



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

223 E. BAY STREET
September 11, 2025
6:00 PM

Agenda

Please turn off all cell phones

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

ETHICS STATEMENT:

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

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Special Recognition- Southport-Oak Island Diamond Youth Baseball

E. Public Comment

F. Approval of Agenda

G. Approval of the Consent Agenda

1. Set a Public Hearing for October 9, 2025, regarding the Southport 2050 Comprehensive Plan (Pgs.3-40)
2. Set a public Hearing for October 9, 2025, regarding Zoning Text Amendment – Special Events ZTA-24-05
3. Minutes of the June 2, 2025 Aldermen Meeting (Pgs. 41-50)
4. Osprey Landing Phase Four Annexation Petition (Pgs.52-63)
5. Peace Day Proclamation (Pg 64)

H. Agenda

1. Southport Welcome Signs (Alderman Carroll, Pgs.65-71)
2. Article 6: Stormwater Regulation Ordinance (City Engineer Tom Zilinek, Pgs. 72-1140)
3. Capital Improvement Plan (City engineer Bob Jarvis, Pgs. 115-160)
4. Business Advisory Board (Alderman Carroll, Pgs. 161-164)
5. City Alleyways (Mayor Alt, Pgs. 165-183)
6. Discussion Regarding Next Steps Related To The Southport Historic District and Standards (Mayor Alt)

7. Anticipated Planning Board Vacancy (Mayor Alt)

I. Committee Reports

1. ABC Board (Pgs.184-185)

J. Manager's Report

K. Mayor's Comments

L. Staff Reports

1. Development Services (Pgs.186-192)

M. Board Comments

N. Closed Session NCGS 143-318.11

1. Motion to go into Closed Session pursuant to NCGS 143-318.11-
 - (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.
 - (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.
 - (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee

O. Adjourn



BOARD OF ALDERMEN

CONSENT AGENDA ITEM

DATE: 09/11/25

DEPARTMENT: Development Services

PRESENTED BY: Maureen Meehan, Planning Services Director

ITEM SPONSORED BY: Development Services

ITEM/TOPIC: Southport 2050 Comprehensive Plan Review Prior to Local Adoption

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Staff are submitting the draft 2050 Comprehensive Plan approved by Division of Coastal Management staff for review by the Board prior to the public hearing for local adoption scheduled for Thursday, October 9, 2025.

The Southport 2050 Comprehensive Plan (meeting CAMA planning requirements) is an update of the Southport 2014 CAMA Land Use Plan, has received state review and comments, and is eligible to be locally adopted and implemented.

IMPACT IF NOT APPROVED: The comprehensive plan is stalled, and staff will continue to use the 2020 updated 2014 CAMA Land Use Plan.

DEPARTMENT HEAD COMMENTS: The Coastal Area Management Act (CAMA) requires the 20 coastal counties and municipalities to prepare a land use plan/comprehensive plan meeting their specific management topics: public access, land use compatibility, infrastructure carrying capacity, natural hazard areas, and water quality. In addition to the management topics, each local government may include other topics or elements of interest in their plan. The draft comprehensive plan is ready to be locally adopted.

ATTACHMENTS: Staff report, Comprehensive Plan

REQUESTED ACTION: None

PROPOSED MOTION: None



MEMORANDUM

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

From: Maureen Meehan, Planning Services Director

Re: Southport 2050 Comprehensive Plan Review and Recommendation

Date: September 11, 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 comprehensive plan, a long-range policy document, forms the basis for all future land uses and development regulations in the city. It not only sets a vision for the city but also outlines goals, policies, and implementation actions for future decisions. Once the plan is adopted, staff will prioritize supporting planning efforts that focus on specific on-the-ground projects.

The executive summary and action plan 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 includes 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 included 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 presented the Southport 2050 Comprehensive Plan to the Planning Board at their August 21, 2025, meeting. The Planning Board recommends **Approval** of adoption of the 2050 Comprehensive Plan. 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 50THPORT

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 Doshier
Sue Hodgkin
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 Hodgkin, 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:



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.

