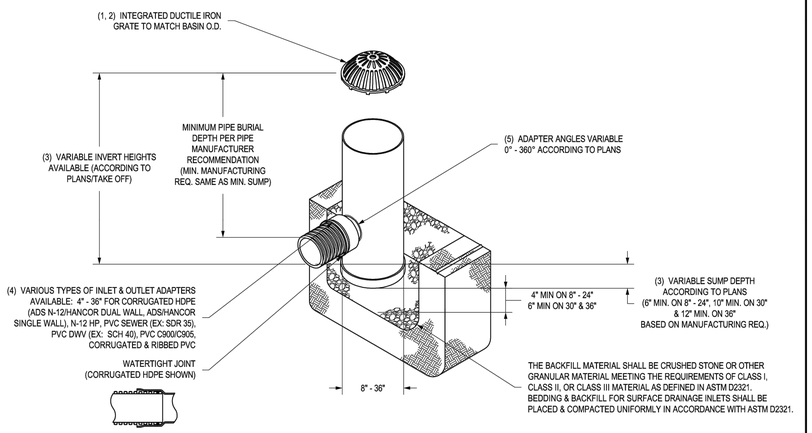
ROADWAY STANDARD DRAWING FOR
CURB RAMP
DIRECTIONAL RAMP

SHEET 6 OF 13
848.06

4 DOMED NYLOPLAST AREA DRAIN

N.T.S.

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2400
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E

REV. NO.	DESCRIPTION	DATE

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

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DETAILS

SITE DETAILS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

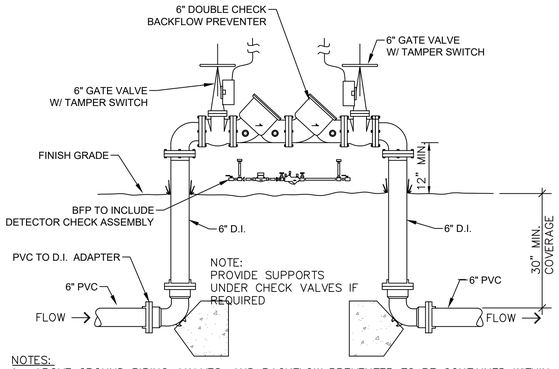
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DRAWING NUMBER
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REVISION

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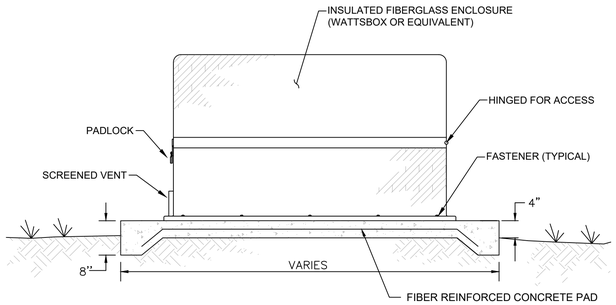
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1 DCDA BACKFLOW PREVENTER N.T.S.

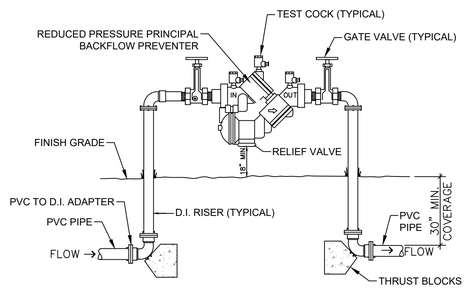


NOTES:
1. ABOVE GROUND PIPING, VALVES, AND BACKFLOW PREVENTER TO BE CONTAINED WITHIN GREEN PLASTIC/FIBERGLASS BACKFLOW ENCLOSURE MOUNTED ON TOP OF A MIN. 4" THICK FIBER REINFORCED CONCRETE SLAB WITH TURNDOWN EDGES A MINIMUM OF 4" BENEATH GRADE, SEE DETAIL THIS SHEET.
2. LOCATE THE BFP ON THE DEVELOPER SIDE OF THE METER BOX.
3. BFP TO BE TESTED AFTER INSTALLATION AND PRIOR TO SERVICE BEING TURNED ON.

2 BACKFLOW PREVENTER ENCLOSURE N.T.S.

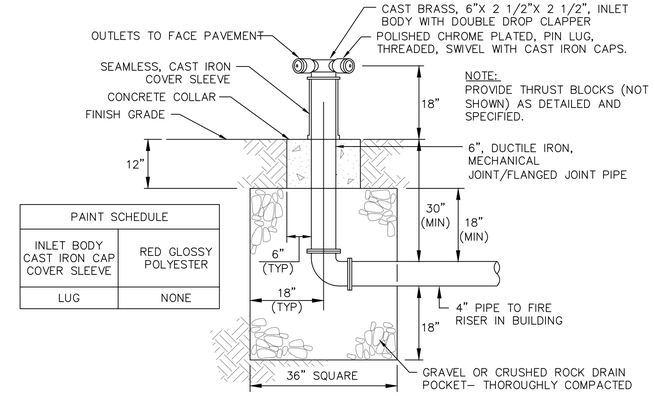


3 RPZ BACKFLOW PREVENTER N.T.S.



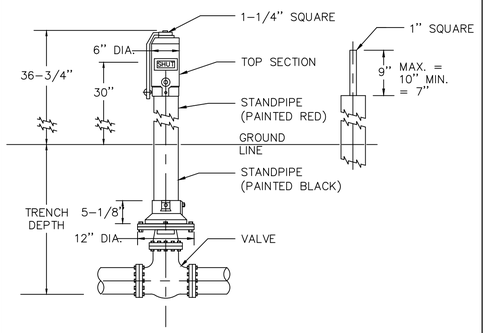
NOTES:
1. ABOVE GROUND PIPING, VALVES, AND BACKFLOW PREVENTER TO BE CONTAINED WITHIN GREEN PLASTIC/FIBERGLASS BACKFLOW ENCLOSURE MOUNTED ON TOP OF A MIN. 4" THICK FIBER REINFORCED CONCRETE SLAB WITH TURNDOWN EDGES A MINIMUM OF 4" BENEATH GRADE. SEE DETAIL THIS SHEET.
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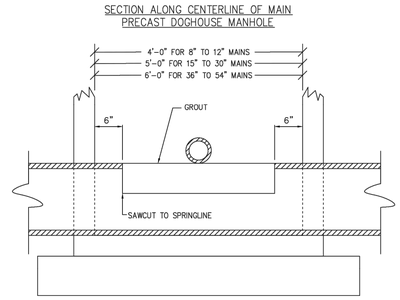
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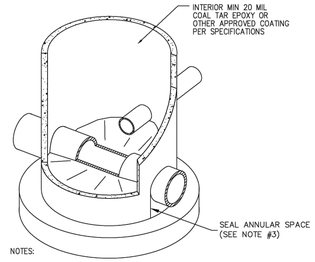


PAINT SCHEDULE	
INLET BODY CAST IRON CAP COVER SLEEVE	RED GLOSSY POLYESTER
LUG	NONE

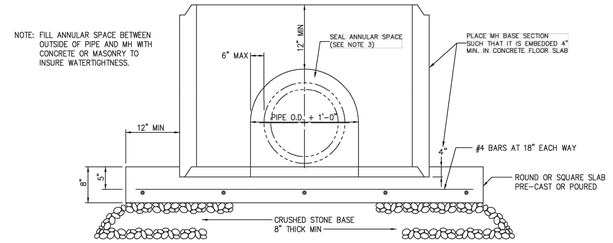
5 POST INDICATOR VALVE N.T.S.



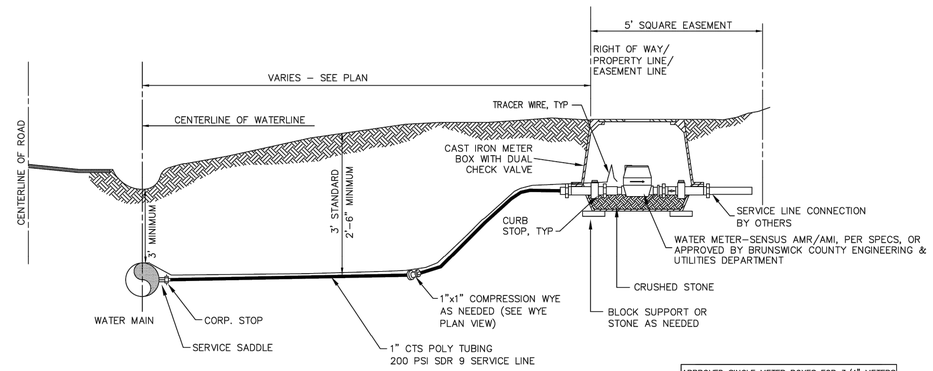




NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A NEW 6" OR LARGER LATERAL OR MAIN NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. ANNULAR SPACE BETWEEN PIPE AND MANHOLE MUST BE SEALED WITH BRICK AND MORTAR TO PREVENT INFILTRATION.
4. FOR POLYMER MANHOLE – CONCRETE GROUT AND COATED WITH EPOXY KIT AS REQUIRED PER MANUFACTURER.



PRECAST CONCRETE DOGHOUSE MANHOLE
DETAIL S–4



NOTE:
1) CONTRACTOR SHALL PLACE METER BOX IN NON–TRAFFIC AREA AT LOCATION SPECIFIED BY BRUNSWICK COUNTY ENGINEERING DEPARTMENT.
2) METER BOXES SHALL BE CAST IRON WITH DUAL CHECK VALVES.
3) 1–1/2" AND 2" METERS WILL REQUIRE 2" CTS POLY TUBING.
4) 1, 1–1/2" AND 2" METERS WILL REQUIRE A METER BOX SIZED ADEQUATELY TO HOUSE A 1, 1–1/2" OR 2" SENSUS METER, HORIZONTAL BYPASS SETTER, AND MXU. ALL REQUIRED ITEMS TO BE PROVIDED BY INSTALLER.
5) 1, 1–1/2" AND 2" METER BOXES SHALL BE MARKED WATER AND HAVE A HOLE FOR INSTALLATION OF THE MXU AND TOUCH PAD TO BE PROVIDED BY INSTALLER.
6) NO PLASTIC BOXES FOR 1 1/2" AND 2" METERS. BOX MUST BE DUCTILE IRON OR QUAZITE.
7) ALL WATER SERVICE LATERALS SHALL HAVE A TRACER WIRE INSTALLED FROM THE WATER MAIN TO INSIDE THE METER BOX.

APPROVED SINGLE METER BOXES FOR 3/4" METERS	
FORD	LYLV–141–243–TP–NL
McDONALD	776–208–PC2O437
MUELLER	H–1462–K

* OR APPROVED EQUAL

1. OR APPROVED EQUAL – MUST ACCOMMODATE SENSUS WATER METER WITH AMR/AMI
2. LID TO BE LOCKING TYPE

3/4" – 2" STANDARD WATER TAP INSTALLATION
DETAIL W–6

(FOR METERS LARGER THAN 2", REFER TO DETAIL ON PAGE 3 OF 5)

REV. NO.	DESCRIPTION	DATE

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

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DETAILS

UTILITY DETAILS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJ
PROJ. MGR.	ALM

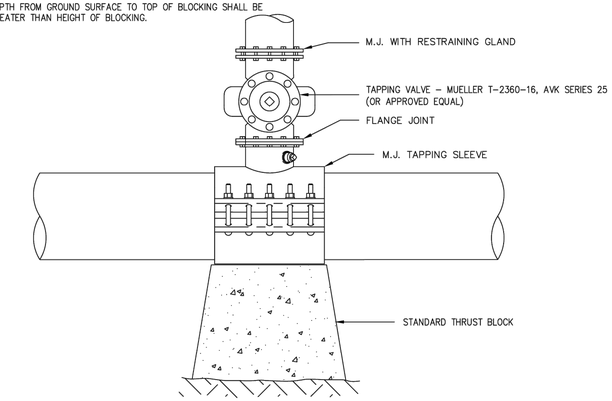
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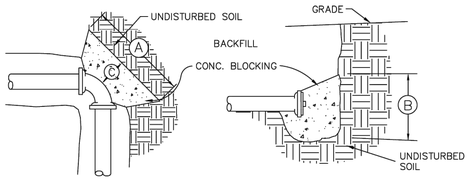
NOTES:

1. TAPPING SADDLES ARE NOT ALLOWED WHEN CONNECTING MAIN DIAMETER IS 50% OR LARGER THAN EXISTING MAIN TO BE TAPPED.
2. USE STAINLESS STEEL ROMAC, FORD, OR MUELLER TAPPING SLEEVES FOR TAP SIZES 4" – 24".
3. USE STAINLESS STEEL TAPPING SLEEVES BY DRESSER, CASCADE, AND JCM FOR TAPS ON MAINS 30" AND GREATER.
4. ALL HARDWARE (BOLTS, NUTS, ETC) FOR ALL TAPPING SLEEVES SHALL BE 304 STAINLESS STEEL.
5. DEPTH FROM GROUND SURFACE TO TOP OF BLOCKING SHALL BE GREATER THAN HEIGHT OF BLOCKING.



TAPPING SLEEVE & VALVE ASSEMBLY
DETAIL WS-18

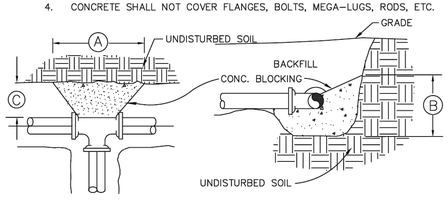
BLOCKING DIMENSIONS			
PIPE SIZE	(A)	(B)	(C)
UP TO 10"	4' – 0"	2' – 6"	1' – 6"
12" TO 16"	5' – 0"	4' – 0"	2' – 0"
18" TO 24"	8' – 0"	6' – 0"	3' – 0"



PLAN – BEND
SEE SECTION FOR DEPTH B

SECTION – PLUG
SEE PLAN FOR LENGTH A

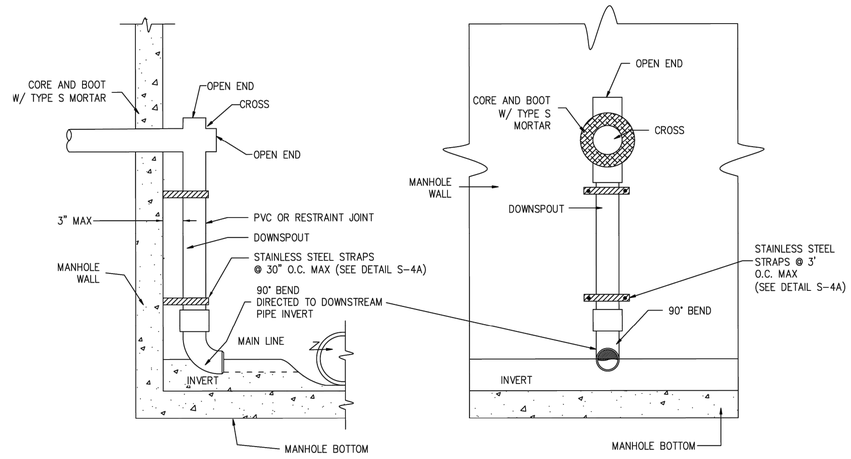
NOTES:
1. 2500 P.S.I. CONC.
2. REMOVE LOOSE EARTH AND POUR AGAINST UNDISTURBED SOIL.
3. BACKFILL TO EXISTING/FINISH GRADE AFTER CONCRETE HAS CURED FOR 24 HOURS.
4. CONCRETE SHALL NOT COVER FLANGES, BOLTS, MEGA-LUGS, RODS, ETC.



PLAN – TEE
SEE SECTION FOR DEPTH B

SECTION – BEND & TEE
SEE PLAN FOR LENGTH A

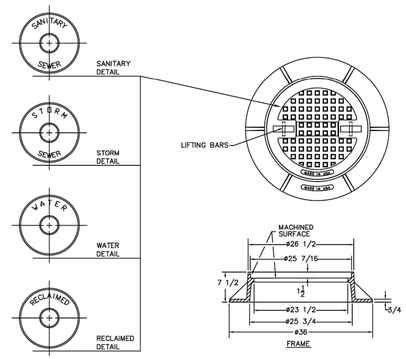
THRUST BLOCKS
DETAIL W-12



NOTES:

1. PIPING CONFIGURATION TO BE USED ON ALL DROPS ENTERING AT GREATER THAN 30" ABOVE BENCH.
2. FOR LOW PRESSURE SEWER CONNECTIONS, CROSS SHALL BE REPLACED BY A TEE (OPEN END UP).
3. FOR HIGH PRESSURE FORCE MAINS, CROSS SHALL BE REPLACED BY A RJ 90° BEND.
4. LINE MAY NOT ENTER MANHOLE THROUGH CONE SECTION OR THROUGH ANY JOINT.
5. STAINLESS STEEL STRAPPING SHALL BE 1" WIDE BY ⅛" THICK AND ATTACHED TO THE MANHOLE WALL WITH STAINLESS STEEL MASONRY ANCHORS. FOR INTERIOR STRAPPING OF DROP PIPE, SEE DETAIL S-7A.

INSIDE DROP PIPING
FOR MANHOLE
DETAIL S-7



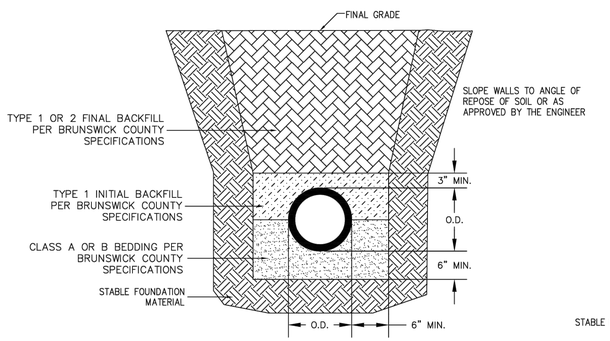
MANUFACTURER	MODEL NUMBER
US FOUNDRY	725 RING / DP-SSG COVER
US FOUNDRY	710 RING / DP-SSG COVER
CAPITAL FOUNDRY	MH-3000
EAST JORDAN IRON WORKS	202711 RING / 202746 COVER
GENERAL FOUNDRIES	GFI-7126 / GFI-41261

STANDARD MANHOLE RING AND COVER
DETAIL S-2

DEPTH < 20 FEET – CLASS "A" BEDDING
- UNDERCUT TRENCH BOTTOM 6 INCHES MINIMUM BELOW PIPE
- FILL PIPE TO SPRING LINE WITH NO. 57 STONE

DEPTH > 20 FEET – CLASS "B" BEDDING
- UNDERCUT TRENCH BOTTOM 6 INCHES MINIMUM BELOW PIPE
- FILL TO 6 INCHES ABOVE PIPE WITH NO. 57 STONE

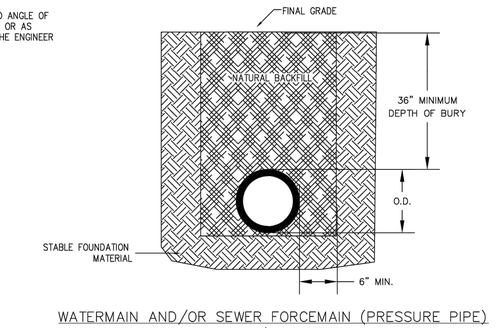
INSTALLATIONS THAT EXCEED 20 FEET DEPTH SHALL BE DR-18 C900 MINIMUM OR PER MANUFACTURERS RECOMMENDATIONS



NOTES:

1. REFER TO THE BRUNSWICK COUNTY TECHNICAL SPECIFICATIONS FOR BACKFILL AND TRENCHING REQUIREMENTS
2. PIPE SIZE AS INDICATED ON PLANS

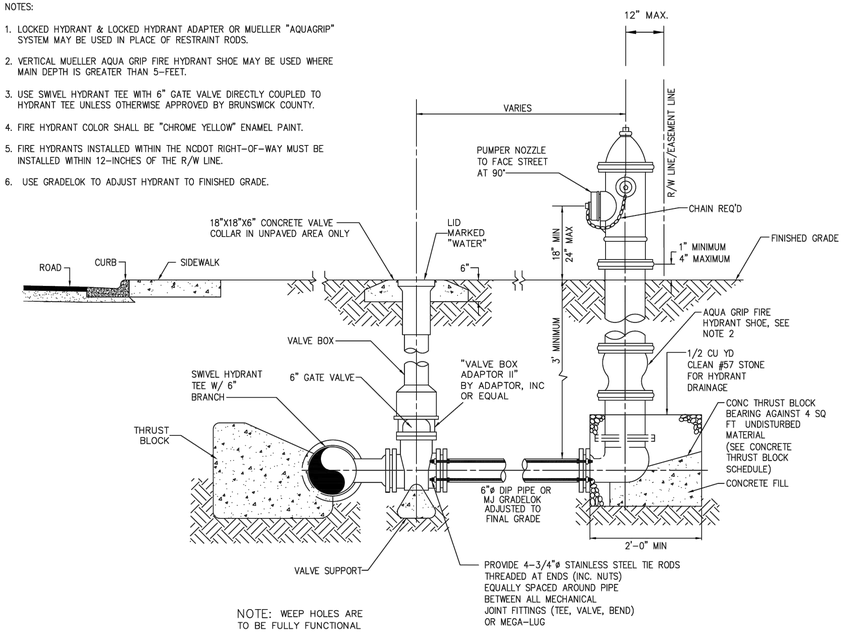
GRAVITY SEWER
PIPE TRENCH/BEDDING DETAIL
DETAIL WS-22



WATERMAIN AND/OR SEWER FORCEMAIN (PRESSURE PIPE)
PIPE TRENCH/BEDDING DETAIL
DETAIL WS-22A

NOTES:

1. LOCKED HYDRANT & LOCKED HYDRANT ADAPTER OR MUELLER "AQUAGRIP" SYSTEM MAY BE USED IN PLACE OF RESTRAINT RODS.
2. VERTICAL MUELLER AQUA GRIP FIRE HYDRANT SHOE MAY BE USED WHERE MAIN DEPTH IS GREATER THAN 5-FEET.
3. USE SWIVEL HYDRANT TEE WITH 6" GATE VALVE DIRECTLY COUPLED TO HYDRANT TEE UNLESS OTHERWISE APPROVED BY BRUNSWICK COUNTY.
4. FIRE HYDRANT COLOR SHALL BE "CHROME YELLOW" ENAMEL PAINT.
5. FIRE HYDRANTS INSTALLED WITHIN THE NCDOT RIGHT-OF-WAY MUST BE INSTALLED WITHIN 12-INCHES OF THE R/W LINE.
6. USE GRADELOK TO ADJUST HYDRANT TO FINISHED GRADE.



NOTE: WEEP HOLES ARE TO BE FULLY FUNCTIONAL

FIRE HYDRANT ON
MAINS 12" AND SMALLER
DETAIL W-1

REV. NO.	DESCRIPTION	DATE

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 059670 ENGINEER DONALD PATRICK JEHLE, JR.

This item has been digitally signed and sealed by D. Patrick Jehle, Jr., P.E. 71528, on the date indicated in the signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

McKIM&CREED
1301 N. Palafox Street, Suite 200
Pensacola, Florida 32501
Phone: (850) 994-9503
CA Lic. No. 29588
www.mckimcreed.com

HOME2 SUITES HOTEL - SOUTHPORT, NC

DETAILS

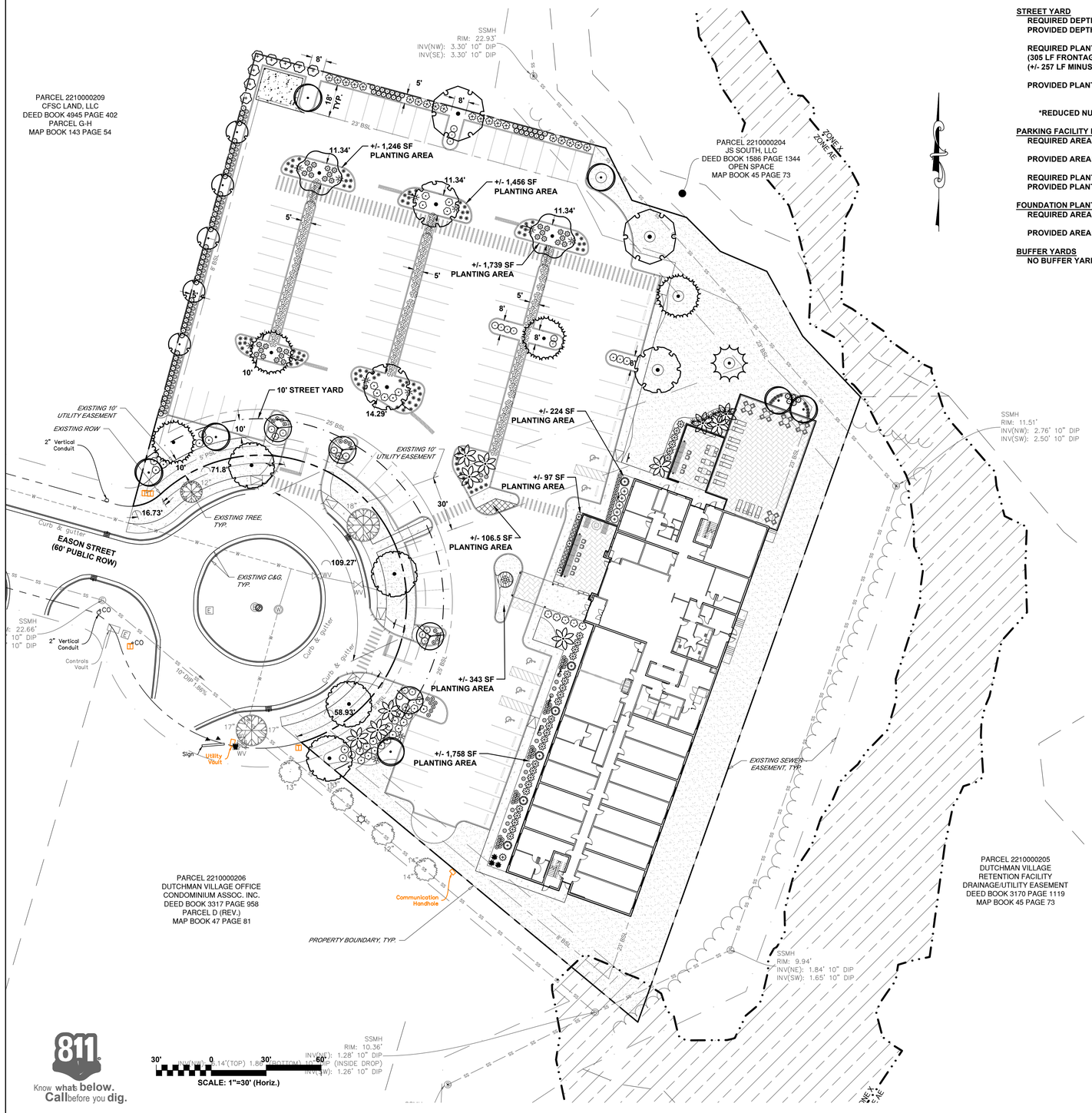
UTILITY DETAILS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJ
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

C-921
DRAWING NUMBER
-
REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION



STREET YARD

REQUIRED DEPTH:	50% OF REQUIRED FRONT SETBACK UP TO 10' MAXIMUM
PROVIDED DEPTH:	10'
REQUIRED PLANTING:	1 CANOPY TREE / 50 LF, 1 UNDERSTORY TREE / 20 LF, 6 SHRUBS / 100 LF
(305 LF FRONTAGE TOTAL)	6 CANOPY TREES (305 SF / 50 LF)
(+/- 257 LF MINUS DRIVES)	15 UNDERSTORY TREES (305 SF / 20 LF)
	61 SHRUBS (305 SF / 100 LF = 3.05 x 20 SHRUBS)
PROVIDED PLANTING:	(4*) CANOPY TREES (2 EXISTING + 2 NEW)
	(10*) UNDERSTORY TREES
	(61) SHRUBS

*REDUCED NUMBER PROVIDED DUE TO EXISTING 10' UTILITY EASEMENT & PARKING ENCROACHMENT

PARKING FACILITY LANDSCAPING

REQUIRED AREA:	8% OF GROSS PAVED AREA (46,695 SF PAVED AREA x .08)
	3,736 SF +/-
PROVIDED AREA:	4,890.5 SF +/-
REQUIRED PLANTING:	1 CANOPY TREE & 6 SHRUBS
PROVIDED PLANTING:	1 CANOPY TREE & 6+ SHRUBS

FOUNDATION PLANTINGS

REQUIRED AREA:	12% x AREA OF BUILDING FACE ADJACENT TO PARKING
	1,627 SF (.12 x +/- 13,560 SF)
PROVIDED AREA:	2,079 SF

BUFFER YARDS

NO BUFFER YARDS REQUIRED



PLANT SCHEDULE HOTEL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	QTY	REMARKS
CANOPY TREE							
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	3" CAL.	8'-10' HT.	2	SPECIMEN, MATCHING
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	3" CAL.	8'-10' HT.	4	SPECIMEN, MATCHING
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D BLANCHARD SOUTHERN MAGNOLIA	B & B		8'-10' HT.	1	(A)
	QUERCUS HEMISPHAERICA	LAUREL OAK	B & B	3" CAL.	8'-10' HT.	2	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	3" CAL.	8'-10' HT.	3	(A)
	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	B & B	3" CAL.	8'-10' HT.	4	(A)
UNDERSTORY TREES							
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL.		7	(A)
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	2" CAL.		4	(A)
	ILEX VOMITORIA	YAUPON HOLLY	B & B	2" CAL.		5	(A) SINGLE-STEM, MATCHING
	SABAL PALMETTO	CABBAGE PALMETTO	B & B		6'-8' HT.	11	(A)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	QTY	REMARKS
SHRUBS								
	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	7 GAL.			AS SHOWN	30	
	GARDENIA X 'LEEFIVE'	DIAMOND SPIRE® GARDENIA	5 GAL.			AS SHOWN	3	(B)
	NANDINA DOMESTICA 'AKA'	BLUSH PINK™ HEAVENLY BAMBOO	3 GAL.			AS SHOWN	68	(B)
	PITTOSPORUM TENUIFOLIUM 'PITTLBZ'	BEACH BALL™ TAWHIWHI	5 GAL.			AS SHOWN	5	(C)
	VIBURNUM ODORATISSIMUM AWABUKI 'CHINDO'	CHINDO AWABUKI VIBURNUM	7 GAL.			AS SHOWN	8	(B)
ORNAMENTAL GRASSES								
	DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	5 GAL.	18" HT. MIN.		AS SHOWN	98	
	LOMANDRA LONGIFOLIA 'KATRINUS DELUXE'	KATRINUS DELUXE MAT RUSH	5 GAL.	18" HT. MIN.			8	
	MISCANTHUS SINENSIS 'LITTLE MISS'	LITTLE MISS EULALIA GRASS	5 GAL.	18" HT. MIN.		AS SHOWN	72	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	18" HT. MIN.		AS SHOWN	80	
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	5 GAL.	18" HT. MIN.		AS SHOWN	76	
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL.	18" HT. MIN.		AS SHOWN	3	
UDO APPROVED								
	CALLICARPA AMERICANA `LACTEA`	WHITE AMERICAN BEAUTYBERRY	5 GAL.	18" HT. MIN.		AS SHOWN	23	
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	7 GAL.			AS SHOWN	5	
	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	5 GAL.	18" HT. MIN.		AS SHOWN	17	
	ILLICIUM PARVIFLORUM 'FLORIDA SUNSHINE'	FLORIDA SUNSHINE ANISE TREE	5 GAL.			AS SHOWN	1	
	ITEA VIRGINICA 'SMNIVMM'	FIZZY MIZZY® SWEETSPIRE	5 GAL.	18" HT. MIN.		AS SHOWN	30	
	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	25 GAL.			AS SHOWN	6	
	SABAL MINOR	DWARF PALMETTO	5 GAL.	18" HT. MIN.		AS SHOWN	13	
	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL.			AS SHOWN	20	
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL.	18" HT. MIN.		AS SHOWN	21	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% FILL	SPACING	QTY	REMARKS
GROUND COVERS								
	ANNUALS BY OWNER		FLAT			6" o.c.	156	
	EREMOCHLOA OPHIUROIDES 'TIF BLAIR'	CENTIPEDE GRASS	SOD				25,149 SF	
	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILYTURF	1 GAL.			18" o.c.	50	

(A) LISTED IN UDO APPENDIX A 'APPROVED LANDSCAPING SPECIES'
(B) SPECIES LISTED IN UDO APPENDIX A 'APPROVED LANDSCAPING SPECIES' BUT CULTIVAR IS NOT. CULTIVARS SHOWN SELECTED FOR MATURE SIZE TO REDUCE PRUNING NEEDS AND ARE APPROPRIATE TO PLANTING ZONE 8A.
(C) GENUS LISTED IN UDO APPENDIX A 'APPROVED LANDSCAPING SPECIES' BUT SPECIES & CULTIVAR ARE NOT. CULTIVAR SHOWN SELECTED FOR MATURE SIZE TO REDUCE PRUNING NEEDS AND ARE APPROPRIATE TO PLANTING ZONE 8A.

ORNAMENTAL GRASSES LISTED ARE CLUMP-FORMING AND APPROPRIATE TO PLANTING ZONE 8A.
ANNUAL BEDS TO RECEIVE 3" DOUBLE-HAMMERED HARDWOOD MULCH. ALL OTHER LANDSCAPE BEDS TO RECEIVE 3"-4" PINE STRAW MULCH.

Know what's below. Call before you dig.

REV.NO.	DESCRIPTIONS	DATE
##	##	##
B	REVISED PER AGENCY COMMENTS	08/04/2025
A	REVISED PER AGENCY COMMENTS	07/14/2025

REVISIONS

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1621 BETH B. JOHNSTON 08/04/2025

McKIM&CREED
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031

NC License# F-1222

HOME2 SUITES SOUTHPORT, NC BRUNSWICK COUNTY

PRELIMINARY LANDSCAPE PLAN

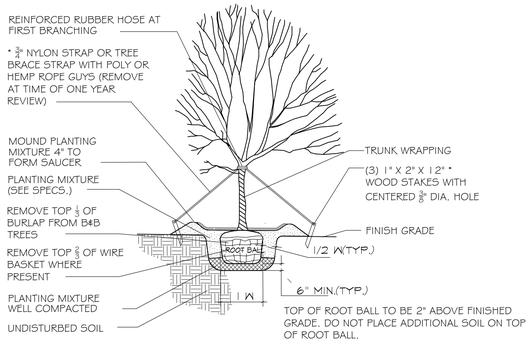
DATE:	MARCH 2025
MCE PROJ. #	07759-0002
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	
PROJ. MGR.	PJ

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: N/A

LS-1
DRAWING NUMBER
B
REVISION

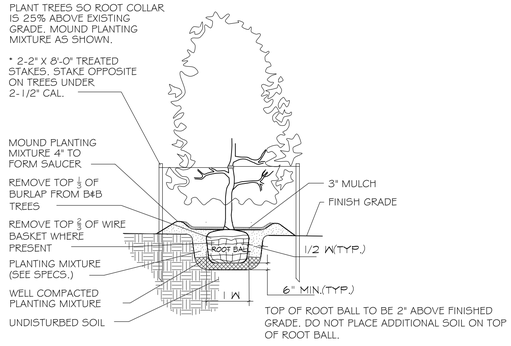
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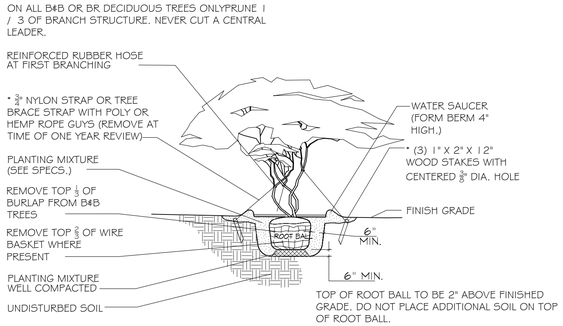
• DO NOT STAKE TREES UNLESS SLOPE REQUIRES STABILIZATION.

SINGLE STEM TREE



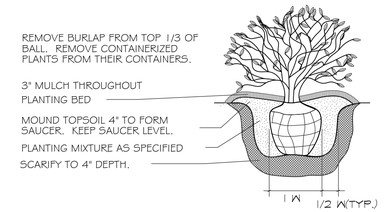
• DO NOT STAKE TREES UNLESS SLOPE REQUIRES STABILIZATION.

EVERGREEN TREE

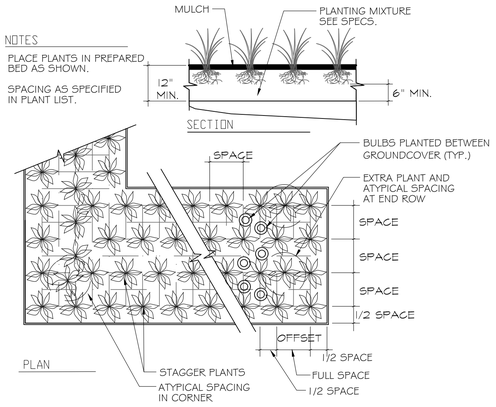


• DO NOT STAKE TREES UNLESS SLOPE REQUIRES STABILIZATION.

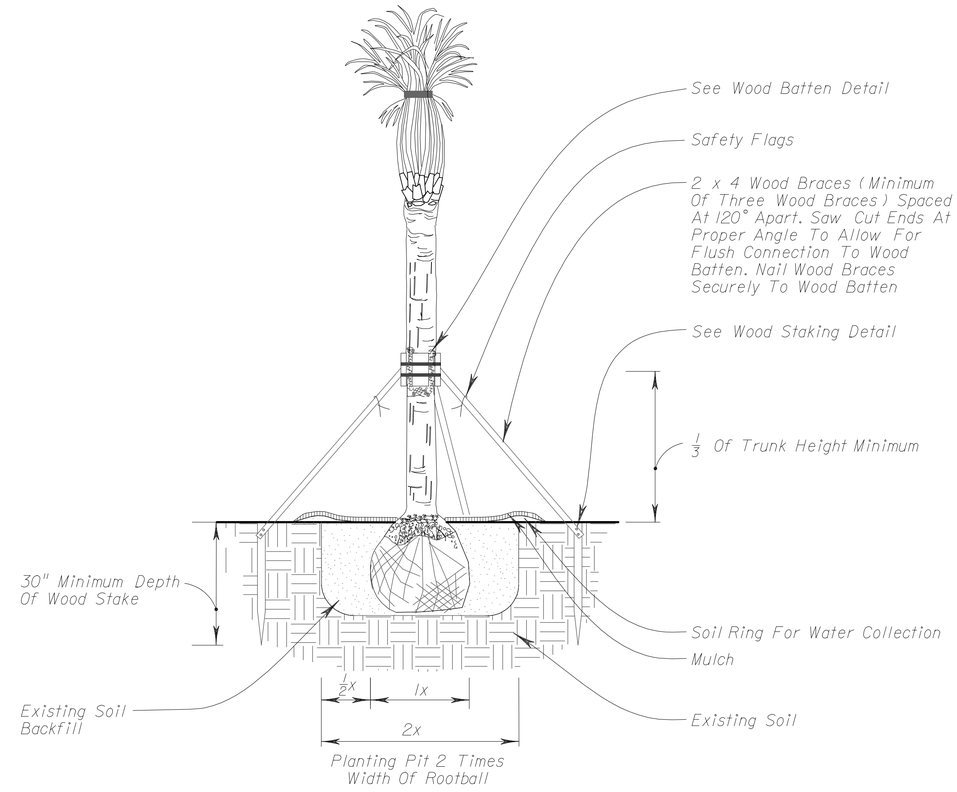
MULTI STEM TREE



SHRUB



GROUNDCOVER



PALM

REV.NO.	DESCRIPTIONS	DATE
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
B	REVISED PER AGENCY COMMENTS	08/04/2025
A	REVISED PER AGENCY COMMENTS	07/14/2025

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NC License# F-1222

HOME2 SUITES
SOUTHPORT, NC
BRUNSWICK COUNTY

LANDSCAPE DETAILS

DATE:	MARCH 2025
MCE PROJ. #	07759-0002
DRAWN	BBJ
DESIGNED	BBJ
CHECKED	
PROJ. MGR.	PJ

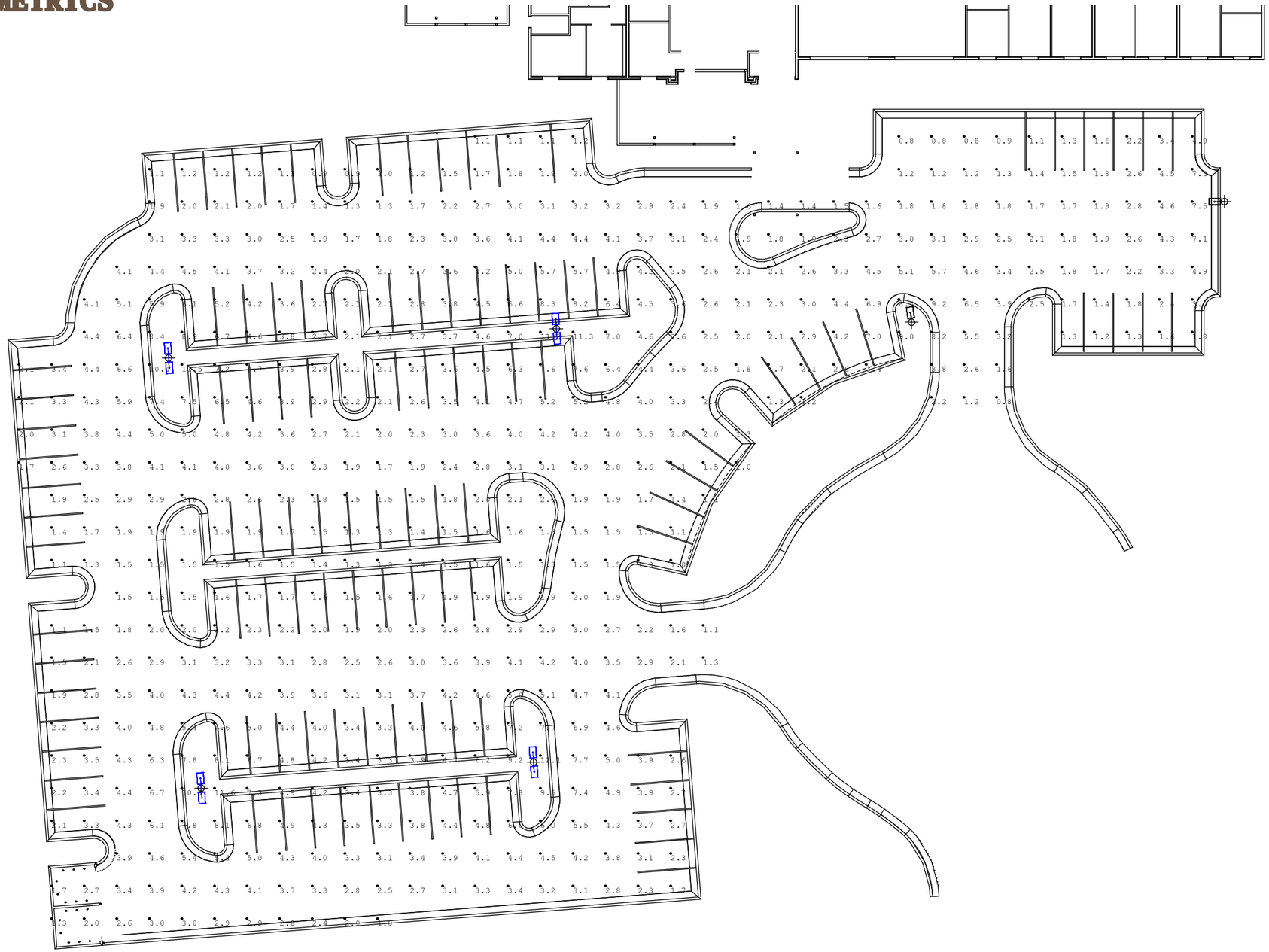
SCALE
HORIZONTAL: N/A
VERTICAL: N/A

LS-2
DRAWING NUMBER
B
REVISION

STATUS: REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION

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PHOTOMETRICS



Home2 Suites
Parking Lot
103759

03/24/2025 V: 1.0

Notes:

20' Poles
185W SLS

*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

**Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials,bonded

Specifications subject to change without notice.

National Sales | PRO Division
Aimee Tuley | Business Development
1001 N. Federal Hwy, Fort Lauderdale, FL 33304
P: (954) 914-7521 | atuley@1800lighting.com

CapitolPRO
1800LIGHTING.COM
7301 N. Federal Hwy, Boca Raton, FL 33487
Florida | New Jersey | North Carolina

FIXTURE SCHEDULE

Home2 Suites
Parking Lot
103759

03/24/2025 V: 1.0

Symbol	Qty	Label	LLF	Lum. Lumens	Lum. Watts
	2	NF-SLS-185-40-xx-4M	0.950	25845	185
	8	NF-SLS-185-40-xx-5W	0.950	26123	185

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.34	12.1	0.8	4.18	15.13

Specifications subject to change without notice.