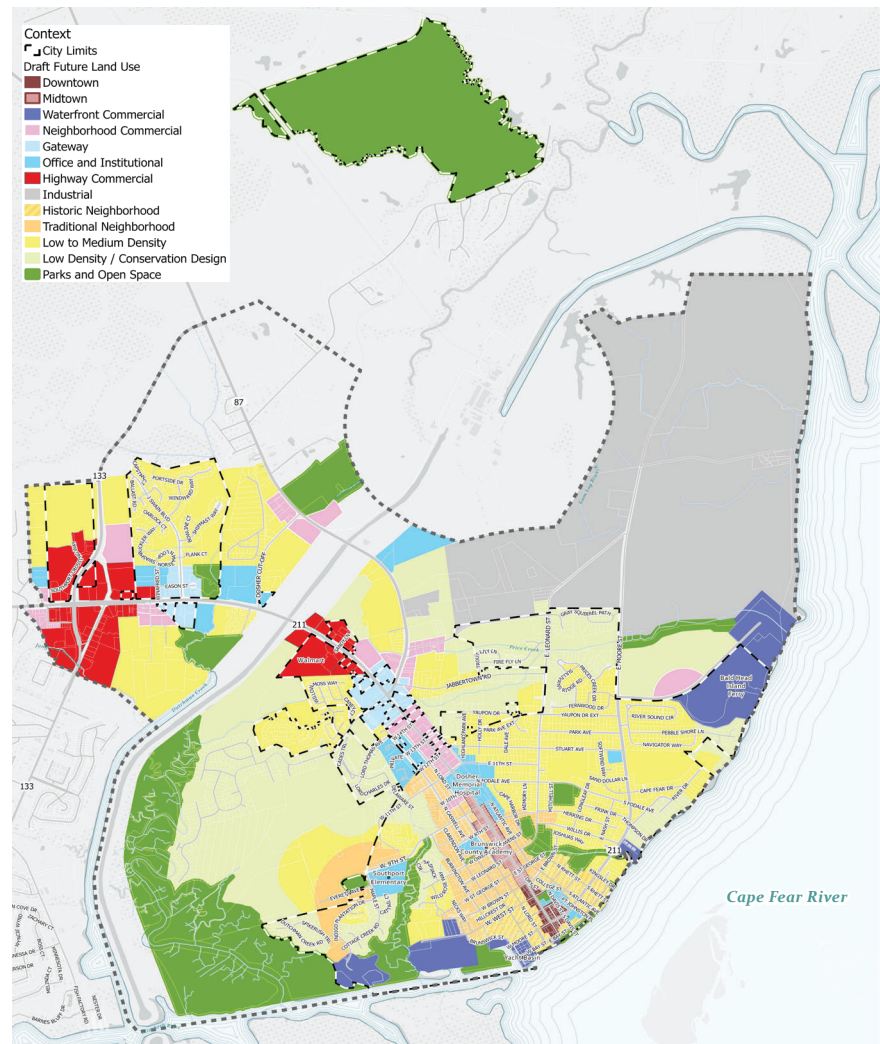
Character Areas



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

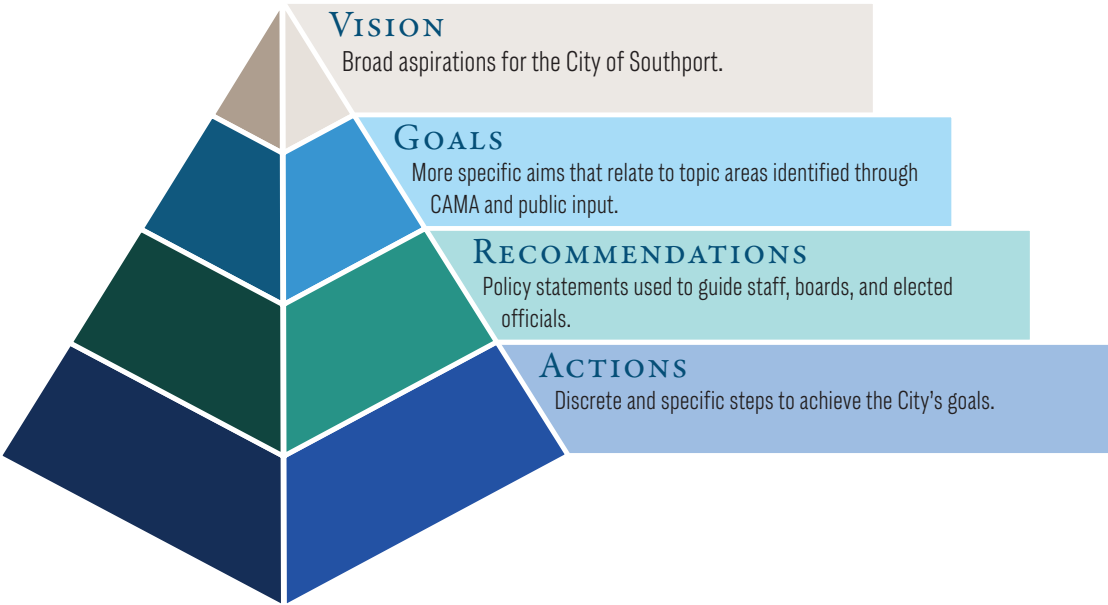
PLAN 50UTHPORT 2050 is organized into 6 chapters, beginning with Community Concerns and Aspirations. The next two chapters outline who we are planning the future for and past planning efforts. Chapter 4 outlines policy recommendations that are intended to assist the community in achieving its vision.