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CapitolPRO
1800LIGHTING.COM
7301 N. Federal Hwy, Boca Raton, FL 33487
Florida | New Jersey | North Carolina

NAFCO® ROUND STRAIGHT ALUMINUM LIGHT POLES (ANCHOR BASE)

Catalog #

Project

Comments

Proudly engineered and manufactured in the American Midwest – our NAFCO® family of professional-grade light pole and fixture products combines 50+ years of manufacturing expertise and top-notch Midwestern workmanship. Like all WiLL products, NAFCO® products come supported by our unmatched design, engineering, and project support capabilities

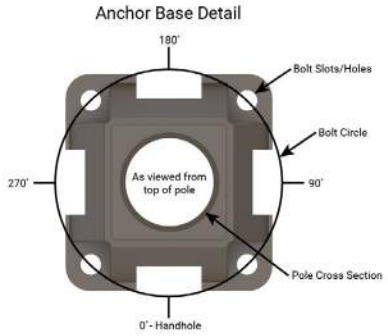
Highlights

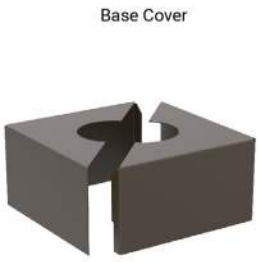
- Single source manufacturing to ensure poles, bases, arms, and fixtures fit together and ship complete
- Designed, engineered, and manufactured in Wisconsin, USA
- Performance coatings and custom color matching of RAL codes and architectural colors
- Custom products, configurations, options, and accessories available
- Meets Buy American and BABA standards

Light Poles

- Pole shaft is extruded from seamless 6063-T6 aluminum and anchor base is cast from 356 alloy aluminum
- Completed pole/base assembly is heat treated to T6 temper after welding and and machining operations (for anchor base poles 16’ and above)
- 2” x 4” oval hand hole with grounding provision, cover, and hardware are provided
- Supplied with an aluminum two-piece base cover
- Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers; bolts have an “L” bend on one end and are galvanized a minimum of 12” on the threaded end
- All structural fasteners are galvanized high strength carbon steel; non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel
- Architectural grade painted or anodized finish and custom color matching of RAL codes and architectural colors
- See loading tables below for design criteria and EPA loading
- Local specifying engineer recommended for product selection and local compliance; connect with WiLL support for guidance








Top Cap


Tenon Top


Vibration Dampener


Handhole Cover


Festoon


NPT Pipe Coupling

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Designation & Dimensional Information

Base Model	Pole Dimensions					Anchor Base & Bolts				
	Nominal Mounting Height (ft)	Top OD (in)	Base OD (in)	Wall Thick (in)	Structural Weight (lb)	Bolt Circle Diameter On Center (in)	Bolt Square On Center (in)	Square (in) x Thickness (in)	Dia x Length x Hook (in)	Projection (in)
NP-RSAA-08-4040-C	8	4	4	0.125	36	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-10-4040-C	10	4	4	0.125	39	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-10-4040-D	10	4	4	0.188	52	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-10-5050-D	10	5	5	0.188	55	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-12-4040-C	12	4	4	0.125	43	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-12-4040-D	12	4	4	0.188	56	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-12-5050-D	12	5	5	0.188	62	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-14-4040-C	14	4	4	0.125	47	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-14-4040-D	14	4	4	0.188	60	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-14-5050-D	14	5	5	0.188	69	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-15-4040-C	15	4	4	0.125	49	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-15-4040-D	15	4	4	0.188	63	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-15-5050-D	15	5	5	0.188	72	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-16-4040-C	16	4	4	0.125	50	9.25	6.54	8.625 x 0.75	0.63 x 16.00 x 2.00	2.75
NP-RSAA-16-4040-D	16	4	4	0.188	65	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-16-5050-D	16	5	5	0.188	75	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-18-4040-D	18	4	4	0.188	71	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-18-4040-E	18	4	4	0.250	87	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-18-5050-D	18	5	5	0.188	82	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-18-5050-E	18	5	5	0.250	101	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-20-4040-D	20	4	4	0.188	76	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-20-4040-E	20	4	4	0.250	94	9.25	6.54	8.625 x 0.75	0.75 x 17.00 x 3.00	2.75
NP-RSAA-20-5050-D	20	5	5	0.188	89	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-20-5050-E	20	5	5	0.250	111	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-20-6060-D	20	6	6	0.188	104	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-20-6060-E	20	6	6	0.250	131	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-22-5050-D	22	5	5	0.188	96	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-22-5050-E	22	5	5	0.250	120	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-22-6060-D	22	6	6	0.188	112	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-22-6060-E	22	6	6	0.250	142	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-24-5050-D+	24	5	5	0.188	103	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-24-5050-E+	24	5	5	0.250	129	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-24-6060-D	24	6	6	0.188	124	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-24-6060-E	24	6	6	0.250	158	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-25-5050-D+	25	5	5	0.188	106	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-25-5050-E+	25	5	5	0.250	133	8.375 - 10.375	5.92 - 7.34	10.25 x 0.88	0.75 x 17.00 x 3.00	3.50
NP-RSAA-25-6060-D	25	6	6	0.188	124	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-25-6060-E	25	6	6	0.250	163	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-28-6060-D+	28	6	6	0.188	137	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-28-6060-E+	28	6	6	0.250	174	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-30-6060-D+	30	6	6	0.188	143	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50
NP-RSAA-30-6060-E+	30	6	6	0.250	182	9.625 - 11.375	6.80 - 8.04	11 x 1	1.00 x 36.00 x 4.00	3.50

1. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets, and other attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Custom products, configurations, options, and accessories available.
3. Satisfactory performance of light poles is dependent upon the structure being properly attached to a supporting foundation of adequate design.

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EPA Loading Guide (AASTHO 2020 Design Criteria)

Base Model	80mph w/ 1.3 Gust		90mph w/ 1.3 Gust		100mph w/ 1.3 Gust		110mph w/ 1.3 Gust		120mph w/ 1.3 Gust	
	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)
NP-RSAA-08-4040-C	10.8	100	8.3	100	6.5	100	6.0	100	4.9	100
NP-RSAA-10-4040-C	8.4	100	6.4	100	4.9	100	4.5	100	3.5	100
NP-RSAA-10-4040-D	12.9	100	9.9	100	7.7	100	7.1	100	5.7	100
NP-RSAA-10-5050-D	21.4	125	16.5	125	13.0	125	12.0	125	9.8	125
NP-RSAA-12-4040-C	6.7	100	4.9	100	3.6	100	3.2	100	2.4	100
NP-RSAA-12-4040-D	10.4	100	7.9	100	6.0	100	5.5	100	4.3	100
NP-RSAA-12-5050-D	17.6	125	13.5	125	10.5	125	9.6	125	7.7	125
NP-RSAA-14-4040-C	5.2	100	3.6	100	2.5	100	2.2	100	1.5	100
NP-RSAA-14-4040-D	8.5	100	6.2	100	4.6	100	4.2	100	3.2	100
NP-RSAA-14-5050-D	14.6	125	11.0	125	8.4	125	7.6	125	6.0	125
NP-RSAA-15-4040-C	4.4	100	3.0	100	2.0	100	1.7	100	1.1	100
NP-RSAA-15-4040-D	7.5	100	5.5	100	4.0	100	3.6	100	2.6	100
NP-RSAA-15-5050-D	13.2	125	9.8	125	7.4	125	6.7	125	5.2	125
NP-RSAA-16-4040-C	3.8	100	2.5	100	1.5	100	1.3	100	0.7	100
NP-RSAA-16-4040-D	6.7	100	4.8	100	3.4	100	3.0	100	2.1	100
NP-RSAA-16-5050-D	11.8	125	8.7	125	6.5	125	5.8	125	4.4	100
NP-RSAA-18-4040-D	5.2	100	3.5	100	2.3	100	1.9	100	1.2	100
NP-RSAA-18-4040-E	7.4	100	5.3	100	3.7	100	3.3	100	2.3	100
NP-RSAA-18-5050-D	9.5	125	6.8	125	4.8	125	4.3	125	3.0	125
NP-RSAA-18-5050-E	13.5	125	9.8	125	7.3	125	6.6	125	5.0	125
NP-RSAA-20-4040-D	3.8	100	2.4	100	1.3	100	1.0	100	0.3	100
NP-RSAA-20-4040-E	5.9	100	4.0	100	2.6	100	2.2	100	1.3	100
NP-RSAA-20-5050-D	7.6	125	5.2	125	3.4	125	3.0	125	1.8	125
NP-RSAA-20-5050-E	11.0	125	7.9	125	5.6	125	5.0	125	3.6	125
NP-RSAA-20-6060-D	12.8	150	9.3	150	6.7	150	5.9	150	4.3	150
NP-RSAA-20-6060-E	18.2	150	13.4	150	10.0	150	9.0	150	6.9	150
NP-RSAA-22-5050-D	5.9	125	3.8	125	2.2	125	1.8	125	0.8	125
NP-RSAA-22-5050-E	9	125	6.2	125	4.2	125	3.6	125	2.3	125
NP-RSAA-22-6060-D	10.7	150	7.4	150	5.1	150	4.4	150	2.9	150
NP-RSAA-22-6060-E	15.3	150	11.1	150	8.1	150	7.2	150	5.3	150
NP-RSAA-24-5050-D+	4.4	125	2.5	125	1.1	125	0.7	125	N/A	N/A
NP-RSAA-24-5050-E+	7.2	125	4.7	125	2.9	125	2.3	125	1.2	125
NP-RSAA-24-6060-D	8.6	150	5.7	150	3.6	150	3	150	1.6	150
NP-RSAA-24-6060-E	12.9	150	9.1	150	6.3	150	5.5	150	3.8	150
NP-RSAA-25-5050-D+	3.7	125	1.9	125	0.5	125	0.2	125	N/A	N/A
NP-RSAA-25-5050-E+	6.4	125	4	125	2.3	125	1.8	125	0.7	125
NP-RSAA-25-6060-D	7.7	150	4.9	150	2.9	150	2.3	150	1.1	150
NP-RSAA-25-6060-E	11.6	150	8.1	150	5.5	150	4.7	150	3.1	150
NP-RSAA-28-6060-D+	5.2	150	2.8	150	1	150	0.6	150	N/A	N/A
NP-RSAA-28-6060-E+	8.8	150	5.6	150	3.3	150	2.7	150	1.2	150
NP-RSAA-30-6060-D+	3.8	150	1.5	150	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-30-6060-E+	7	150	4.1	150	2	150	1.4	150	N/A	N/A

1. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets, and other attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA and weight values are based around AASHTO 2020 design criteria (with 3 second gust factor). Specific light pole design standards are available from WiLL support. Above data is based around the load centroid being at 2.5' above the pole top and with 2.0' eccentricity. Weight of horizontally eccentric load is capped at 100lb, with all remaining weight mounted 2.5' above top of the pole.
3. Custom products, configurations, options, and accessories available.
4. Satisfactory performance of light poles is dependent upon the structure being properly attached to a supporting foundation of adequate design.

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EPA Loading Guide (2020 Florida Building Code)

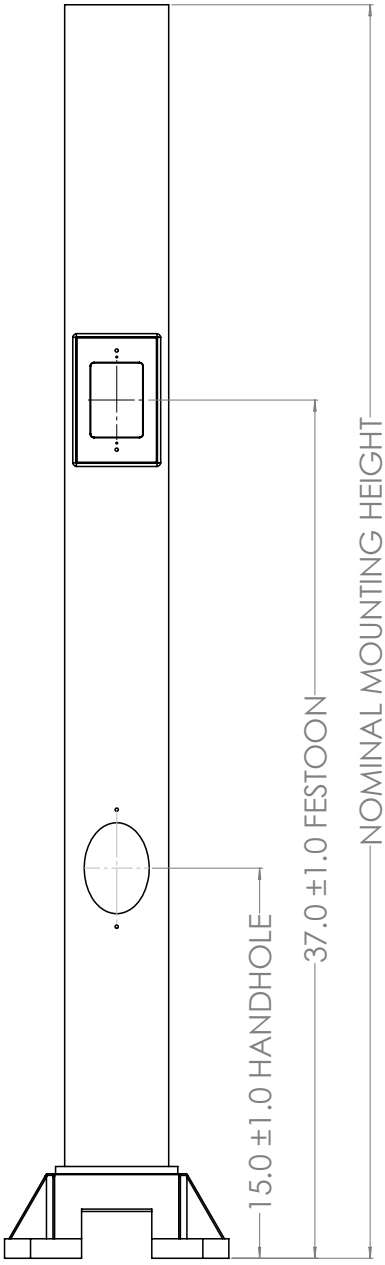
Base Model	130mph		140mph		150mph		160mph		170mph		180mph	
	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)	Max EPA (sq ft)	Max Weight (lb)
NP-RSAA-08-4040-C	6.0	100	5.8	100	5.0	100	4.3	100	3.6	100	3.1	100
NP-RSAA-10-4040-C	4.6	100	4.4	100	3.6	100	3.0	100	2.5	100	2.1	100
NP-RSAA-10-4040-D	9.9	100	9.6	100	8.2	100	7.0	100	6.0	100	5.2	100
NP-RSAA-10-5050-D	10.1	125	9.8	125	8.3	125	7.1	125	6.0	125	5.2	125
NP-RSAA-12-4040-C	3.3	100	3.2	100	2.6	100	2.0	100	1.6	100	1.2	100
NP-RSAA-12-4040-D	4.5	100	4.3	100	3.5	100	2.9	100	2.3	100	1.9	100
NP-RSAA-12-5050-D	8.0	125	7.7	125	6.4	125	5.3	125	4.5	125	3.8	125
NP-RSAA-14-4040-C	2.3	100	2.2	100	1.6	100	1.2	100	0.8	100	0.5	100
NP-RSAA-14-4040-D	4.2	100	4.0	100	3.2	100	2.6	100	2.0	100	1.6	100
NP-RSAA-14-5050-D	7.7	125	7.4	125	6.1	125	5.0	125	4.1	125	3.4	125
NP-RSAA-15-4040-C	1.1	100	1.0	100	0.6	100	0.3	100	N/A	N/A	N/A	N/A
NP-RSAA-15-4040-D	2.7	100	2.6	100	2.0	100	1.4	100	1.0	100	0.6	100
NP-RSAA-15-5050-D	5.4	125	5.1	125	4.1	125	3.2	125	2.5	125	1.9	125
NP-RSAA-16-4040-C	0.8	100	0.7	100	0.3	100	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-16-4040-D	3.0	100	2.9	100	2.2	100	1.6	100	1.1	100	0.7	100
NP-RSAA-16-5050-D	5.9	125	5.7	125	4.5	125	3.6	125	2.8	125	2.2	125
NP-RSAA-18-4040-D	1.3	100	1.2	100	0.6	100	0.2	100	N/A	N/A	N/A	N/A
NP-RSAA-18-4040-E	2.4	100	2.3	100	1.6	100	1.1	100	0.6	100	0.3	100
NP-RSAA-18-5050-D	4.3	125	4.1	125	3.1	125	2.3	125	1.6	125	1.1	125
NP-RSAA-18-5050-E	6.6	125	6.4	125	5.1	125	4.0	125	3.2	125	2.5	125
NP-RSAA-20-4040-D	0.4	100	0.3	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-20-4040-E	1.5	100	1.3	100	0.7	100	0.3	100	N/A	N/A	N/A	N/A
NP-RSAA-20-5050-D	3.0	125	2.8	125	1.9	125	1.2	125	0.6	125	N/A	N/A
NP-RSAA-20-5050-E	5.0	125	4.8	125	3.7	125	2.7	125	2.0	125	1.3	125
NP-RSAA-20-6060-D	6.0	150	5.7	150	4.4	150	3.4	150	2.5	150	1.7	150
NP-RSAA-20-6060-E	9.0	150	8.8	150	7.1	150	5.7	150	4.5	150	3.6	150
NP-RSAA-22-5050-D	0.9	125	0.7	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-22-5050-E	2.5	125	2.3	125	1.4	125	0.7	125	N/A	N/A	N/A	N/A
NP-RSAA-22-6060-D	3.1	150	2.9	150	1.9	150	1.1	150	0.4	150	N/A	N/A
NP-RSAA-22-6060-E	5.5	150	5.2	150	3.9	150	2.9	150	2	150	1.2	150
NP-RSAA-24-5050-D+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-24-5050-E+	1.3	125	1.2	125	0.4	125	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-24-6060-D	1.8	150	1.6	150	0.7	150	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-24-6060-E	4	150	3.8	150	2.6	150	1.6	150	0.8	150	N/A	N/A
NP-RSAA-25-5050-D+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-25-5050-E+	0.8	125	0.6	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-25-6060-D	1.2	150	1	150	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-25-6060-E	3.3	150	3.1	150	2	150	1	150	0.3	150	N/A	N/A
NP-RSAA-28-6060-D+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-28-6060-E+	1.4	150	1.2	150	0.2	150	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-30-6060-D+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NP-RSAA-30-6060-E+	0.3	150	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

1. The total combined EPA and weight of all fixtures, brackets, and other attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA and weight values are based around 2020 FL Code. Specific light pole design standards are available from WiLL support. Above data is based around the load centroid being at 2.5' above the pole top and with 2.0' eccentricity. Weight of horizontally eccentric load is capped at 100lb, with all remaining weight mounted 2.5' above top of the pole.
3. Custom products, configurations, options, and accessories available from factory.
4. Satisfactory performance of light poles is dependent upon the structure being properly attached to a supporting foundation of adequate design.

"+" indicates a vibration dampener is standard.

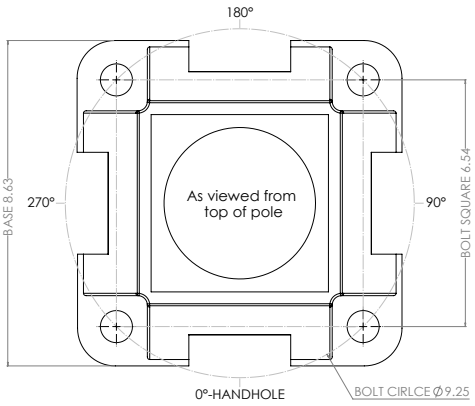
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Dimensional Diagrams

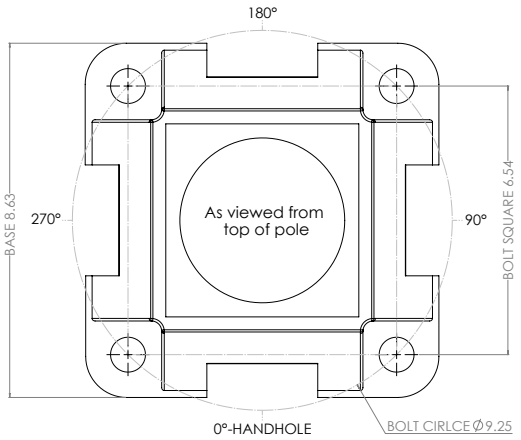


ANCHOR BASES

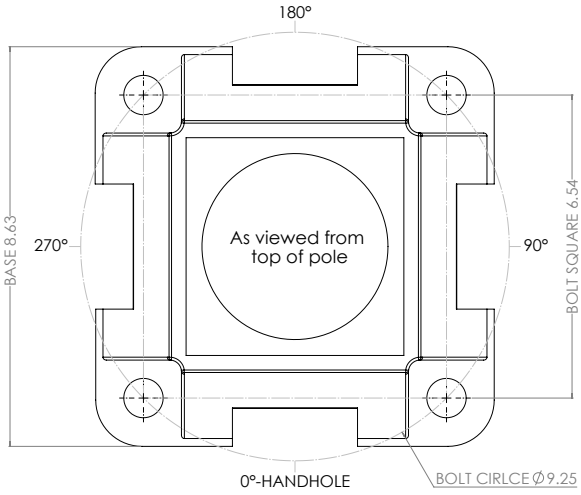
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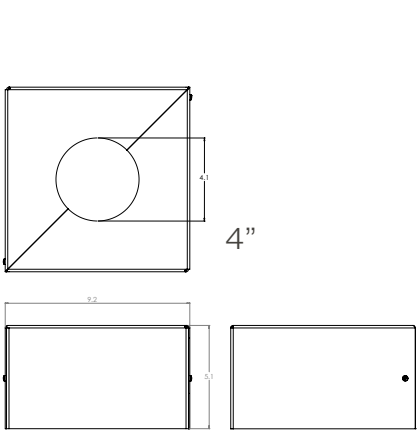
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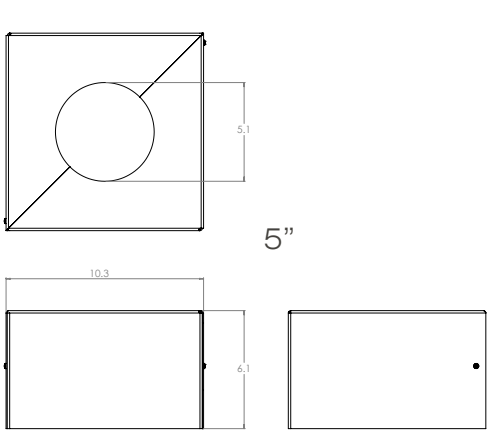


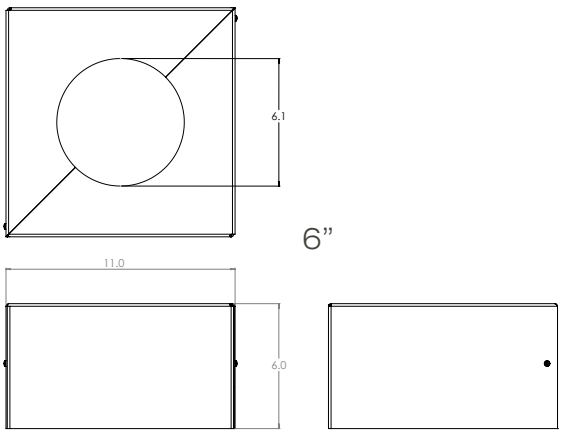
6”



BASE COVERS







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Ordering Information

Ex: NP-RSAA-16-4040-D-AB-SB-FP-BK-D2

Product Family	Design	Nominal Length	Pole Base OD	Pole Top OD	Wall Thickness	Anchor Bolts	Base Type	Finish Type	Finish Color	Fixture Mounting
NP = NAFCO®	RSAA = Round Straight Aluminum Anchor Base Light Pole	08 = 8'	40 = 4"	40 = 4"	C = 0.125"	AB = Includes Anchor Bolts	SB = Standard Base	FP = Finish Painted	BK = Black	PC = Cap Only, No Side Drilling
	C = Custom	10 = 10'	50 = 5"	50 = 5"	D = 0.188"	LAB = Less Anchor Bolts	CB = Custom Base	AN = Anodized	MB = Medium Bronze	PL = Open Top, No Cap
		12 = 12'	60 = 6"	60 = 6"	E = 0.250"	C = Custom		C = Custom	DB = Dark Bronze	PF = Flush Arm Fit
		14 = 14'	C = Custom	C = Custom	C = Custom				WH = White	D1 = Drill Single
		15 = 15'							NA = Nat Alum Silver	D2 = Drill 2@180
		16 = 16'							LG = Light Gray	D3 = Drill 3@120
		18 = 18'							SG = Slate Gray	D4 = Drill 4@90
		20 = 20'							DG = Dark Green	D5 = Drill 2@90
		22 = 22'							DP = Dark Platinum	D6 = Drill 3@90
		24 = 24'							GM = Graphite Metallic	P1 = 4" OD x 5" Long Tenon
		25 = 25'							BA = Bronze Anodized	P2 = 2.38" OD x 4" Long Tenon
		28 = 28'							BKA = Black Anodized	P3 = 3.50" OD x 6" Long Tenon
		30 = 30'							SA = Satin Silver Anodized	P4 = 4" OD x 6" Long Tenon
		C = Custom							RAL = Custom RAL Match	P5 = 2.88" OD x 4" Long Tenon
									C = Custom	P6 = 2.88" OD x 5" Long Tenon
										P7 = 2.38" OD x 5" Long Tenon
										PQ = 2.38" OD x 12" Long Tenon
										PD = 3" OD x 3" Long Tenon
										P9 = Custom Size Tenon

Options & Accessories (Add as Suffix)		
Options	**Options**	**Accessories**
SPL = Special Cut Length (Please Specify)	CPL-P-12 = 1/2" NPT Pipe-Thread Female Coupling (Specify Pole Height & Orientation)	STAMP = Engineering Services, Signed & Sealed Calcs
BCSPCL = Special Base Plate & Cover to Match Existing Bolt Circle (May Add to Production Lead Time)	CPL-P-34 = 3/4" NPT Pipe-Thread Female Coupling (Specify Pole Height & Orientation)	STAMPCA = Engineering Services, CA Signed & Sealed Calcs
VDA = Internal Vibration Dampener, Factory Installed	CPL-P-1 = 1" NPT Pipe-Thread Female Coupling (Specify Pole Height & Orientation)	PRE063 = Pre-Ship Anchor Bolts - 0.625" x 16" x 2"
HHUR-4/5/6 = Additional Unreinforced Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)	CPL-S-12 = 1/2" NPSM Straight-Thread Female Coupling (Specify Pole Height & Orientation)	PRE075 = Pre-Ship Anchor Bolts - 0.75" x 17" x 3"
HHRR-4/5/6 = Additional Reinforced Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)	CPL-S-34 = 3/4" NPSM Straight-Thread Female Coupling (Specify Pole Height & Orientation)	PRE100 = Pre-Ship Anchor Bolts - 1.0" x 36" x 4"
FSTR = Festoon Provision, Electrical by Others (Specify Pole Height & Orientation, Minimum 37" Above Base Plate)	CPL = Custom Coupling (Please Specify)	VDF = Internal Vibration Dampener, Field Installable

1. See previous pages for standard light pole model configurations and loading guidelines.
2. Additional hand hole option required for poles with side drilling plus tenon top.
3. Consult WiLL support to verify options and accessories will work with your light pole part number.
4. Custom products, configurations, options, and accessories available.

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NAFCO® PRODUCT FAMILY

Proudly engineered and manufactured in Wisconsin, USA – our NAFCO® family of LED lighting products combines 50 years of manufacturing expertise with premium components and top-notch Midwestern workmanship. From high-output outdoor applications to extreme indoor industrial environments – NAFCO® series products drastically reduce energy consumption and maintenance costs and come supported by WiLL's unmatched design, engineering, and project support capabilities.

- Output options up to 50,000 lumens
- Proprietary black anodized heat sink for maximum thermal dissipation and low LED junction temperature
- Premium tier1 LED chips and optics for extreme efficiency and high-quality color rendering for a broad range of applications
- Recessed light engine design with zero uplight rating (U0) at 0° fixture tilt
- Wireless and onboard control options including motion, photo, dimming, daylight harvesting, zones, and schedules
- True Amber and Phosphor Converted (PC) Amber premium LED chip options
- Flexible mounting options with custom adapters available
- Toolless hinged driver access for easy install, technology upgrades, and maintenance



NAFCO® SLX

Area & Flood LED Lighting



WiLL WISCONSIN LIGHTING LAB®

NAFCO® SLX SLIM LED LIGHTING

*Visit designlights.org for DLC qualified configurations.

Catalog #

Project

Comments



Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- Performance coatings and custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Toolless driver access for technology upgrades and maintenance
- Flexible mounting options with custom adapters available

Applications

- Area, site, and flood lighting
- Roadways and streets
- Parking lots, ramps, and walkways
- Car dealerships, schools, and hospitals
- Hotels and gas stations
- Retail stores and commercial buildings
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Architectural grade powder coat enclosure and black anodized heat sink
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

Light Poles & Arms

- WiLL offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Straight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)
- Vandal resistant and tested to IK08 standards

Light Engine & Electrical

- Premium tier1 LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone seal
- -40°C to +40°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 0-10V/PWM/3-timer-modes dimmable and dim-to-off with standby power ≤ 0.5W
- Power factor of 0.90 min
- Total harmonic distortion of 20% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Thermally protected secondary 10kA surge suppression available (optional)
- Always-on auxiliary power: 12VDC, 250mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Wireless mesh system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory

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EPA Chart

Base Model	0° Tilt	45° Tilt	90° Tilt
NF-SLS	0.5	1.3	2.1
NF-SLM	0.6	1.6	2.5
NF-SLL	0.7	1.8	2.8

Specifications & Typical Lumen Output (WHITE LED)

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	Typical HID Replacement	Distribution	3000K, 70 CRI					4000K, 70 CRI					5000K, 70 CRI				
							Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W
NF-SLS-45	15	44	1	0.475	100-150W	1S = Type I Short	5,977	2	0	2	136	6,351	2	0	2	144	6,351	2	0	2	144
						2M = Type II Medium	6,041	2	0	2	137	6,419	2	0	2	146	6,419	2	0	2	146
						3M = Type III Medium	5,977	1	0	2	136	6,351	1	0	2	144	6,351	1	0	2	144
						3W = Type III Wide	5,848	2	0	1	133	6,214	1	0	2	141	6,214	1	0	2	141
						4M = Type IV Medium	5,977	2	0	3	136	6,351	2	0	3	144	6,351	2	0	3	144
						5W = 150° Type V Square	6,041	3	0	2	137	6,419	3	0	2	146	6,419	3	0	2	146
						5M = 90° Type V Medium	6,170	3	0	0	140	6,555	3	0	0	149	6,555	3	0	0	149
						5N = 70° Type V Narrow	6,170	3	0	0	140	6,555	3	0	0	149	6,555	3	0	0	149
						5VN = 30° Type V Very Narrow	5,913	3	0	1	134	6,282	3	0	1	143	6,282	3	0	1	143
NF-SLS-100	15	96	1	1.000	150-250W	1S = Type I Short	10,966	3	0	3	114	11,651	3	0	3	121	11,651	3	0	3	121
						2M = Type II Medium	11,084	3	0	3	115	11,777	3	0	3	123	11,777	3	0	3	123
						3M = Type III Medium	10,966	2	0	2	114	11,651	2	0	2	121	11,651	2	0	2	121
						3W = Type III Wide	10,730	2	0	2	112	11,401	2	0	2	119	11,401	2	0	2	119
						4M = Type IV Medium	10,966	2	0	3	114	11,651	2	0	3	121	11,651	2	0	3	121
						5W = 150° Type V Square	11,084	4	0	2	115	11,777	4	0	2	123	11,777	4	0	2	123
						5M = 90° Type V Medium	11,320	3	0	1	118	12,027	4	0	1	125	12,027	4	0	1	125
						5N = 70° Type V Narrow	11,320	4	0	1	118	12,027	4	0	1	125	12,027	4	0	1	125
						5VN = 30° Type V Very Narrow	10,848	4	0	1	113	11,526	4	0	1	120	11,526	4	0	1	120
NF-SLS-160	15	158	2	0.900	250-400W	1S = Type I Short	19,998	3	0	3	127	21,248	4	0	4	134	21,248	4	0	4	134
						2M = Type II Medium	20,213	3	0	3	128	21,477	3	0	3	136	21,477	3	0	3	136
						3M = Type III Medium	19,998	3	0	3	127	21,248	3	0	3	134	21,248	3	0	3	134
						3W = Type III Wide	19,568	3	0	3	124	20,791	3	0	3	132	20,791	3	0	3	132
						4M = Type IV Medium	19,998	3	0	5	127	21,248	3	0	5	134	21,248	3	0	5	134
						5W = 150° Type V Square	20,213	5	0	3	128	21,477	5	0	3	136	21,477	5	0	3	136
						5M = 90° Type V Medium	20,643	4	0	1	131	21,934	4	0	1	139	21,934	4	0	1	139
						5N = 70° Type V Narrow	20,643	4	0	1	131	21,934	5	0	1	139	21,934	5	0	1	139
						5VN = 30° Type V Very Narrow	19,783	5	0	1	125	21,020	5	0	1	133	21,020	5	0	1	133
NF-SLS-185	15	185	3	0.700	320-400W	1S = Type I Short	24,324	4	0	4	131	25,845	4	0	4	140	25,845	4	0	4	140
						2M = Type II Medium	24,586	4	0	4	133	26,122	4	0	4	141	26,122	4	0	4	141
						3M = Type III Medium	24,324	3	0	3	131	25,845	3	0	3	140	25,845	3	0	3	140
						3W = Type III Wide	23,801	3	0	3	129	25,289	3	0	3	137	25,289	3	0	3	137
						4M = Type IV Medium	24,324	3	0	5	131	25,845	3	0	5	140	25,845	3	0	5	140
						5W = 150° Type V Square	24,586	5	0	3	133	26,122	5	0	3	141	26,122	5	0	3	141
						5M = 90° Type V Medium	25,109	5	0	1	136	26,678	5	0	1	144	26,678	5	0	1	144
						5N = 70° Type V Narrow	25,109	5	0	1	136	26,678	5	0	1	144	26,678	5	0	1	144
						5VN = 30° Type V Very Narrow	24,062	5	0	1	130	25,567	5	0	1	138	25,567	5	0	1	138
NF-SLM-210	19	207	4	0.625	400-750W	1S = Type I Short	29,468	4	0	4	142	31,310	4	0	4	151	31,310	4	0	4	151
						2M = Type II Medium	29,785	4	0	4	144	31,647	4	0	4	153	31,647	4	0	4	153
						3M = Type III Medium	29,468	3	0	4	142	31,310	3	0	4	151	31,310	3	0	4	151
						3W = Type III Wide	28,834	3	0	4	139	30,637	3	0	4	148	30,637	3	0	4	148
						4M = Type IV Medium	29,468	4	0	5	142	31,310	4	0	5	151	31,310	4	0	5	151
						5W = 150° Type V Square	29,785	5	0	4	144	31,647	5	0	4	153	31,647	5	0	4	153
						5M = 90° Type V Medium	30,419	5	0	1	147	32,320	5	0	1	156	32,320	5	0	1	156
						5N = 70° Type V Narrow	30,419	5	0	1	147	32,320	5	0	1	156	32,320	5	0	1	156
						5VN = 30° Type V Very Narrow	29,151	5	0	2	141	30,973	5	0	2	150	30,973	5	0	2	150
NF-SLM-230	19	231	6	0.475	750W	1S = Type I Short	34,753	4	0	4	150	36,925	4	0	4	160	36,925	4	0	4	160
						2M = Type II Medium	35,127	4	0	4	152	37,322	4	0	4	162	37,322	4	0	4	162
						3M = Type III Medium	34,753	3	0	4	150	36,925	3	0	4	160	36,925	3	0	4	160
						3W = Type III Wide	34,006	3	0	4	147	36,131	3	0	4	156	36,131	3	0	4	156
						4M = Type IV Medium	34,753	4	0	5	150	36,925	4	0	5	160	36,925	4	0	5	160
						5W = 150° Type V Square	35,127	5	0	4	152	37,322	5	0	4	162	37,322	5	0	4	162
						5M = 90° Type V Medium	35,874	5	0	1	155	38,117	5	0	1	165	38,117	5	0	1	165
						5N = 70° Type V Narrow	35,874	5	0	1	155	38,117	5	0	1	165	38,117	5	0	1	165
						5VN = 30° Type V Very Narrow	34,379	5	0	2	149	36,528	5	0	2	158	36,528	5	0	2	158
NF-SLL-320	22	320	8	0.475	750-1000W	1S = Type I Short	46,234	5	0	5	144	49,124	5	0	5	154	49,124	5	0	5	154
						2M = Type II Medium	46,731	4	0	4	146	49,652	5	0	5	155	49,652	5	0	5	155
						3M = Type III Medium	46,234	4	0	5	144	49,124	4	0	5	154	49,124	4	0	5	154
						3W = Type III Wide	45,240	4	0	5	141	48,068	4	0	5	150	48,068	4	0	5	150
						4M = Type IV Medium	46,234	4	0	5	144	49,124	5	0	5	154	49,124	5	0	5	154
						5W = 150° Type V Square	46,731	5	0	5	146	49,652	5	0	5	155	49,652	5	0	5	155
						5M = 90° Type V Medium	47,725	5	0	1	149	50,709	5	0	1	158	50,709	5	0	1	158
						5N = 70° Type V Narrow	47,725	5	0	1	149	50,709	5	0	1	158	50,709	5	0	1	158
						5VN = 30° Type V Very Narrow	45,737	5	0	2	143	48,596	5	0	2	152	48,596	5	0	2	152

Note: Typical lumen values are based on photometric tests performed in accordance with ANSI/IES LM-79-19. Field performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application. **Note:** Data based on 25°C ambient operating temperature. **Note:** BUG ratings are calculated with fixture tilt set to 0°.

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Specifications & Typical Lumen Output (AMBER LED)

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	LED Source	Blue Light	Lumens
NF-SLS-CW-TA	15	65	3	0.35	True Amber (593 nm)	0.19%	2,571
NF-SLS-CW-PCA	15	100	3	0.40	Phosphor Converted Amber (590 nm)	0.78%	10,489
NF-SLM-CW-TA	19	130	6	0.35	True Amber (593 nm)	0.19%	5,141
NF-SLM-CW-PCA	19	200	6	0.40	Phosphor Converted Amber (590 nm)	0.78%	20,979
NF-SLL-CW-TA	22	173	8	0.35	True Amber (593 nm)	0.19%	6,855
NF-SLL-CW-PCA	22	267	8	0.40	Phosphor Converted Amber (590 nm)	0.78%	27,972

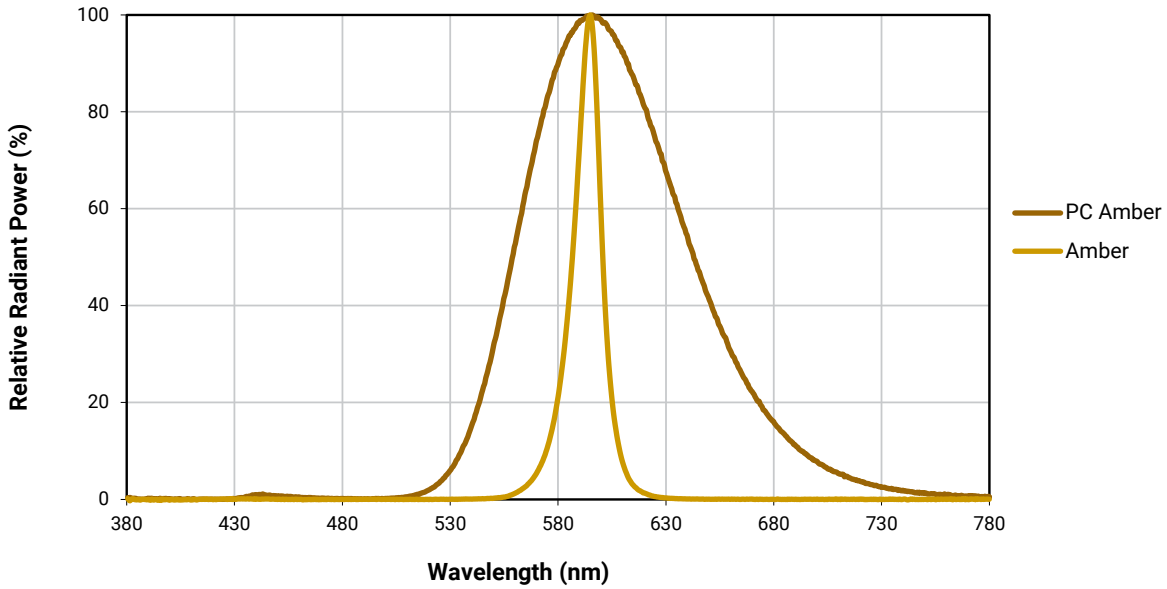
Lumen Multiplier & Maintenance (WHITE LED)

Ambient Temperature	Lumen Multiplier	TM-21 Lumen Maintenance (50,000 hrs)	REPORTED L90 (hrs)	REPORTED L70 (hrs)
0°C / 32°F	1.04	96.72	>102,000	>102,000
10°C / 50°F	1.02	96.67	>102,000	>102,000
25° C / 77°F	1.00	95.90	>102,000	>102,000
30°C / 86°F	0.99	95.38	>102,000	>102,000
35°C / 95°F	0.98	94.72	>102,000	>102,000
40° C / 104°F	0.97	93.66	>102,000	>102,000

	Current (A)						
Voltage (V)	45W	100W	160W	185W	210W	230W	320W
Input Current @ 120V (A)	0.37	0.80	1.32	1.54	1.73	1.93	2.67
Input Current @ 208V (A)	0.21	0.46	0.76	0.89	1.00	1.11	1.54
Input Current @ 240V (A)	0.18	0.40	0.66	0.77	0.86	0.96	1.33
Input Current @ 277V (A)	0.16	0.35	0.57	0.67	0.75	0.83	1.16
Input Current @ 347V (A)	0.13	0.28	0.46	0.53	0.60	0.67	0.92
Input Current @ 480V (A)	0.09	0.20	0.33	0.39	0.43	0.48	0.67

Note: Values calculated according to IESNA TM-21-11 methodology.

LED Chip Wavelengths

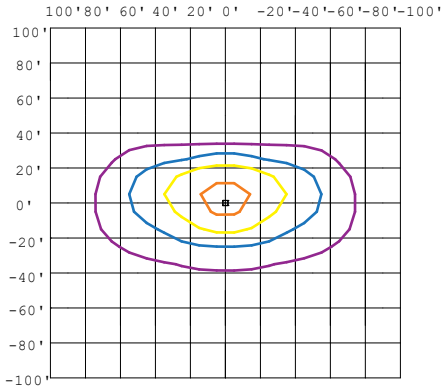


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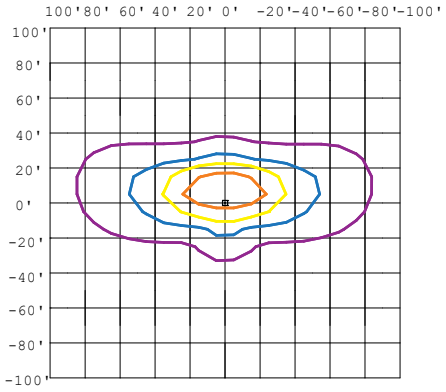
Photometric Diagrams

LEGEND
0.5 fc 2.0 fc 5.0 fc 10 fc 25 fc

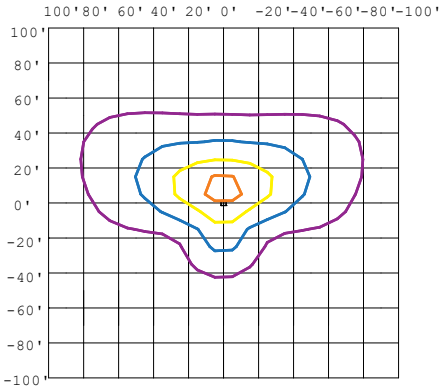
Simulated per IESNA LM-63-1995



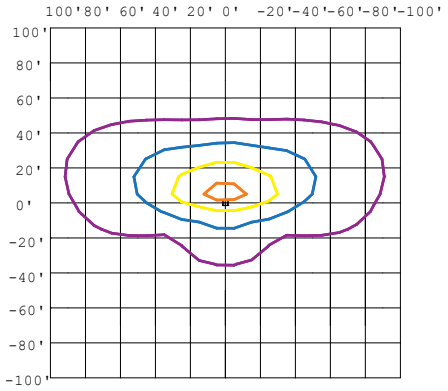
220W SLM
(1S) Type I Short
25' Height @ 0°



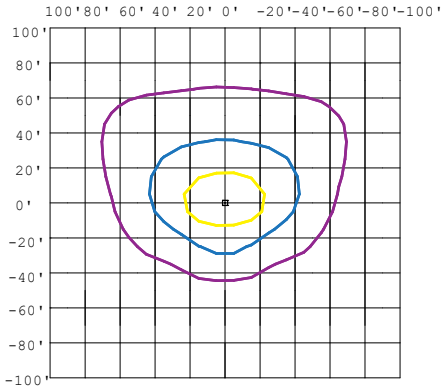
220W SLM
(2M) Type II Medium
25' Height @ 0°



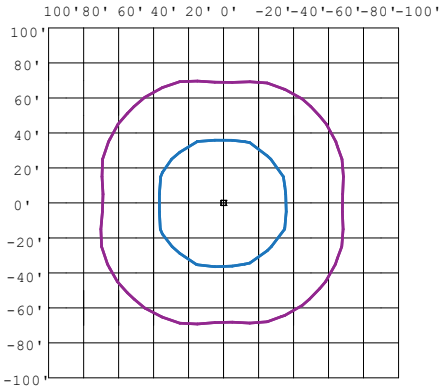
220W SLM
(3M) Type III Medium
25' Height @ 0°



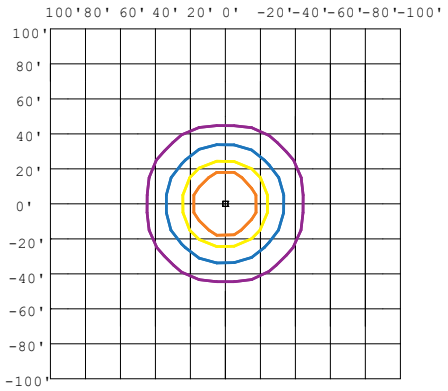
220W SLM
(3W) Type III Wide
25' Height @ 0°



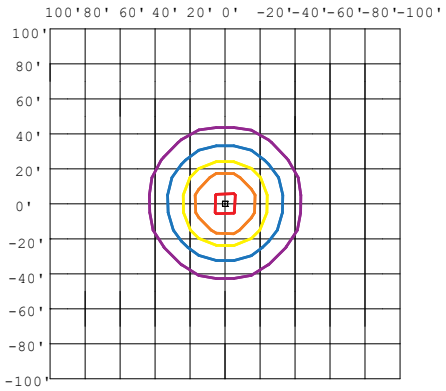
220W SLM
(4M) Type IV Medium
25' Height @ 0°



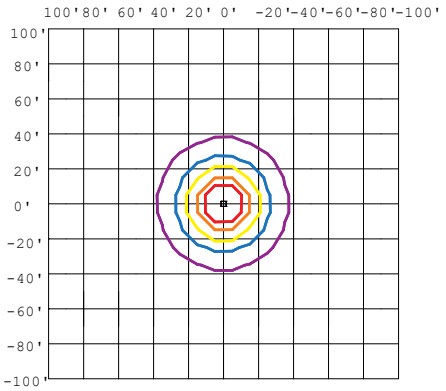
220W SLM
(5W) 150° Type V Square
25' Height @ 0°



220W SLM
(5M) 90° Type V Medium
25' Height @ 0°



220W SLM
(5N) 70° Type V Narrow
25' Height @ 0°

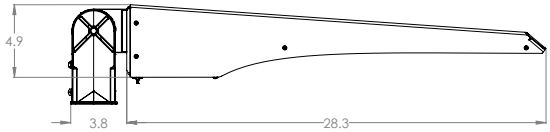


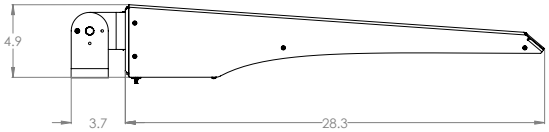
220W SLM
(5VN) 30° Type V Very Narrow
25' Height @ 0°

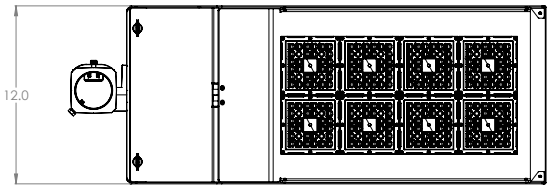
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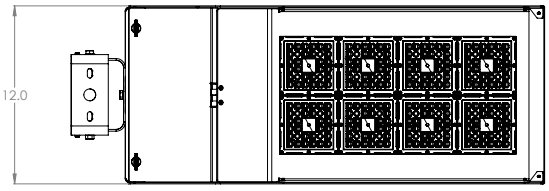
Dimensional Diagrams

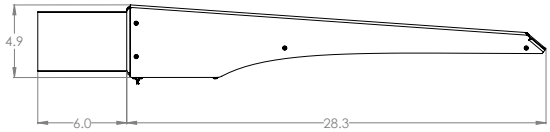
SLL

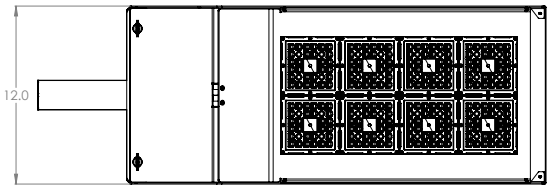




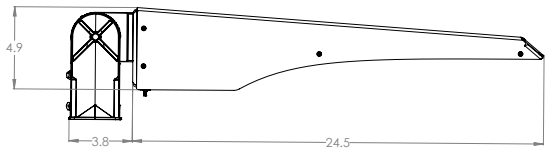


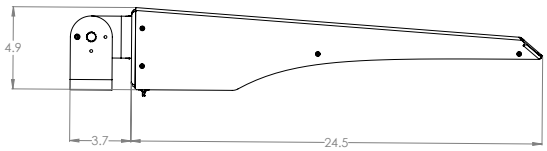


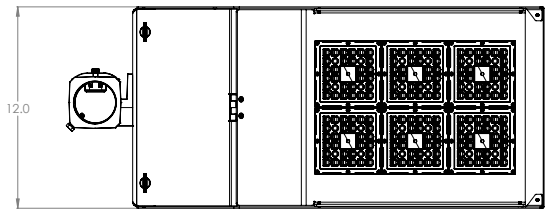


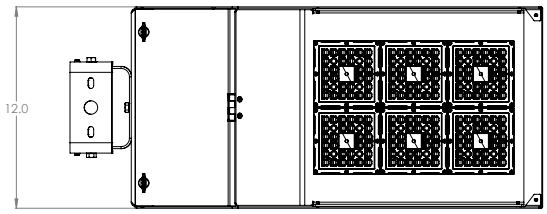


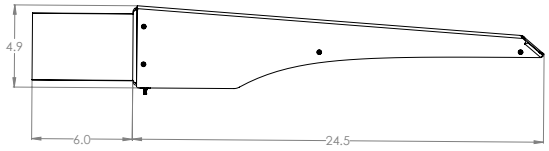
SLM

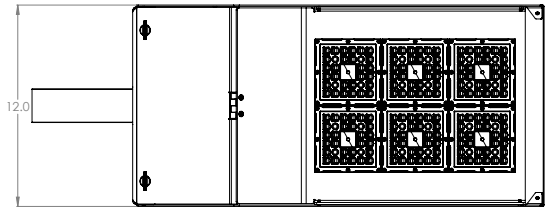








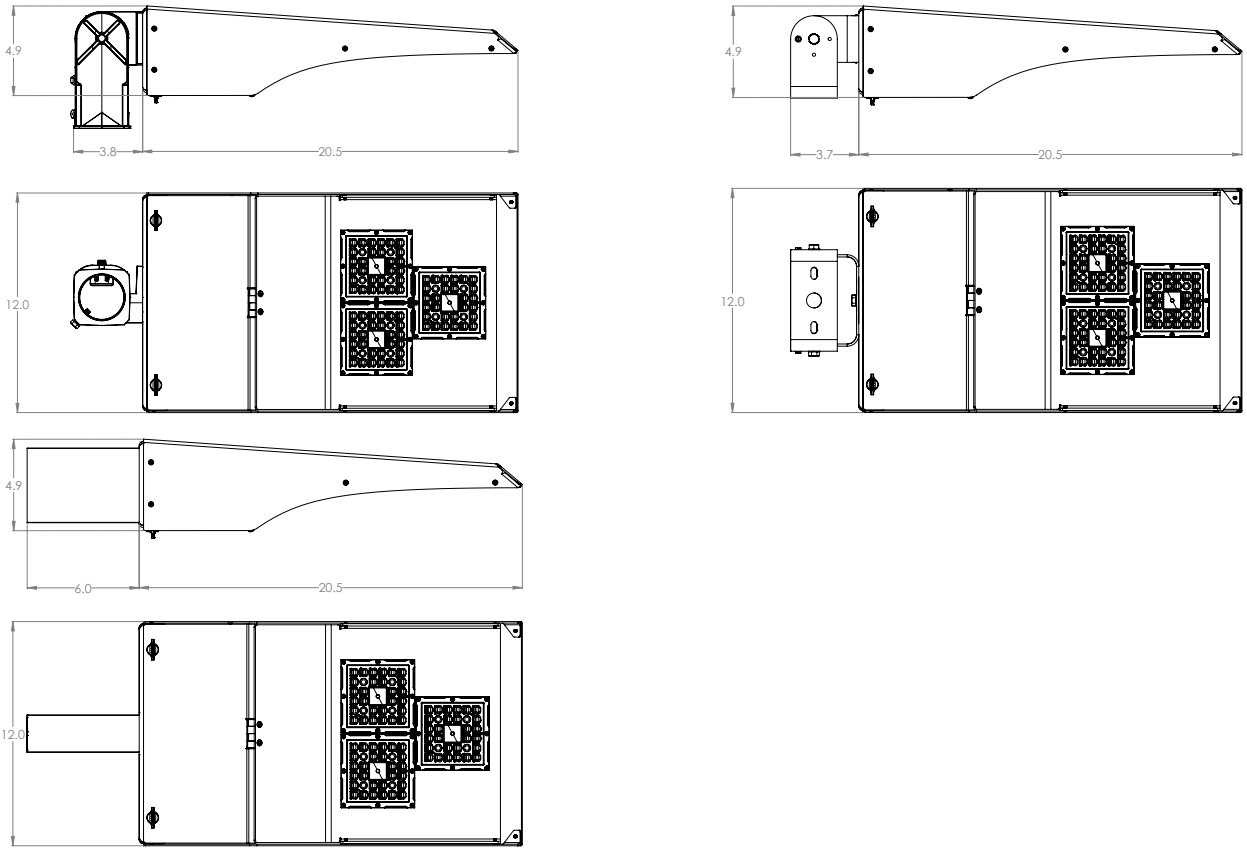




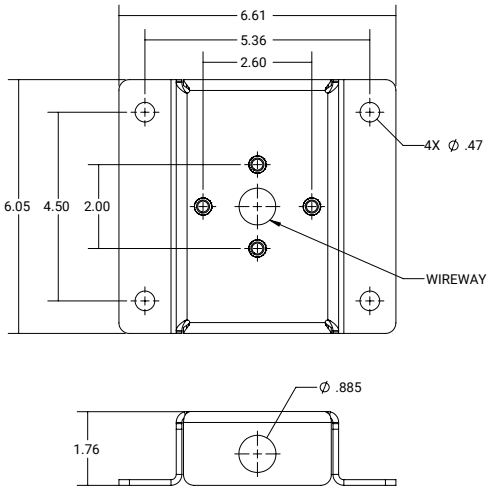
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Dimensional Diagrams

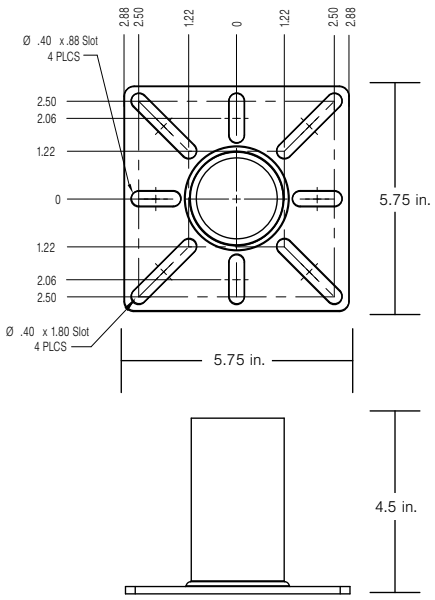
SLS



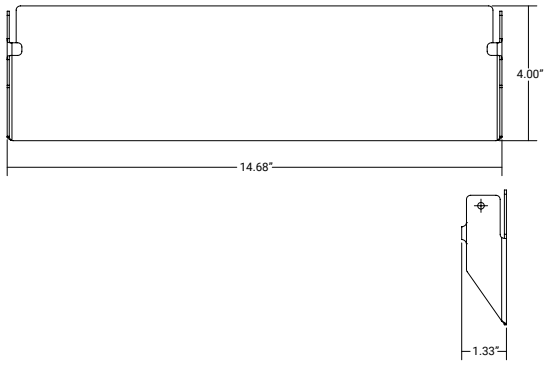
Area/Flood Light Wall Bracket



Tennis Davit Adapter



House Side Shield



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Ordering Information

Ex: NF-SLM-230-50-MV-5M-BK-6S

Product Family	Design	Lumen Output (Model = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color
NF = NAFCO®	SLS = Small Housing	45 = 6,351	30 = 3000K, 70 CRI	MV = 120-277V	1S = Type I Short	BK = Black
	SLM = Medium Housing	100 = 11,651	40 = 4000K, 70 CRI	HV = 277-480V	2M = Type II Medium	DB = Dark Bronze
	SLL = Large Housing	160 = 21,248	50 = 5000K, 70 CRI	CV = Custom	3M = Type III Medium	WH = White
		185 = 25,845	PCA = PC Amber (590 nm)		3W = Type III Wide	NA = Nat Alum Silver
		210 = 31,310	TA = True Amber (593 nm)		4M = Type IV Medium	LG = Light Gray
		230 = 36,925	CT = Custom		5W = 150° Type V Square	SG = Slate Gray
		320 = 49,124			5M = 90° Type V Medium	DG = Dark Green
		CW = Custom			5N = 70° Type V Narrow	DP = Dark Platinum
					5VN = 30° Type V Very Narrow	GM = Graphite Metallic
					CD = Custom	RAL = Custom RAL Match

Options & Accessories (Add as Suffix)			
Mounting	**Options**	**Options**	**Accessories**
6S = 6" Arm (Square Pole)	WHP3NP = 2' Cord w/o Plug, Stripped Pigtail	SRG27710 = 10kA Surge Suppressor (Field Replaceable), 120-277V	TLPC1 = Twist-Lock Photocell, 120-277V (Not Installed)
6R = 6" Arm (Round Pole)	WHP7NP = 6' Cord w/o Plug, Stripped Pigtail	SRG48010 = 10kA Surge Suppressor (Field Replaceable), 347-480V	TLPC4 = Twist-Lock Photocell, 347/480V (Not Installed)
10S = 10" Arm (Square Pole)	WHP11NP = 10' Cord w/o Plug, Stripped Pigtail	BPC1 = Button Photocontrol, 120-277V	HSS-SLX = SLX House Side Shield (Installed)
10R = 10" Arm (Round Pole)	90D = 90° Optics Rotation	BPC3 = Button Photocontrol, 347V	TCAA = Tennis Court Davit Adapter (Not Installed)
SF = 2.38" OD Slipfitter		BPC4 = Button Photocontrol, 480V	AFW = Area/Flood Wall Bracket (Black Finish) (Not Installed)
TR = Trunnion Yoke		N5P = NEMA 5pin Twist-Lock Receptacle	GFX = Wireless DMX Lighting Control System (Consult Factory)
CM = Custom		MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjustable, Maximum Coverage Of 100' Diameter From 40' Mounting Height	GFM = Wireless Mesh Lighting Control System (Consult Factory)
		EB12FI = 1500 lm 90 min Emergency Battery Backup, 0°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	
		EB12FIC = 1500 lm 90 min Cold Weather Emergency Battery Backup, -20°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	

Note: Custom products, configurations, options, and accessories available from factory.
Note: Products are designed and built to accepted industry safety standards, and standard products are certified by Intertek to UL safety standards. Custom configurations may not have formal ETL marks.
Note: Visit designlights.org for DLC qualified configurations.



Arm Mounts



Slipfitter Mount



Trunnion Yoke Mount



Area/Flood Light Wall Bracket



Tennis Davit Adapter

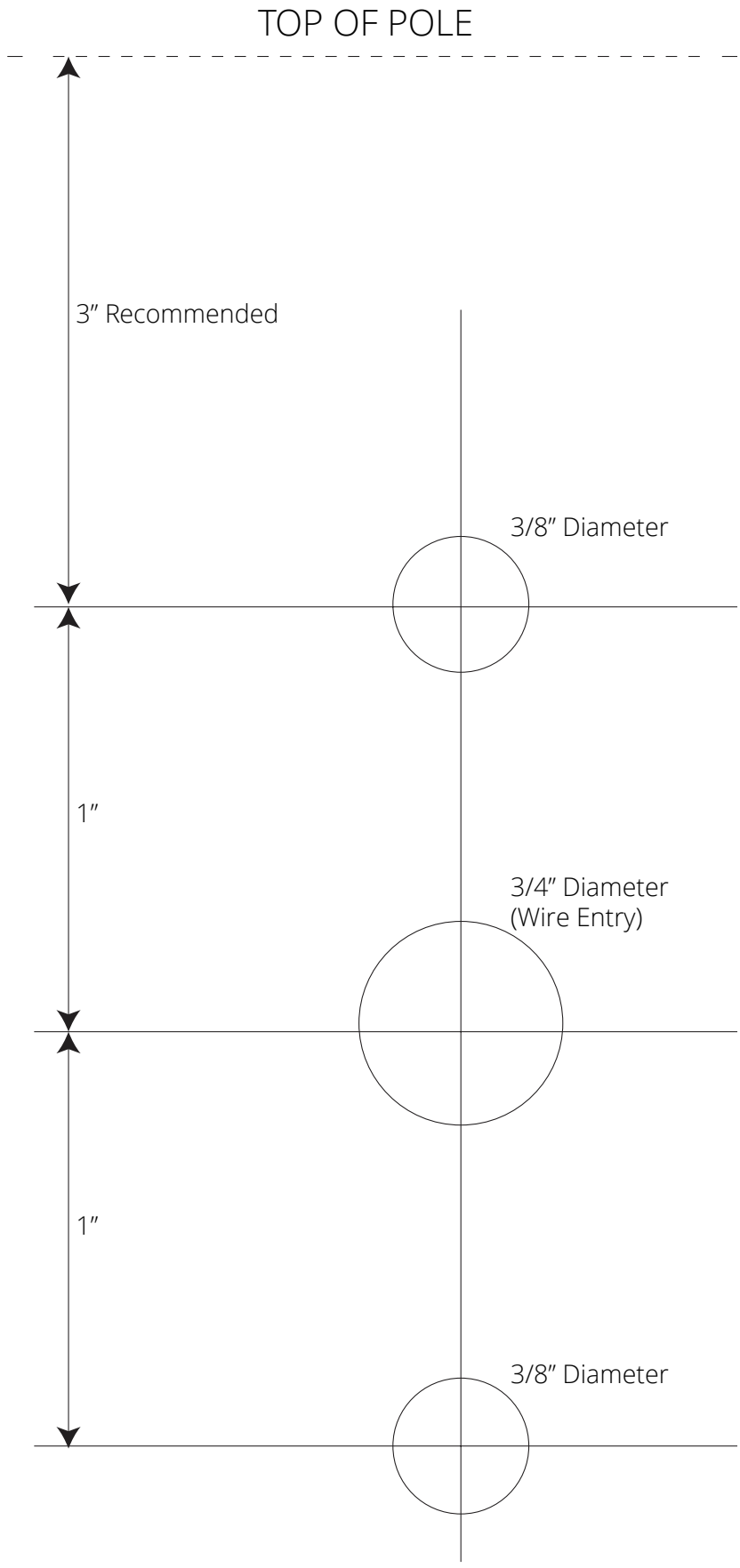


House Side Shield



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6” & 10” Arm Drill Pattern (Dimensions Not To Scale)



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McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

August 4, 2025
07759-0010

City of Southport Development Services Department
Southport City Hall
1029 N. Howe Street
Southport, NC 28461

RE: Home2 Suites – City of Southport, North Carolina
Stormwater Managment Plan

To Whom It May Concern –

The intent of the subject project is to construct a new four-story, ±66,000 SF Home2 Suites by Hilton hotel with 103 guest rooms; interior meeting, admin, and amenity spaces; exterior porte-cochere, pool, and grilling patio; driveways, parking, and sidewalks for vehicular and pedestrian traffic; domestic water, fire protection, and sanitary sewer utility services; and a stormwater collection and conveyance system.

Stormwater management will be provided by an existing off-site wet detention pond to the immediate east of the site, NCDEQ Permit No. SW8 010118, Dutchman Village Subdivision, the application for which has been included in this report for reference. We understand this master pond was permitted for 31.8 acres of parcel area within Dutchman Village, with up to 85% of individual parcel areas accounted for as the maximum built-upon area. The project site, which encompasses parcels E and F, amounts to 111,601 SF (2.56 AC) allowing for 94,861 SF (2.18 AC) of impervious area. The design proposes 80,758 SF (1.85 AC) of impervious area; 72% of the allowable impervious area and 69% of the area of disturbance (please see Stormwater Calculations in this report). Please note that runoff generated by 76,265 SF of the new impervious area will be conveyed to the proposed collection system on-site. Runoff generated by the remaining 4,493 SF, comprised of the two driveway connections, will be conveyed to existing curb inlets in the gutter line of Eason Street and ultimately discharging to the same wet pond.

Plans depict a platted easement along the common line between parcels E and F, through which a 48” RCP pipe extends between a curb inlet in the Eason Street cul-de-sac to an inlet/junction structure in a recorded open space behind the subject parcels. The proposed storm conveyance system will connect to the existing 48” pipe via a dog house structure labeled as ST-08 in the plans, from which runoff will continue to flow northeast towards the existing manhole. A 48” RCP turns easterly from there and extends to the permitted wet pond within a recorded drainage/utility easement.

StormWise modeling was utilized to ensure the proposed pipes are sized and sloped adequately to convey the receiving surface runoff. The system schematics show the post-development conditions utilizing a series of nodes, pipe links, and manual basins. Runoff produced by the land cover within the site has been defined by these basins as shown in the Post-Development Conditions exhibit. The results of the model are outlined in the Max Structure Staging and Max Pipe Flow tables included in this report; the full input parameters of which are shown in the Input Summary.

1301 N. Palafox St., Ste. 200
Pensacola, FL 32501
850-994-9503

If you require any additional information, please do not hesitate to contact me directly by phone 850.994.9503 or email pjehle@mckimcreed.com.

Sincerely,



D. Patrick Jehle, Jr., P.E.
Regional Manager – Northern Gulf
McKim & Creed, Inc.

1301 N. Palafox St., Ste. 200
Pensacola, FL 32501
Work: 850-994-9503

July 1, 2025
07759-0010

Meridian Southport Series 3, LLC
819 Pinedale Road
Fort Walton Beach, FL 32547

RE: Home2 Suites – City of Southport, North Carolina
Stormwater Operation & Maintenance Plan

Mr. Larson:

As the Engineer of Record, we are required to notify you, as the Owner or Owner's representative, of the required maintenance to the Stormwater Conveyance System (SCS) for the referenced project. The contractor will be responsible for operation, inspection, and maintenance of the SCS during construction. After construction has been completed, these tasks will become the responsibility of the owner or the owner's designee, and any costs associated with standard operation and maintenance will be the responsibility of the owner. A long-term maintenance plan has been outlined below. This plan must be executed in accordance with an Operations & Maintenance Agreement to be executed by both parties.

Tasks to be Completed as Needed

- Remove and dispose of debris, sediment, or other objects blocking or limiting flow to the downspouts, conveyance piping, and inlets or otherwise interfering with the normal flow patterns of the proposed site.
- Inspect all subsurface piping to ensure it is substantially free of debris. If debris is encountered, the piping should be cleaned per the manufacturer's recommendations.
- Mow sodded areas to control the growth of unwanted vegetation.

Tasks to be Completed Annually

- Inspect all subsurface piping to ensure it is substantially free of debris. If debris is encountered, the piping should be cleaned per the manufacturer's recommendations.

Tasks to be Completed after Major Storm Events

- Inspect entire SCS to ensure that the system is functioning as intended.
- Monitor stormwater conveyance through the system. If the system is not functioning as intended, further investigation should be performed to diagnose the problem and corrective actions must be made immediately.

The person who performed the inspection is responsible for keeping a written log. This log is to include the date of inspection, summary of the inspection procedures, and details of any maintenance and/or corrective measures that were taken. This maintenance log shall be kept at a known location on- or off-site and shall be made accessible to any City of Southport and/or North Carolina Department of Environmental Quality personnel upon request. An inspection log is included with this document for the Owner's future use.

Please note, failure to comply with and continually maintain approved elements of the Site Plan, including stormwater systems, is a violation of City of Southport and North Carolina Department of Environmental Quality ordinances and shall be subject to enforcement and penalties.

1301 N. Palafox St., Suite 200
Pensacola, FL 32501
Work: 850-994-9503

If you require any additional information, please do not hesitate to contact me directly by phone 850.994.9503 or email pjehle@mckimcreed.com.

Sincerely,



D. Patrick Jehle, Jr., P.E.
Regional Manager – Northern Gulf
McKim & Creed, Inc.

McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

OPERATIONS AND MAINTENANCE LOG

Project Name: Home2 Suites – City of Southport

Location	Overall Condition/Comments	Maintenance Action(s) Taken	Corrective Action(s) Taken
Gutters/Downspouts			
Conveyance Piping			
Inlets			

Inspector Information:

Name _____ Signature _____ Date _____

1301 N. Palafox St., Suite 200
Pensacola, FL 32501
Work: 850-994-9503

PRE-DEVELOPMENT SITE COVERAGE

TOTAL AREA:	117,023 SF	(2.686 AC)
PERVIOUS AREA:	117,023 SF	(2.686 AC)

PRE-DEVELOPMENT CONTRIBUTING TO SYSTEM

TOTAL AREA:	90,774 SF	(2.084 AC)
PERVIOUS AREA:	90,774 SF	(2.084 AC)

N

30' 0 30' 60'

LOCALIZATION POINT #201
REBAR W/CAP
N: 75,059.12 GROUND
E: 2,291,235.88 GROUND
EL. 27.53 NAVD 88(GEOID 18)

PARCEL 2210000204
JS SOUTH, LLC
DEED BOOK 1586 PAGE 1344
OPEN SPACE
MAP BOOK 45 PAGE 73

PARCEL 2210000209
CFSC LAND, LLC
DEED BOOK 4945 PAGE 402
MAP PARCEL G-H
MAP BOOK 143 PAGE 54

J. SWAIN BOULEVARD
100' PUBLIC R/W
(MAP BOOK 45 PAGE 73)

LOCALIZATION POINT #200
REBAR W/CAP
NC GRID NAD83/2011
N: 74,797.64 GRID
E: 2,291,174.78 GRID
EL. 23.89 NAVD 88(GEOID 18)
CSF: 1.000132159

LOCALIZATION POINT #100
REBAR W/CAP
N: 74,775.36 GROUND
E: 2,291,520.17 GROUND
EL. 22.41 NAVD 88(GEOID 18)

EASON STREET
60' PUBLIC R/W
(MAP BOOK 45 PAGE 73)

PARCEL 2210000209
DUTCHMAN VILLAGE
RETENTION FACILITY
DRAINAGE/UTILITY EASEMENT
DEED BOOK 3170 PAGE 1119
MAP BOOK 45 PAGE 73

PARCEL 2210000206
DUTCHMAN VILLAGE OFFICE
CONDOMINIUM ASSOC. INC.
DEED BOOK 3317 PAGE 958
PARCEL D (REV.)
MAP BOOK 47 PAGE 81

LOCALIZATION POINT #101
REBAR W/CAP
N: 74,566.89 GROUND
E: 2,291,398.42 GROUND
EL. 21.62 NAVD 88(GEOID 18)

REV. NO.	DESCRIPTION	DATE

REVISIONS

McKIM&CREED
1301 N. Palafox Street, Suite 200
Pensacola, Florida 32501
Phone: (850) 994-9503

CA Lic. No. 29588
www.mckimcreed.com

HOME2 SUITES HOTEL - SOUTHPORT, NC

EXHIBITS

PRE-DEVELOPMENT CONDITIONS

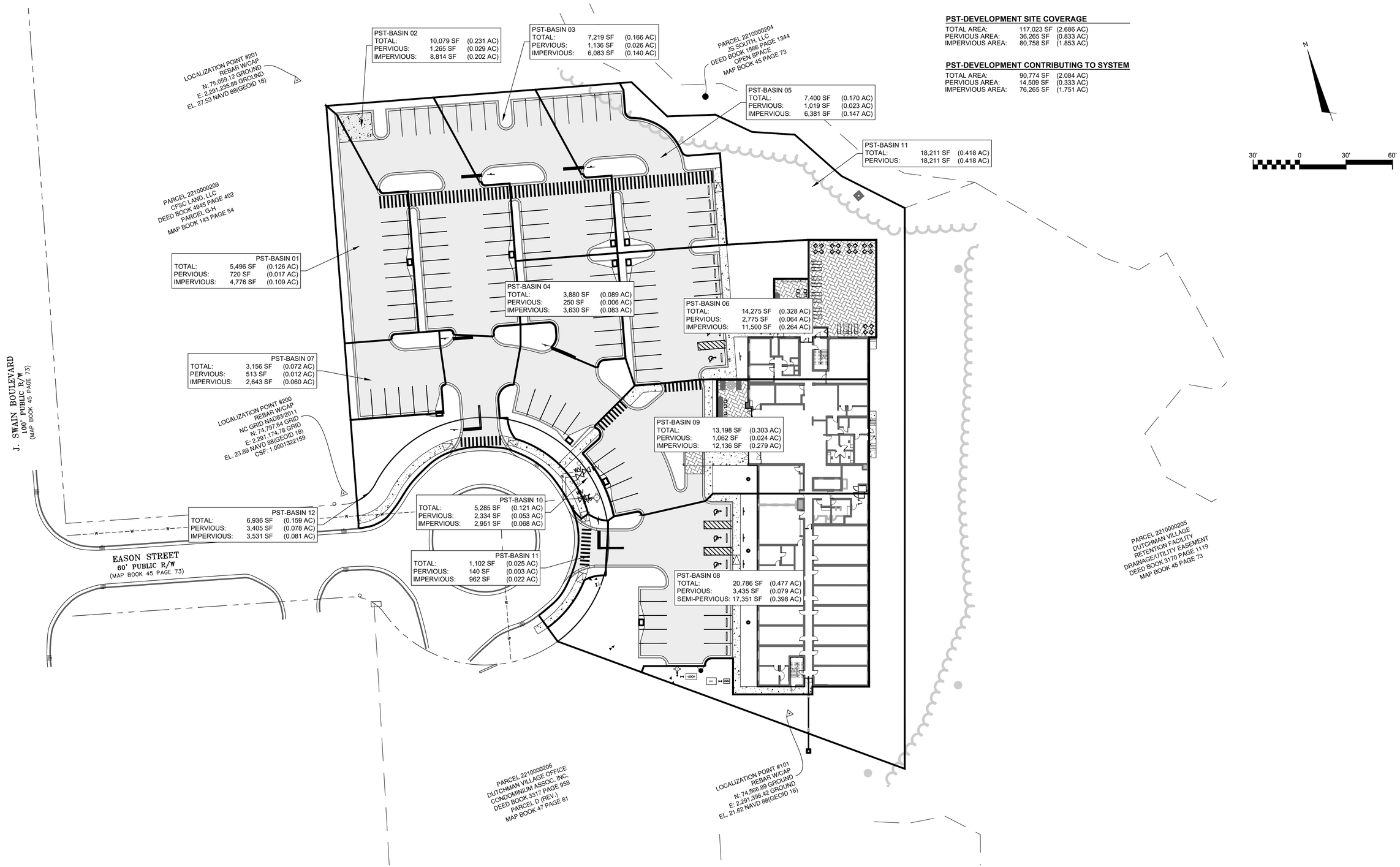
PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJ
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

PRE
DRAWING NUMBER
-
REVISION

STATUS:
PERMIT SET
NOT RELEASED FOR CONSTRUCTION

I:\07759\0010\ENGI\80-DRAWINGS\CIVIL\PRE VS POST DEVELOPMENT EXHIBIT.DWG 08/04/2025 11:51:17 ALEX MAINIERO



PST-DEVELOPMENT SITE COVERAGE

TOTAL AREA:	117,023 SF	(2.686 AC)
PERVIOUS AREA:	36,265 SF	(0.833 AC)
IMPERVIOUS AREA:	80,758 SF	(1.853 AC)

PST-DEVELOPMENT CONTRIBUTING TO SYSTEM

TOTAL AREA:	90,774 SF	(2.084 AC)
PERVIOUS AREA:	14,509 SF	(0.333 AC)
IMPERVIOUS AREA:	76,265 SF	(1.751 AC)

REV. NO.	DESCRIPTION	DATE

REVISIONS

McKIM&CREED
1301 N. Palafox Street, Suite 200
Pensacola, Florida 32501
Phone: (850) 994-9503
CA Lic. No. 29588
www.mckimcreed.com

HOME2 SUITES HOTEL - SOUTHPORT, NC

EXHIBITS

POST-DEVELOPMENT CONDITIONS

PROJ. START DATE:	08/04/2025
MC PROJ. #	07759-0010
DRAWN	CCF
DESIGNED	ALM
CHECKED	DPJj
PROJ. MGR.	ALM

SCALE
HORIZONTAL: AS SHOWN
VERTICAL: N/A

PST
DRAWING NUMBER
-
REVISION

STATUS: PERMIT SET
NOT RELEASED FOR CONSTRUCTION

I:\07759\0010\ENG\80-DRAWINGS\CIVIL\PRE VS POST DEVELOPMENT EXHIBIT.DWG 08/04/2025 11:52:02 ALEX MAINIERO

McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

Stormwater Calculations

Project: 07759-0010 Home2 Suites
Location: City of Southport, North Carolina

Duration (Hours)	NOAA Storm Average Recurrence Interval (Years)					
	2	5	10	25	50	100
1	2.25	2.75	3.18	3.74	4.20	4.68
2	2.71	3.41	4.02	4.86	5.59	6.36
4	3.14	3.98	4.73	5.81	6.76	7.80
8	3.85	4.89	5.84	7.20	8.42	9.74
24	4.94	6.40	7.67	9.63	11.40	13.30

Contributing Ground Cover	Runoff Coef	Pre-Development		Post-Development		
		SF	AC	SF	AC	%
Pervious	0.30	90,774	2.084	14,509	0.333	15.98
Impervious	0.95	0	0.000	76,265	1.751	84.02
Total		90,774	2.084	90,774	2.084	100.00

Total Project Ground Cover	Runoff Coef	Pre-Development		Post-Development		
		SF	AC	SF	AC	%
Pervious	0.30	117,023	2.686	36,265	0.833	30.99
Impervious	0.95	0	0.000	80,758	1.854	69.01
Total		117,023	2.686	117,023	2.686	100.00

Pre-Dev C	0.30
Pst-Dev C	0.85

NOAA Atlas 14, Volume 2, Version 3
Location name: Southport, North Carolina, USA*
Latitude: 33.9512°, Longitude: -78.0392°
Elevation: 20 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.542** (0.504-0.586)	**0.645** (0.599-0.697)	**0.746** (0.691-0.805)	**0.833** (0.771-0.899)	**0.938** (0.863-1.01)	**1.02** (0.936-1.10)	**1.10** (1.00-1.19)	**1.19** (1.07-1.28)	**1.29** (1.16-1.40)	**1.39** (1.23-1.51)
10-min	**0.865** (0.804-0.936)	**1.03** (0.957-1.11)	**1.19** (1.11-1.29)	**1.33** (1.23-1.44)	**1.50** (1.38-1.61)	**1.62** (1.49-1.75)	**1.75** (1.60-1.89)	**1.88** (1.70-2.03)	**2.05** (1.83-2.22)	**2.18** (1.94-2.37)
15-min	**1.08** (1.01-1.17)	**1.30** (1.20-1.40)	**1.51** (1.40-1.63)	**1.68** (1.56-1.82)	**1.90** (1.74-2.04)	**2.06** (1.89-2.22)	**2.22** (2.02-2.39)	**2.37** (2.15-2.56)	**2.58** (2.31-2.79)	**2.74** (2.43-2.98)
30-min	**1.48** (1.38-1.60)	**1.79** (1.66-1.93)	**2.15** (1.99-2.32)	**2.44** (2.26-2.64)	**2.81** (2.58-3.02)	**3.10** (2.84-3.34)	**3.40** (3.09-3.66)	**3.69** (3.34-3.99)	**4.10** (3.67-4.44)	**4.44** (3.94-4.82)
60-min	**1.85** (1.72-2.00)	**2.25** (2.09-2.43)	**2.75** (2.55-2.97)	**3.18** (2.94-3.43)	**3.74** (3.44-4.03)	**4.20** (3.85-4.53)	**4.68** (4.26-5.04)	**5.18** (4.69-5.59)	**5.88** (5.27-6.37)	**6.48** (5.75-7.04)
2-hr	**2.22** (2.05-2.43)	**2.71** (2.50-2.96)	**3.41** (3.14-3.72)	**4.02** (3.69-4.38)	**4.86** (4.44-5.29)	**5.59** (5.08-6.08)	**6.36** (5.74-6.93)	**7.21** (6.46-7.84)	**8.44** (7.48-9.19)	**9.51** (8.36-10.4)
3-hr	**2.37** (2.18-2.61)	**2.89** (2.66-3.18)	**3.66** (3.35-4.02)	**4.35** (3.97-4.77)	**5.33** (4.84-5.84)	**6.20** (5.59-6.79)	**7.14** (6.39-7.82)	**8.18** (7.26-8.94)	**9.74** (8.53-10.7)	**11.1** (9.63-12.2)
6-hr	**2.98** (2.73-3.30)	**3.64** (3.33-4.02)	**4.61** (4.21-5.09)	**5.49** (5.00-6.06)	**6.76** (6.10-7.44)	**7.88** (7.06-8.67)	**9.11** (8.10-10.0)	**10.5** (9.23-11.5)	**12.6** (10.9-13.8)	**14.4** (12.4-15.9)
12-hr	**3.50** (3.17-3.91)	**4.27** (3.87-4.76)	**5.45** (4.93-6.07)	**6.53** (5.88-7.26)	**8.09** (7.21-8.98)	**9.49** (8.41-10.5)	**11.0** (9.69-12.2)	**12.8** (11.1-14.2)	**15.4** (13.2-17.1)	**17.9** (15.0-19.8)
24-hr	**4.07** (3.74-4.48)	**4.94** (4.55-5.44)	**6.40** (5.87-7.03)	**7.67** (7.01-8.43)	**9.63** (8.71-10.6)	**11.4** (10.2-12.5)	**13.3** (11.8-14.7)	**15.6** (13.6-17.2)	**19.1** (16.2-21.1)	**22.1** (18.5-24.8)
2-day	**4.67** (4.32-5.12)	**5.65** (5.23-6.19)	**7.25** (6.68-7.97)	**8.63** (7.91-9.50)	**10.7** (9.72-11.8)	**12.6** (11.3-13.9)	**14.7** (13.0-16.3)	**17.0** (14.9-18.9)	**20.6** (17.7-23.0)	**23.7** (20.0-26.7)
3-day	**4.90** (4.54-5.34)	**5.92** (5.48-6.45)	**7.54** (6.96-8.24)	**8.93** (8.21-9.77)	**11.0** (10.0-12.1)	**12.9** (11.6-14.1)	**14.9** (13.3-16.4)	**17.2** (15.1-19.0)	**20.7** (17.9-23.2)	**23.8** (20.2-26.9)
4-day	**5.12** (4.75-5.56)	**6.18** (5.73-6.71)	**7.82** (7.24-8.51)	**9.23** (8.50-10.0)	**11.3** (10.3-12.3)	**13.1** (11.9-14.3)	**15.1** (13.5-16.5)	**17.3** (15.3-19.0)	**20.8** (18.0-23.3)	**23.8** (20.3-27.0)
7-day	**5.78** (5.41-6.21)	**6.97** (6.53-7.49)	**8.77** (8.18-9.42)	**10.3** (9.53-11.0)	**12.4** (11.5-13.4)	**14.3** (13.1-15.4)	**16.3** (14.8-17.6)	**18.4** (16.5-20.0)	**21.6** (19.0-23.6)	**24.2** (21.0-27.3)
10-day	**6.49** (6.09-6.95)	**7.77** (7.29-8.33)	**9.62** (8.98-10.3)	**11.2** (10.4-12.0)	**13.4** (12.4-14.4)	**15.3** (14.0-16.4)	**17.3** (15.7-18.7)	**19.5** (17.5-21.1)	**22.6** (20.0-24.7)	**25.2** (22.0-27.8)
20-day	**8.70** (8.18-9.32)	**10.4** (9.74-11.1)	**12.6** (11.8-13.5)	**14.5** (13.6-15.5)	**17.1** (15.9-18.4)	**19.3** (17.9-20.7)	**21.6** (19.8-23.3)	**24.1** (21.9-26.1)	**27.5** (24.6-30.1)	**30.4** (26.8-33.4)
30-day	**10.8** (10.2-11.5)	**12.8** (12.1-13.7)	**15.4** (14.5-16.4)	**17.5** (16.4-18.6)	**20.3** (19.0-21.6)	**22.6** (21.0-24.1)	**25.0** (23.1-26.7)	**27.4** (25.1-29.5)	**30.8** (27.9-33.3)	**33.4** (30.0-36.4)
45-day	**13.3** (12.6-14.1)	**15.7** (14.9-16.7)	**18.6** (17.6-19.8)	**21.0** (19.8-22.3)	**24.2** (22.7-25.7)	**26.8** (25.0-28.5)	**29.4** (27.3-31.3)	**32.0** (29.5-34.3)	**35.7** (32.5-38.5)	**38.5** (34.9-41.8)
60-day	**16.4** (15.5-17.3)	**19.3** (18.3-20.4)	**22.5** (21.3-23.8)	**25.1** (23.8-26.6)	**28.6** (26.9-30.2)	**31.3** (29.4-33.1)	**34.0** (31.7-36.0)	**36.6** (34.0-39.0)	**40.2** (37.0-43.1)	**42.9** (39.3-46.2)

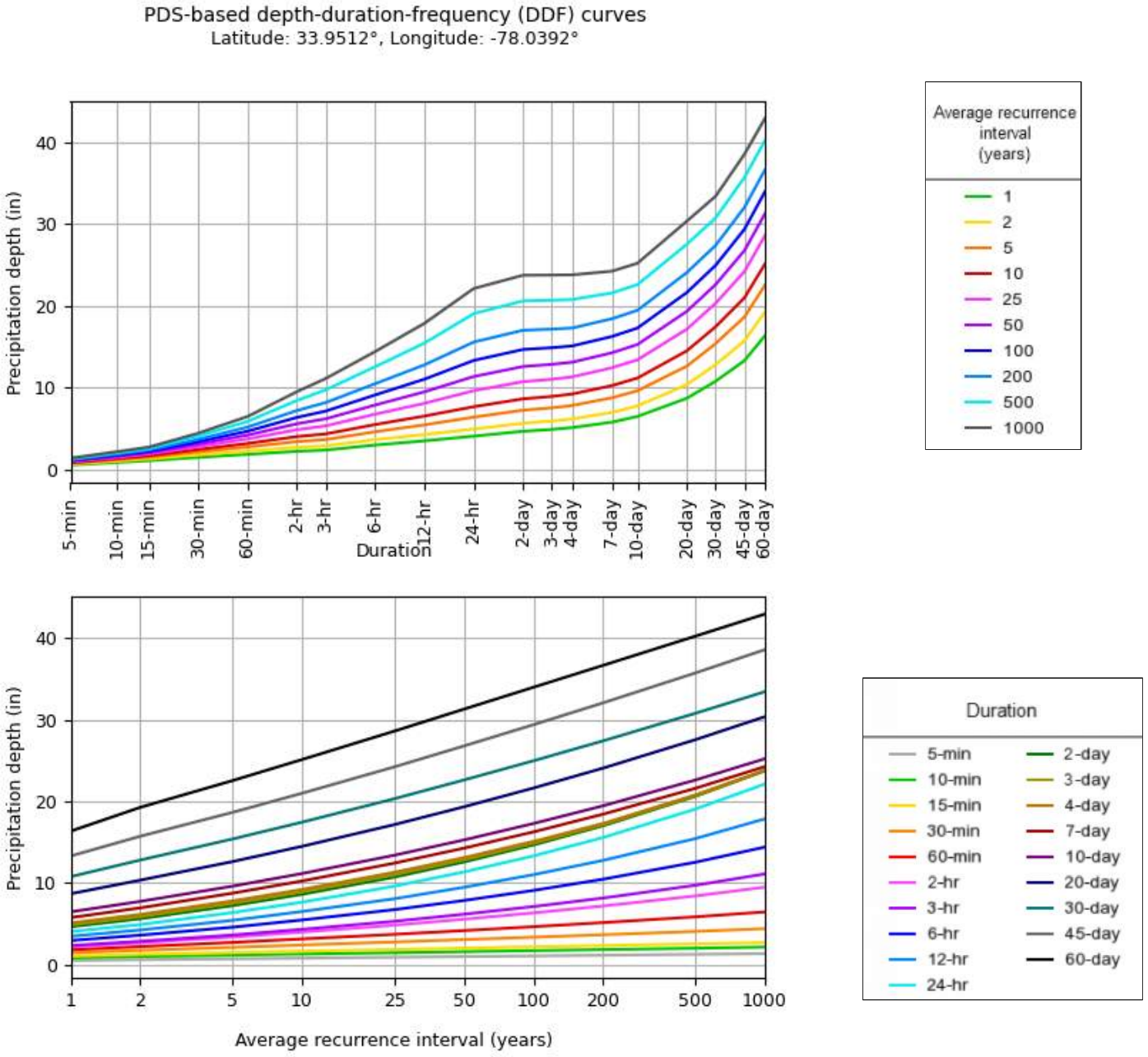
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

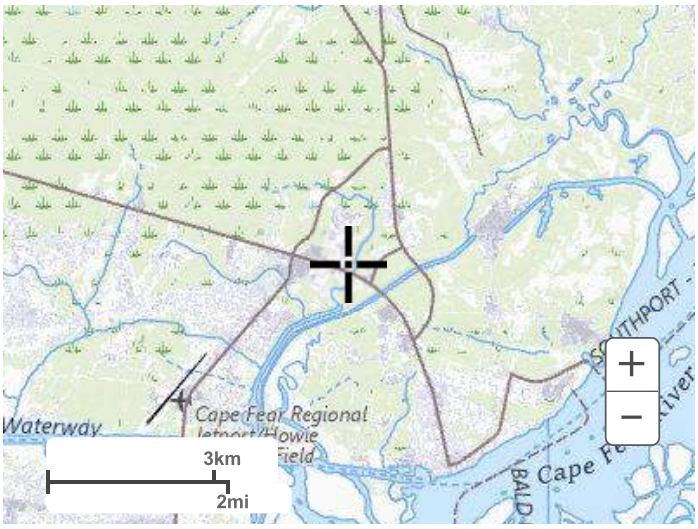


NOAA Atlas 14, Volume 2, Version 3 Created (GMT): Sun Jun 29 20:42:06 2025

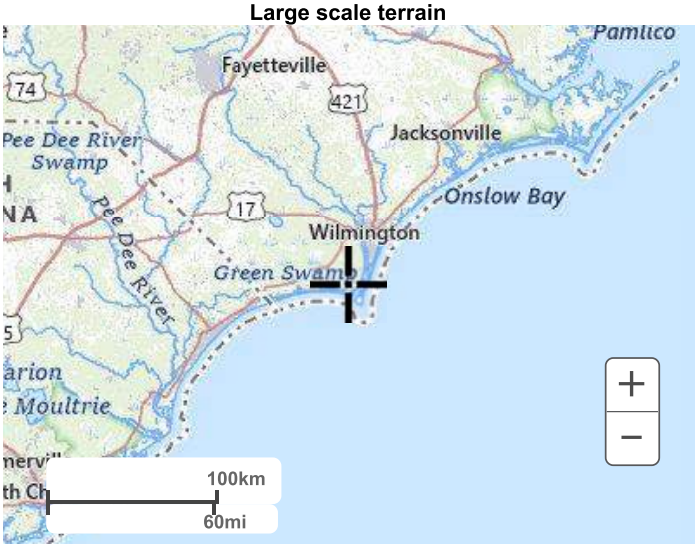
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Maps & aerials

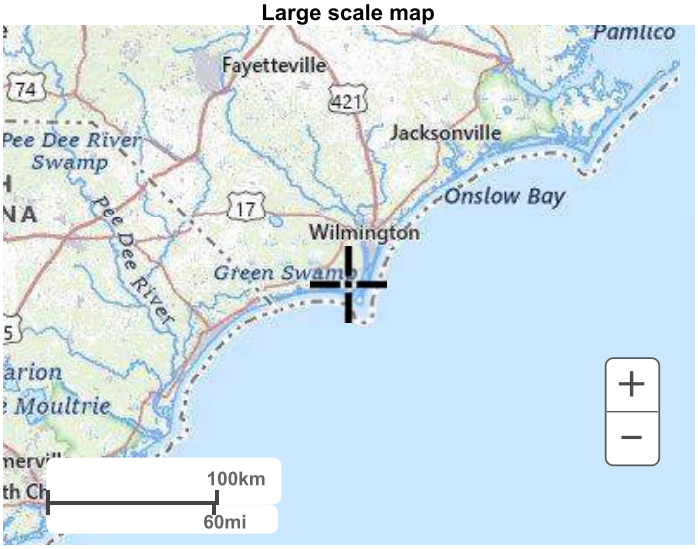
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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National Weather Service
National Water Center
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Silver Spring, MD 20910
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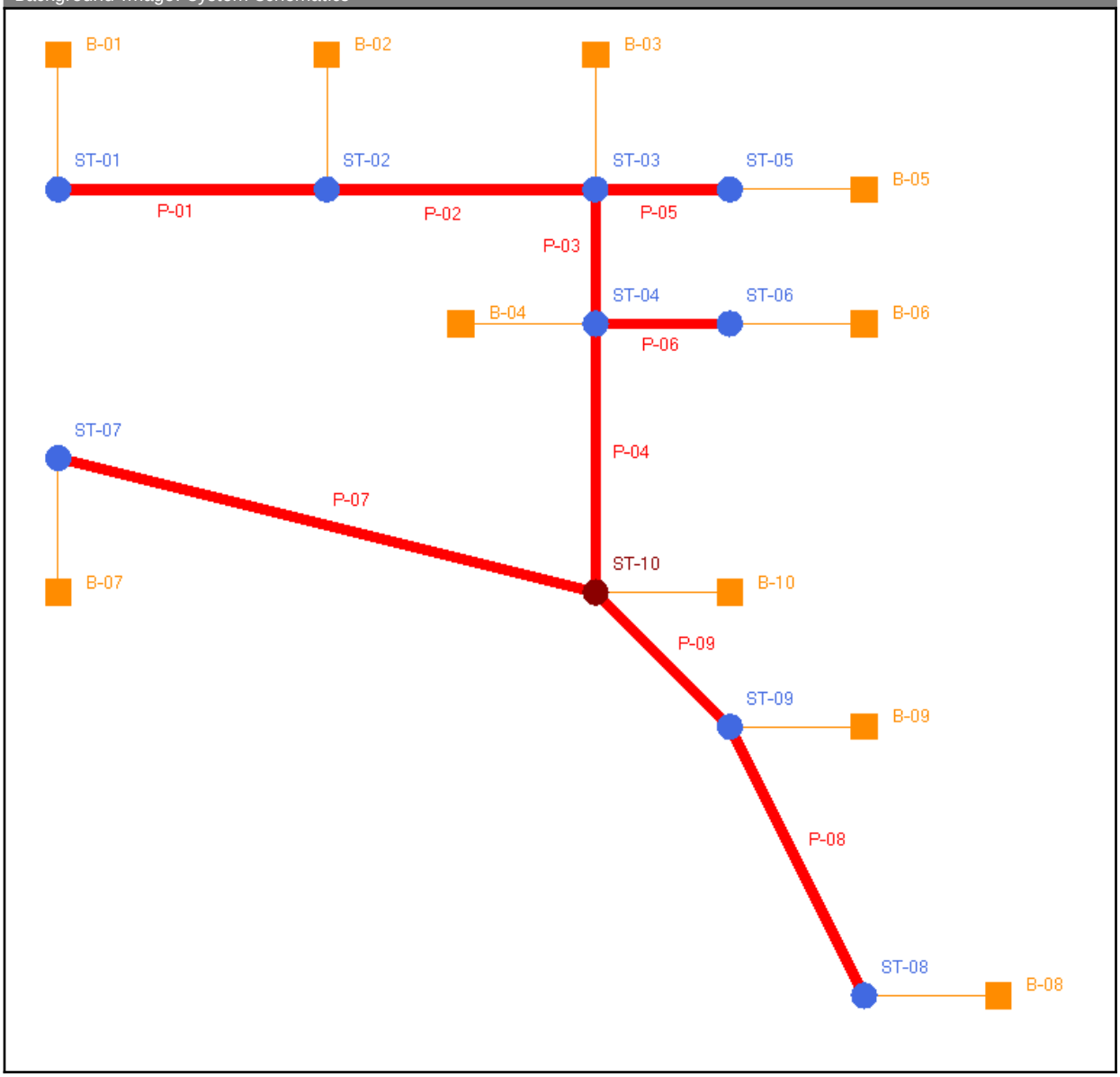
Sim	Node Name	Warning Stage [ft]	Maximum Stage [ft]
100Y-01H	ST-01	25.50	22.13
100Y-01H	ST-02	23.85	20.81
100Y-01H	ST-03	22.40	19.55
100Y-01H	ST-04	22.40	19.54
100Y-01H	ST-05	22.40	19.55
100Y-01H	ST-06	22.40	19.55
100Y-01H	ST-07	24.25	20.78
100Y-01H	ST-08	22.10	19.35
100Y-01H	ST-09	22.10	19.17
100Y-02H	ST-01	25.50	22.09
100Y-02H	ST-02	23.85	20.73
100Y-02H	ST-03	22.40	19.42
100Y-02H	ST-04	22.40	19.28
100Y-02H	ST-05	22.40	19.42
100Y-02H	ST-06	22.40	19.30
100Y-02H	ST-07	24.25	20.75
100Y-02H	ST-08	22.10	19.10
100Y-02H	ST-09	22.10	18.96
100Y-04H	ST-01	25.50	22.02
100Y-04H	ST-02	23.85	20.62
100Y-04H	ST-03	22.40	19.26
100Y-04H	ST-04	22.40	19.05
100Y-04H	ST-05	22.40	19.27
100Y-04H	ST-06	22.40	19.08
100Y-04H	ST-07	24.25	20.70
100Y-04H	ST-08	22.10	18.89
100Y-04H	ST-09	22.10	18.73
100Y-08H	ST-01	25.50	22.05
100Y-08H	ST-02	23.85	20.66
100Y-08H	ST-03	22.40	19.32
100Y-08H	ST-04	22.40	19.12
100Y-08H	ST-05	22.40	19.33
100Y-08H	ST-06	22.40	19.15
100Y-08H	ST-07	24.25	20.72
100Y-08H	ST-08	22.10	18.96
100Y-08H	ST-09	22.10	18.81
100Y-24H	ST-01	25.50	21.91
100Y-24H	ST-02	23.85	20.42
100Y-24H	ST-03	22.40	18.97
100Y-24H	ST-04	22.40	18.70
100Y-24H	ST-05	22.40	18.98
100Y-24H	ST-06	22.40	18.90

Sim	Node Name	Warning Stage [ft]	Maximum Stage [ft]
100Y-24H	ST-07	24.25	20.62
100Y-24H	ST-08	22.10	18.65
100Y-24H	ST-09	22.10	18.36

Sim	Link Name	Maximum Flow Rate [cfs]
100Y-01H	P-01	0.95
100Y-01H	P-02	2.71
100Y-01H	P-03	5.35
100Y-01H	P-04	8.18
100Y-01H	P-05	2.28
100Y-01H	P-06	2.35
100Y-01H	P-07	0.52
100Y-01H	P-08	3.46
100Y-01H	P-09	5.88
100Y-02H	P-01	0.74
100Y-02H	P-02	2.12
100Y-02H	P-03	4.09
100Y-02H	P-04	6.43
100Y-02H	P-05	2.18
100Y-02H	P-06	1.81
100Y-02H	P-07	0.41
100Y-02H	P-08	2.71
100Y-02H	P-09	4.61
100Y-04H	P-01	0.50
100Y-04H	P-02	1.42
100Y-04H	P-03	2.73
100Y-04H	P-04	4.31
100Y-04H	P-05	1.09
100Y-04H	P-06	1.21
100Y-04H	P-07	0.27
100Y-04H	P-08	1.82
100Y-04H	P-09	3.09
100Y-08H	P-01	0.59
100Y-08H	P-02	1.67
100Y-08H	P-03	3.23
100Y-08H	P-04	5.11
100Y-08H	P-05	1.64
100Y-08H	P-06	1.46
100Y-08H	P-07	0.33
100Y-08H	P-08	2.17
100Y-08H	P-09	3.64
100Y-24H	P-01	0.16
100Y-24H	P-02	0.47
100Y-24H	P-03	0.90
100Y-24H	P-04	1.43
100Y-24H	P-05	0.31
100Y-24H	P-06	0.41

Sim	Link Name	Maximum Flow Rate [cfs]
100Y-24H	P-07	0.09
100Y-24H	P-08	0.61
100Y-24H	P-09	1.02

Background Image: System Schematics



Curve Number: 1 [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
IMPERVIOUS	A	98.0
PERVIOUS	A	39.0

Manual Basin: B-01

Scenario: Scenario1
Node: ST-01
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.1260 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.1090	IMPERVIOUS	A	
0.0170	PERVIOUS	A	

Comment:

Manual Basin: B-02

Scenario: Scenario1
Node: ST-02
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.2310 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.2020	IMPERVIOUS	A	
0.0290	PERVIOUS	A	

Comment:

Manual Basin: B-03

Scenario: Scenario1

Node: ST-03
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.1660 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.1400	IMPERVIOUS	A	
0.0260	PERVIOUS	A	

Comment:

Manual Basin: B-04

Scenario: Scenario1
Node: ST-04
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.0890 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.0830	IMPERVIOUS	A	
0.0060	PERVIOUS	A	

Comment:

Manual Basin: B-05

Scenario: Scenario1
Node: ST-05
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.1700 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.1470	IMPERVIOUS	A	

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.0230	PERVIOUS	A	

Comment:

Manual Basin: B-06

Scenario: Scenario1
Node: ST-06
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.3280 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.2640	IMPERVIOUS	A	
0.0640	PERVIOUS	A	

Comment:

Manual Basin: B-07

Scenario: Scenario1
Node: ST-07
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.0720 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.0600	IMPERVIOUS	A	
0.0120	PERVIOUS	A	

Comment:

Manual Basin: B-08

Scenario: Scenario1
Node: ST-08

Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.4770 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.3980	IMPERVIOUS	A	
0.0790	PERVIOUS	A	

Comment:

Manual Basin: B-09

Scenario: Scenario1
Node: ST-09
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.3030 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.2790	IMPERVIOUS	A	
0.0240	PERVIOUS	A	

Comment:

Manual Basin: B-10

Scenario: Scenario1
Node: ST-10
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH484
Peaking Factor: 484.0
Area: 0.1210 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name
0.0680	IMPERVIOUS	A	
0.0530	PERVIOUS	A	

Comment:

Node: ST-01

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.75 ft
Warning Stage: 25.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.75	0.0002	9
25.50	0.0002	9

Comment:

Node: ST-02

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.15 ft
Warning Stage: 23.85 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.15	0.0002	9
23.85	0.0002	9

Comment:

Node: ST-03

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 18.60 ft
Warning Stage: 22.40 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
18.60	0.0002	9
22.40	0.0002	9

Comment:

Node: ST-04

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 18.25 ft
Warning Stage: 22.40 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
18.25	0.0002	9
22.40	0.0002	9

Comment:

Node: ST-05

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 18.65 ft
Warning Stage: 22.40 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
18.65	0.0002	9
22.40	0.0002	9

Comment:

Node: ST-06

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 18.65 ft
Warning Stage: 22.40 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
18.65	0.0002	9
22.40	0.0002	9

Comment:

Node: ST-07

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.50 ft
Warning Stage: 24.25 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.50	0.0002	9
24.25	0.0002	9

Comment:

Node: ST-08

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 18.35 ft
Warning Stage: 22.10 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
18.35	0.0002	9
22.10	0.0002	9

Comment:

Node: ST-09

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 17.80 ft
Warning Stage: 22.10 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
17.80	0.0002	9
22.10	0.0002	9

Comment:

Node: ST-10

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Pipe Link: P-01

		Upstream		Downstream	
Scenario:	Scenario1	Invert:	21.75 ft	Invert:	20.15 ft
From Node:	ST-01	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-02	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	66.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-02

		Upstream		Downstream	
Scenario:	Scenario1	Invert:	20.15 ft	Invert:	18.60 ft
From Node:	ST-02	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-03	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft

Length:	66.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-03		Upstream		Downstream	
Scenario:	Scenario1	Invert:	18.60 ft	Invert:	18.50 ft
From Node:	ST-03	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-04	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	13.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-04		Upstream		Downstream	
Scenario:	Scenario1	Invert:	18.25 ft	Invert:	17.65 ft
From Node:	ST-04	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	118.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-05		Upstream		Downstream	
Scenario:	Scenario1	Invert:	18.65 ft	Invert:	18.60 ft
From Node:	ST-05	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-03	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	9.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-06		Upstream		Downstream	
Scenario:	Scenario1	Invert:	18.65 ft	Invert:	18.50 ft
From Node:	ST-06	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-04	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	9.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-07		Upstream		Downstream	
Scenario:	Scenario1	Invert:	20.50 ft	Invert:	18.55 ft
From Node:	ST-07	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	86.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			

Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-08		Upstream		Downstream	
Scenario:	Scenario1	Invert:	18.35 ft	Invert:	17.95 ft
From Node:	ST-08	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-09	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	94.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: P-09		Upstream		Downstream	
Scenario:	Scenario1	Invert:	17.95 ft	Invert:	17.80 ft
From Node:	ST-09	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	ST-10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	36.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 002Y-01H

Scenario: Scenario1

Run Date/Time: 8/4/2025 11:48:00 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol: 0.0001 ft

Rainfall Name:	~NRCS_TypeII_1HR_SouthportNC
Rainfall Amount:	2.25 in
Storm Duration:	1.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 002Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:00 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_2HR_SouthportNC
		Rainfall Amount:	2.71 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 002Y-04H

Scenario:	Scenario1
Run Date/Time:	8/4/2025 11:48:01 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_4HR_SouthportNC
Rainfall Amount: 3.14 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 002Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:03 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain: Global

		Opt:	
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_8HR_SouthportNC
		Rainfall Amount:	3.85 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 002Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:05 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_24HR_SouthportNC
		Rainfall Amount:	4.94 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-01H

Scenario:	Scenario1
Run Date/Time:	8/4/2025 11:48:16 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	2.0000	0.0500
Max Calculation Time:		2.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_1HR_SouthportNC
Rainfall Amount: 2.75 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 005Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:18 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_2HR_SouthportNC
		Rainfall Amount:	3.41 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-04H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:20 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_4HR_SouthportNC
		Rainfall Amount:	3.98 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:26 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_8HR_SouthportNC
Rainfall Amount: 4.89 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 005Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:37 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_24HR_SouthportNC
		Rainfall Amount:	6.40 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-01H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:52 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	2.0000	0.0500
Max Calculation Time:		2.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_1HR_SouthportNC
		Rainfall Amount:	3.18 in
		Storm Duration:	1.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:55 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_2HR_SouthportNC
Rainfall Amount: 4.02 in
Storm Duration: 2.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010Y-04H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:48:57 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_4HR_SouthportNC
		Rainfall Amount:	4.73 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:13 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_8HR_SouthportNC
		Rainfall Amount:	5.84 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:23 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_24HR_SouthportNC
Rainfall Amount: 7.67 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y-01H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:34 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	2.0000	0.0500
Max Calculation Time:		2.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_1HR_SouthportNC
		Rainfall Amount:	3.74 in
		Storm Duration:	1.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:36 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_2HR_SouthportNC
		Rainfall Amount:	4.86 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-04H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:37 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_4HR_SouthportNC
Rainfall Amount: 5.81 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:40 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_8HR_SouthportNC
		Rainfall Amount:	7.20 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:43 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_24HR_SouthportNC
		Rainfall Amount:	9.63 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-01H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:56 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	2.0000	0.0500
Max Calculation Time:		2.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_1HR_SouthportNC
Rainfall Amount: 4.20 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:49:57 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_2HR_SouthportNC
		Rainfall Amount:	5.59 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-04H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:00 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_4HR_SouthportNC
		Rainfall Amount:	6.76 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:03 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_8HR_SouthportNC
Rainfall Amount: 8.42 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:08 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_24HR_SouthportNC
		Rainfall Amount:	11.40 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-01H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:23 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	2.0000	0.0500
Max Calculation Time:		2.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_1HR_SouthportNC
		Rainfall Amount:	4.68 in
		Storm Duration:	1.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-02H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:26 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	4.0000	0.0500
Max Calculation Time:		4.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_2HR_SouthportNC
Rainfall Amount: 6.36 in
Storm Duration: 2.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100Y-04H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:50:29 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	8.0000	0.0500
Max Calculation Time:		8.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_4HR_SouthportNC
		Rainfall Amount:	7.80 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-08H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:51:01 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	16.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	16.0000	0.0500
Max Calculation Time:		16.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	1
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~NRCS_TypeII_8HR_SouthportNC
		Rainfall Amount:	9.74 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-24H

Scenario: Scenario1
Run Date/Time: 8/4/2025 11:51:08 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	48.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	48.0000	0.0500
Max Calculation Time:		48.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~NRCS_TypeII_24HR_SouthportNC
Rainfall Amount: 13.30 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Attachment B - Master Permit No. SW8 010118 - Impervious Summary

Offsite Project Name	Lot Number	Offsite Permit No.	Date Permit (or Plan Revision) Issued	BUA Proposed per Lot (sf)	Lot Area on Master Plan (sf)	BUA on Master Plan (BUA Allocated) (sf)	85% of Lot Area
Roads/Parking	-	-	-	-	-	118,000	-
Other	-	-	-	-	-	17,500	-
N/A	Parcel B	-	-	-	123,373	104,867	104,867
N/A	Parcel U	-	-	-	57,685	49,032	49,032
Dutchman Village, Business Center, Phase I, Town Center*	Parcel B-U-Open Rev*	SW8 010118	9/1/2006	-	8,371	7,115	7,115
First Bank of Southport	Parcel C	SW8 101105	2/1/2011	49,504	58,240	49,504	49,504
Eye Associates of Wilmington - Southport Office	Parcel D (Rev.)	SW8 080207	3/3/2008	41,400	58,268	49,528	49,528
Open Space	Former Portion of D (Now Open Space)	-	-	-	20,140	17,119	17,119
Parcel E	Parcel E	-	9/6/2002	-	53,274		45,283
Parcel F	Parcel F	-	9/6/2002	-	58,327		49,578
Parcel G-H	Parcel G-H	-	9/6/2002	81,697	96,114	81,697	81,697
*Dutchman Village - Parcels J, K, L and M (a 4-lot subdivision owned by the State Employees' Credit Union)*****	-	*SW8 101016*	*2/22/2011*	-	*308,419*	-	*262,156*
Parcel J-Revised	Parcel J Rev	-	-	-	62,222		52,889
State Employees' Credit Union, Lot K	Parcel K Rev	SW8 101015	2/22/2001	85,796	100,936	85,796	85,796
Parcel L - Revised	Parcel L Rev	-	-	-	68,350		58,098
Parcel M - Revised	Parcel M Rev	-	-	-	76,911		65,374
Parcel I	Parcel I	-	-	-	46,281		39,339
Parcel N	Parcel N	-	-	-	47,335		40,235
Take 5 Oil Change	Parcel O Rev	SW8 210513	11/3/2021	14,307	29,664 ******	25,214	25,214
Take 5 Express Carwash	Parcel P Rev	SW8 210512	11/3/2021	26,773	42,792 ******	36,373	36,373
Bojangles Southport	Parcel Q Rev	SW8 110105	2/1/2011	41,077	48,326 *****	41,077	41,077
Parcel R	Parcel R Rev	-	-	-	72,759		61,845
Parcel S	Parcel S Rev	-	-	-	73,328		62,329
Church of Jesus Christ of Latter-Day Saints	Parcel T Rev	SW8 110104	2/29/2012	153,829	180,975		153,829
Wet Pond/Drainage Easement	-	-	-	-	-	-	-

Current Revision: Alfred Benesch & Company - Parcel G-H - 2022.12.07

Total Lots sf

Total Project sf

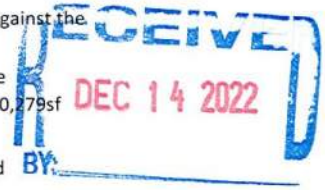
(1,176,122 sf is max allowed)

* Dutchman Village, Business Center, Phase I, Town Center is a development that is on Parcels B and U but is not a legal subdivided lot. The entire impervious on this lot (104,867sf, 49,032sf and 7,115sf equal the total impervious recorded on 1/4/11, 161,015sf.) See 9/1/06 Plan Revision.

**** Portions of the access driveways for Parcel K Rev encroach onto Parcels J Rev and L Rev. All impervious area inside J Rev and L Rev will be counted against the allowable impervious when J Rev and L Rev are permitted.

***** Parcels P Rev and Q Rev are adjacent. The boundary line was moved such that Q Rev has increased in size and P Rev has decreased in size since the covenants were recorded on 1/4/11. Deed restrictions will be recorded reflecting 48,326sf of lot area (41,077sf BUA) for Q Rev and 35,622sf of lot area (30,279sf BUA) for P Rev upon the sale of Parcel Q Rev.

****** Parcels O Rev and P Rev are adjacent. The boundary line was moved such that Lot P Rev increased in size and Lot O Rev was reduced in size. Deed restrictions will be recorded reflecting 29,664 sf of lot area (25,215 sf BUA) for Lot O Rev and 42,792 sf of lot area (36,373 sf BUA) for Lot P Rev.



OFFICE USE ONLY		
Date Received	Fee Paid	Permit Number
7-1-2002	420.00/ #13968	SW8010118

State of North Carolina
Department of Environment and Natural Resources
Division of Water Quality

STORMWATER MANAGEMENT PERMIT APPLICATION FORM

This form may be photocopied for use as an original

I. GENERAL INFORMATION

1. Applicants name (specify the name of the corporation, individual, etc. who owns the project):
   J.S. South, LLC
2. Print Owner/Signing Official's name and title (person legally responsible for facility and compliance):
   Allen Jefferson Eaup, Manager
3. Mailing Address for person listed in item 2 above:
   2501 Mimosa Place
   City: Wilmington State: NC Zip: 28403
   Telephone Number: (910) 256-5764 262
4. Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):
   Dutchman Village
5. Location of Project (street address):
   NC Hwy 211
   City: Smithville Township Southport County: Brunswick
6. Directions to project (from nearest major intersection):
   north side of Rte. 211 between Rte. 133 North and Rte. 133 South
7. Latitude: 33°57'30" Longitude: 78°02'30" of project
8. Contact person who can answer questions about the project:
   Name: Jeff Eaup Telephone Number: (910) ~~256~~-5764 262

II. PERMIT INFORMATION:

1. Specify whether project is (check one): ✓ New _____ Renewal _____ Modification

2. If this application is being submitted as the result of a renewal or modification to an existing permit, list the existing permit number SW8 01 0118 and its issue date (if known)_____

3. Specify the type of project (check one):

_____Low Density ✓ High Density _____Redevelop _____General Permit _____Other

4. Additional Project Requirements (check applicable blanks):

___CAMA Major ___Sedimentation/Erosion Control ___404/401 Permit ___NPDES Stormwater

Information on required state permits can be obtained by contacting the Customer Service Center at 1-877-623-6748.

III. PROJECT INFORMATION

1. In the space provided below, summarize how stormwater will be treated. Also attach a detailed narrative (one to two pages) describing stormwater management for the project .

wet retention / detention pond.

2. Stormwater runoff from this project drains to the Cape Fear River basin.

3. Total Project Area: 39.8 acres 4. Project Built Upon Area: 76 %

5. How many drainage areas does the project have? one

6. Complete the following information for each drainage area. If there are more than two drainage areas in the project, attach an additional sheet with the information for each area provided in the same format as below.

31.8 acres in lots @ 85% = 27.0 acres

Basin Information	Drainage Area 1	Drainage Area 2
Receiving Stream Name	Dutchman Creek	
Receiving Stream Class	SC SW	
Drainage Area	39.8	
Existing Impervious* Area	NA	
Proposed Impervious* Area	30.1	
% Impervious* Area (total)	76%	

Impervious* Surface Area	Drainage Area 1	Drainage Area 2
On-site Buildings	1,176,120 sf (future lot construction)	
On-site Streets	118,000 sf	
On-site Parking	NA	
On-site Sidewalks	7,500 sf	
Other on-site	10,000 sf access road to pond	
Off-site	NA	
	Total: 1,311,620 sf	Total:

* *Impervious area is defined as the built upon area including, but not limited to, buildings, roads, parking areas, sidewalks, gravel areas, etc.*

7. How was the off-site impervious area listed above derived? NA

IV. DEED RESTRICTIONS AND PROTECTIVE COVENANTS

The following italicized deed restrictions and protective covenants are required to be recorded for all subdivisions, outparcels and future development prior to the sale of any lot. If lot sizes vary significantly, a table listing each lot number, size and the allowable built-upon area for each lot must be provided as an attachment.

1. *The following covenants are intended to ensure ongoing compliance with state stormwater management permit number* SW8 010118 *as issued by the Division of Water Quality. These covenants may not be changed or deleted without the consent of the State.*
2. *No more than* 85% of any lot area not to exceed 1,176,120 sF total ~~*square feet of any lot*~~ *shall be covered by structures or impervious materials. Impervious materials include asphalt, gravel, concrete, brick, stone, slate or similar material but do not include wood decking or the water surface of swimming pools.*
3. *Swales shall not be filled in, piped, or altered except as necessary to provide driveway crossings.*
4. *Built-upon area in excess of the permitted amount requires a state stormwater management permit modification prior to construction.*
5. *All permitted runoff from outparcels or future development shall be directed into the permitted stormwater control system. These connections to the stormwater control system shall be performed in a manner that maintains the integrity and performance of the system as permitted.*

By your signature below, you certify that the recorded deed restrictions and protective covenants for this project shall include all the applicable items required above, that the covenants will be binding on all parties and persons claiming under them, that they will run with the land, that the required covenants cannot be changed or deleted without concurrence from the State, and that they will be recorded prior to the sale of any lot.

V. SUPPLEMENT FORMS

The applicable state stormwater management permit supplement form(s) listed below must be submitted for each BMP specified for this project. Contact the Stormwater and General Permits Unit at (919) 733-5083 for the status and availability of these forms.

Form SWU-102	Wet Detention Basin Supplement
Form SWU-103	Infiltration Basin Supplement
Form SWU-104	Low Density Supplement
Form SWU-105	Curb Outlet System Supplement
Form SWU-106	Off-Site System Supplement
Form SWU-107	Underground Infiltration Trench Supplement
Form SWU-108	Neuse River Basin Supplement
Form SWU-109	Innovative Best Management Practice Supplement

VI. SUBMITTAL REQUIREMENTS

Only complete application packages will be accepted and reviewed by the Division of Water Quality (DWQ). A complete package includes all of the items listed below. The complete application package should be submitted to the appropriate DWQ Regional Office.

1. Please indicate that you have provided the following required information by initialing in the space provided next to each item.

	Initials
• Original and one copy of the Stormwater Management Permit Application Form	DSH
• One copy of the applicable Supplement Form(s) for each BMP	DSH
• Permit application processing fee of $420 (payable to NCDENR)	DSH
• Detailed narrative description of stormwater treatment/management	DSH
• Two copies of plans and specifications, including:	DSH

- Development/Project name
- Engineer and firm
- Legend
- North arrow
- Scale
- Revision number & date
- Mean high water line
- Dimensioned property/project boundary
- Location map with named streets or NCSR numbers
- Original contours, proposed contours, spot elevations, finished floor elevations
- Details of roads, drainage features, collection systems, and stormwater control measures
- Wetlands delineated, or a note on plans that none exist
- Existing drainage (including off-site), drainage easements, pipe sizes, runoff calculations
- Drainage areas delineated
- Vegetated buffers (where required)

VII. AGENT AUTHORIZATION

If you wish to designate authority to another individual or firm so that they may provide information on your behalf, please complete this section.

Designated agent (individual or firm): David S. Hollis, PE, PLS Hanover Design Services PA

Mailing Address: 319 Walnut Street

City: Wilmington State: NC Zip: 28401

Phone: (910) 343-8002 Fax: (910) 343-9941

VIII. APPLICANT'S CERTIFICATION

I, *(print or type name of person listed in General Information, item 2)* Allen Jefferson Eaup, certify that the information included on this permit application form is, to the best of my knowledge, correct and that the project will be constructed in conformance with the approved plans, that the required deed restrictions and protective covenants will be recorded, and that the proposed project complies with the requirements of 15A NCAC 2H .1000.

Signature: _____ Date: 10.26.02

Allen Jefferson Eaup, Manager
J.S. South, LLC

Permit No. SW8010118
(to be provided by DWQ)

State of North Carolina
Department of Environment and Natural Resources
Division of Water Quality

STORMWATER MANAGEMENT PERMIT APPLICATION FORM

WET DETENTION BASIN SUPPLEMENT

This form may be photocopied for use as an original

DWQ Stormwater Management Plan Review:
A complete stormwater management plan submittal includes an application form, a wet detention basin supplement for each basin, design calculations, and plans and specifications showing all basin and outlet structure details.

I. PROJECT INFORMATION

Project Name: Dutchman Village
Contact Person: Jeff Earp Phone Number: (910) ~~[illegible]~~-5764
For projects with multiple basins, specify which basin this worksheet applies to: 2&2 N/A

elevations

Basin Bottom Elevation	-0.5	ft.	*(floor of the basin)*
Permanent Pool Elevation	7.0	ft.	*(elevation of the orifice)*
Temporary Pool Elevation	9.0	ft.	*(elevation of the discharge structure overflow)*

areas

Permanent Pool Surface Area	52,500	sq. ft.	*(water surface area at the orifice elevation)*
Drainage Area	32.8	ac.	*(on-site and off-site drainage to the basin)*
Impervious Area	30.1	ac.	*(on-site and off-site drainage to the basin)*

volumes

Permanent Pool Volume	157,500	cu. ft.	*(combined volume of main basin and forebay)*
Temporary Pool Volume	114,500	cu. ft.	*(volume detained above the permanent pool)*
Forebay Volume	31,500	cu. ft.	*(approximately 20% of total volume)*

ePP ↗ Revised 8.27.02 DSHollis

Other parameters

SA/DA[1]	2.8		*(surface area to drainage area ratio from DWQ table)*
Diameter of Orifice	4	in.	*(2 to 5 day temporary pool draw-down required)*
Design Rainfall	1	in.	
Design TSS Removal [2]	90	%	*(minimum 85% required)*

Footnotes:

1 When using the Division SA/DA tables, the correct SA/DA ratio for permanent pool sizing should be computed based upon the actual impervious % and permanent pool depth. Linear interpolation should be employed to determine the correct value for non-standard table entries.

2 In the 20 coastal counties, the requirement for a vegetative filter may be waived if the wet detention basin is designed to provide 90% TSS removal. The NCDENR BMP manual provides design tables for both 85% TSS removal and 90% TSS removal.

II. REQUIRED ITEMS CHECKLIST

The following checklist outlines design requirements per the Stormwater Best Management Practices Manual (N.C. Department of Environment, Health and Natural Resources, February 1999) and Administrative Code Section: 15 A NCAC 2H .1008.

Initial in the space provided to indicate the following design requirements have been met and supporting documentation is attached. If the applicant has designated an agent in the Stormwater Management Permit Application Form, the agent may initial below. **If a requirement has not been met, attach justification.**

Applicants Initials

DSH 7.5 a. The permanent pool depth is between 3 and 6 feet (required minimum of 3 feet).

DSH b. The forebay volume is approximately equal to 20% of the basin volume.

DSH c. The temporary pool controls runoff from the design storm event.

DSH d. The temporary pool draws down in 2 to 5 days.

DSH e. If required, a 30-foot vegetative filter is provided at the outlet (include non-erosive flow calculations)

DSH f. The basin length to width ratio is greater than 3:1.

DSH 5:1 g. The basin side slopes above the permanent pool are no steeper than 3:1.

DSH h. A submerged and vegetated perimeter shelf with a slope of 6:1 or less (show detail).

DSH i. Vegetative cover above the permanent pool elevation is specified.

DSH j. A trash rack or similar device is provided for both the overflow and orifice.

DSH Plat k. A recorded drainage easement is provided for each basin including access to nearest right-of-way.

DSH l. If the basin is used for sediment and erosion control during construction, clean out of the basin is specified prior to use as a wet detention basin.

DSH m. A mechanism is specified which will drain the basin for maintenance or an emergency.

III. WET DETENTION BASIN OPERATION AND MAINTENANCE AGREEMENT

The wet detention basin system is defined as the wet detention basin, pretreatment including forebays and the vegetated filter if one is provided.

This system (*check one*) 0 does ✓ does not incorporate a vegetated filter at the outlet.
This system (*check one*) 0 does ✓ does not incorporate pretreatment other than a forebay.

Maintenance activities shall be performed as follows:

1. After every significant runoff producing rainfall event and at least monthly:

   a. Inspect the wet detention basin system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.

   b. Check and clear the orifice of any obstructions such that drawdown of the temporary pool occurs within 2 to 5 days as designed.

2. Repair eroded areas immediately, re-seed as necessary to maintain good vegetative cover, mow vegetative cover to maintain a maximum height of six inches, and remove trash as needed.

3. Inspect and repair the collection system (i.e. catch basins, piping, swales, riprap, etc.) quarterly to maintain proper functioning.

4. Remove accumulated sediment from the wet detention basin system semi-annually or when depth is reduced to 75% of the original design depth (see diagram below). Removed sediment shall be disposed of in an appropriate manner and shall be handled in a manner that will not adversely impact water quality (i.e. stockpiling near a wet detention basin or stream, etc.).

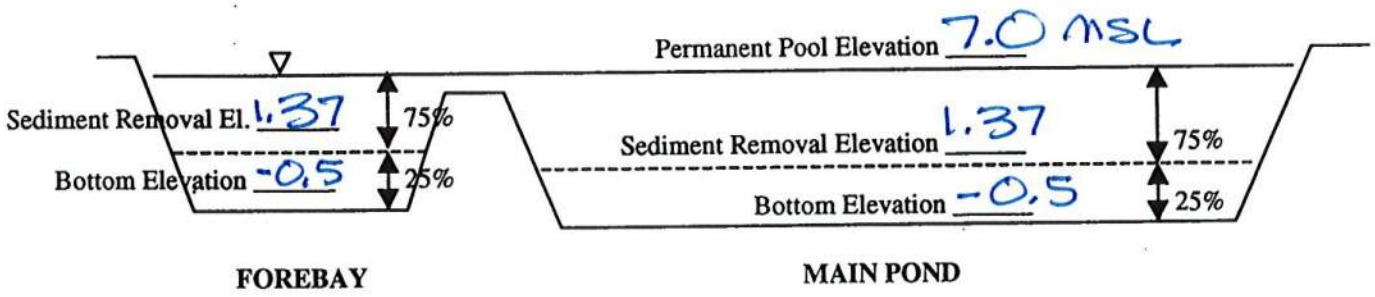
   The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

   When the permanent pool depth reads 5.63 feet in the main pond, the sediment shall be removed.

   When the permanent pool depth reads 5.63 feet in the forebay, the sediment shall be removed.

BASIN DIAGRAM

(fill in the blanks)



5. Remove cattails and other indigenous wetland plants when they cover 50% of the basin surface. These plants shall be encouraged to grow along the vegetated shelf and forebay berm.

6. If the basin must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain shall be minimized to the maximum extent practical.

7. All components of the wet detention basin system shall be maintained in good working order.

I acknowledge and agree by my signature below that I am responsible for the performance of the seven maintenance procedures listed above. I agree to notify DWQ of any problems with the system or prior to any changes to the system or responsible party.

Print name: Allen Jefferson Eaup

Title: Manager, J.S. South, LLC

Address: 2501 Mimosa Place, Wilmington, NC 28403

Phone: 910 ~~256~~ 5764
2602

Signature:

Date: 6.26.02

Note: The legally responsible party should not be a homeowners association unless more than 50% of the lots have been sold and a resident of the subdivision has been named the president.

I, Rachele M Briggs, a Notary Public for the State of North Carolina, County of Brunswick, do hereby certify that Allen Jefferson Eaup personally appeared before me this 26 day of June, 2002, and acknowledge the due execution of the forgoing wet detention basin maintenance requirements. Witness my hand and official seal,

Rachele M Briggs

SEAL

My commission expires 10-23-2006

INFORMATION PERTAINING TO DEED RESTRICTIONS AND PROTECTIVE COVENANTS

In accordance with Title 15 NCAC 2H.1000, the Coastal Stormwater Management Regulations, deed restrictions 1 protective covenants are required for certain developments where lots will be subdivided and sold. Deed restrictions and protective covenants are necessary to ensure that the development maintains a "built-upon" surface area consistent with the applicable regulation limiting built-upon area. The following deed restrictions and covenants must be recorded prior to issuing the Stormwater Management Permit:

I. For All Projects:

1. *The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number* SW8 010118 *as issued by the Division of Water Quality under NCAC 2H.1000.*

2. *The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.*

3. *These covenants are to run with the land and be binding on all persons and parties claiming under them.*

4. *The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality.*

5. *Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the Division of Water Quality.*

II In addition to all 5 above, restrictions for Low Density Subdivisions

1 *The maximum allowable built-upon area per lot is _____ square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.*

2 *Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons.*

3. *Each lot will maintain a 30' wide vegetated buffer between all impervious areas and surface waters.*

4. *All roof drains shall terminate at least 30' from the mean high water mark of surface waters.*

III In addition to all of the above, these restrictions apply if a low density subdivision has curbs and gutters:

1. *Filling in, piping or altering any designated 5:1 curb outlet swale associated with the development is prohibited by any persons.*

2. *This project proposes a curb outlet system. Each designated curb outlet swale shown on the approved plan must be maintained at a minimum of 100' long with 5:1 (H:V) side slopes or flatter, have a longitudinal slope no steeper than 5%, carry the flow from a 10 year storm in a non-erosive manner, and maintain a dense vegetated cover.*

In addition to the above, this restriction applies if any lots lie within CAMA's AEC:

1. *"Lots within CAMA's Area of Environmental Concern may have the permitted maximum built-upon area reduced due to CAMA jurisdiction within the AEC."*

V For High Density Residential or Commercial Subdivisions:
(In addition to I-1 through I-5)

maximum 85% of any lot area

The maximum allowable built-upon area per lot is _____ ~~square feet.~~ This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

2. *All runoff from the built-upon areas on the lot must drain into the permitted system. This may be accomplished through providing roof drain gutters which drain to the street, grading the lot to drain toward the street, or grading perimeter swales to collect lot runoff and directing them into the stormwater system or into the street. Lots that will naturally drain into the system are not required to provide these additional measures.*

VI For Shopping Centers with outparcels or future development:
(In addition to I-1 through I-5)

1. *The maximum built-upon area for outparcel(s) and future areas shown on the approved plans is _____ square feet. This allotted amount includes any built-upon area constructed within the property boundaries, and that portion of the right-of-way between the lot lines and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.*

2. *The runoff from all built-upon area on the outparcel or future area must be directed into the permitted stormwater control system.*

3. *Built-upon area in excess of the permitted amount will require a permit modification.*

4. *The connection from the outparcel's collection system into the stormwater control shall be made such that short-circuiting of the system does not occur.*

Southport Planning Board Scheduling – Draft 8/13/25

Regular Planning board Meetings are generally held on the Third Thursday of the month.

Submittal Date	TRC Date	Corrected Plans Due	Planning & Zoning Board Meeting Date	Board of Aldermen Meeting Date
Friday, 6/6/25	Wednesday, 6/18/25	Wednesday, 7/2/25	Thursday, 7/13/25	
Thursday, 07/03/25	Wednesday, 7/16/25	Wednesday, 7/30/25	Thursday, 8/21/25	
Friday, 8/1/25	Wednesday, 8/13/25	Wednesday, 8/27/25	Thursday, 9/18/25	
Friday, 9/5/25	Wednesday, 9/17/25	Wednesday, 10/1/25	Thursday, 10/16/25	
Friday, 10/3/25	Wednesday, 10/15/25	Wednesday, 10/29/25	Thursday, 11/20/25	
Friday, 11/7/25	Wednesday, 11/19/25	Wednesday, 12/3/25	Thursday, 12/18/25	
Friday, 12/5/25	Wednesday, 12/17/25	Wednesday, 12/31/25	Thursday, 1/15/26	
Friday, 1/2/26 (1/5?)	Wednesday, 1/14/26	Wednesday, 1/28/26	Thursday, 2/19/26	
Friday, 2/6/26	Wednesday, 2/18/26	Wednesday, 3/4/26	Thursday, 3/19/26	
Friday, 3/6/26	Wednesday, 3/18/26	Wednesday, 4/1/26	Thursday, 4/16/26	
Friday, 4/3/26	Wednesday, 4/15/26	Wednesday, 4/29/26	Thursday, 5/21/26	
Friday, 5/1/26	Wednesday, 5/13/26	Wednesday, 5/27/26	Thursday, 6/18/26	

Outline

- Submittal due – COB, first Friday of the month
- TRC (Technical Review Committee) Date – 2nd Wednesday after Submittal Date
- Corrected Plans Due – 4th Wednesday after Submittal Date
- Planning Board Meeting – 3rd Thursday of the month

Goal - Provides scheduling transparency for the public and other boards.

Process – When completed plans are due in order to have them reviewed by x date.

MEMORANDUM

To: Larry Ashley, Chair and Members of the Planning Board
From: Maureen Meehan, Planning Services Director
Re: Planning Board Rules of Procedure Special Meeting
Date: August 21, 2025

Per G.S 160D-308, the Planning Board may create and adopt rules of procedure, that are consistent with 160D. Chair Ashley has provided each member with a copy of the DRAFT Rules of Procedure dated July 17, 2025. A special meeting will be scheduled to review the document with the full board.

The meeting will take place at the Indian Trail Meeting Hall and will be streamed/recorded per the broadcasting resolution. The meeting space is available on the following dates.

Tuesday 9/2: 9am-12pm
Wednesday 9/3: 9am- 12pm
Thursday 9/4: 9am- 12pm or 1pm-5pm

Tuesday 9/30: 9am-12pm
Wednesday 10/1: 9am-12pm
Thursday 10/2: 9am-12pm or 1pm-5pm