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.

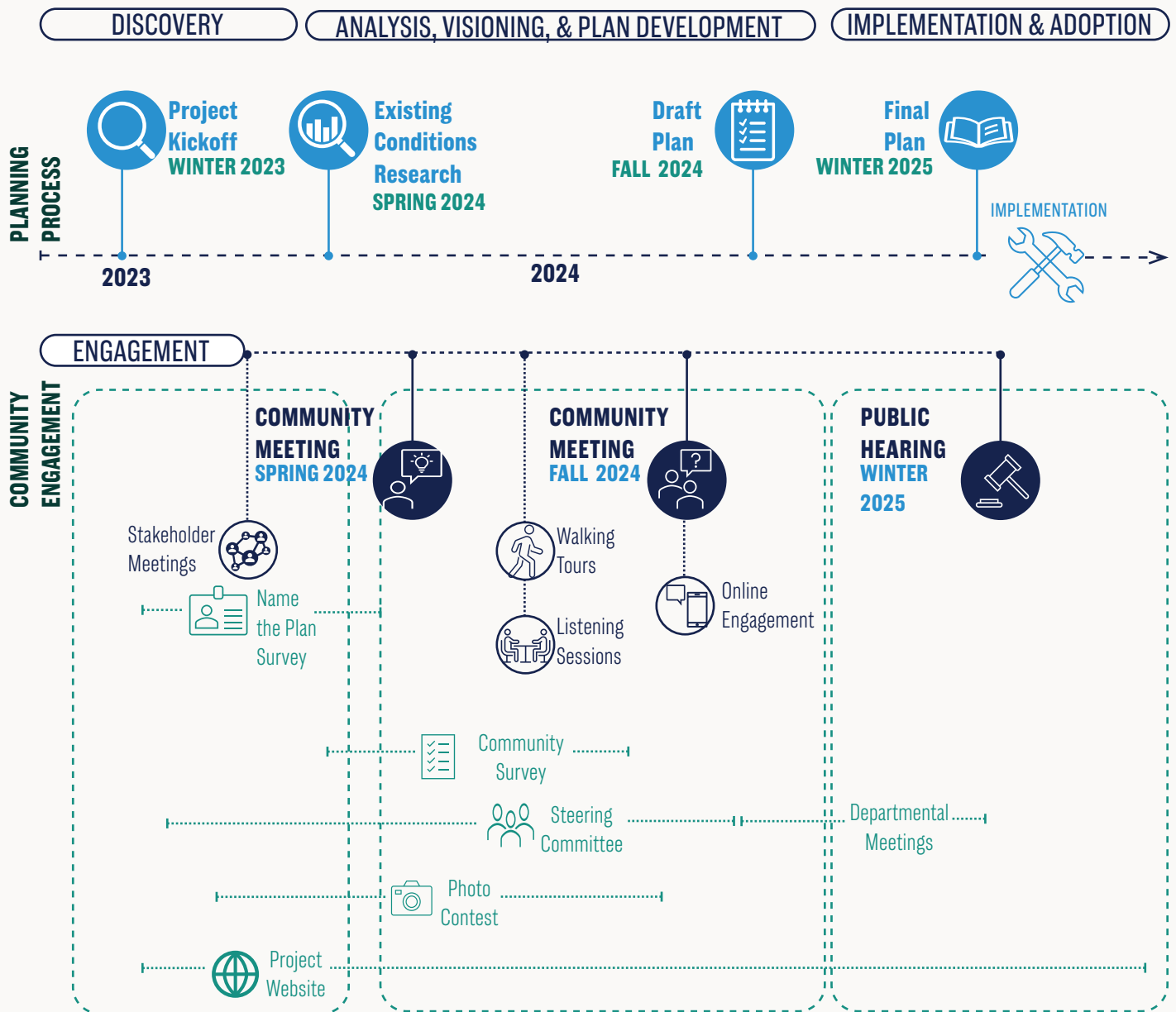
USING THE PLAN

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.

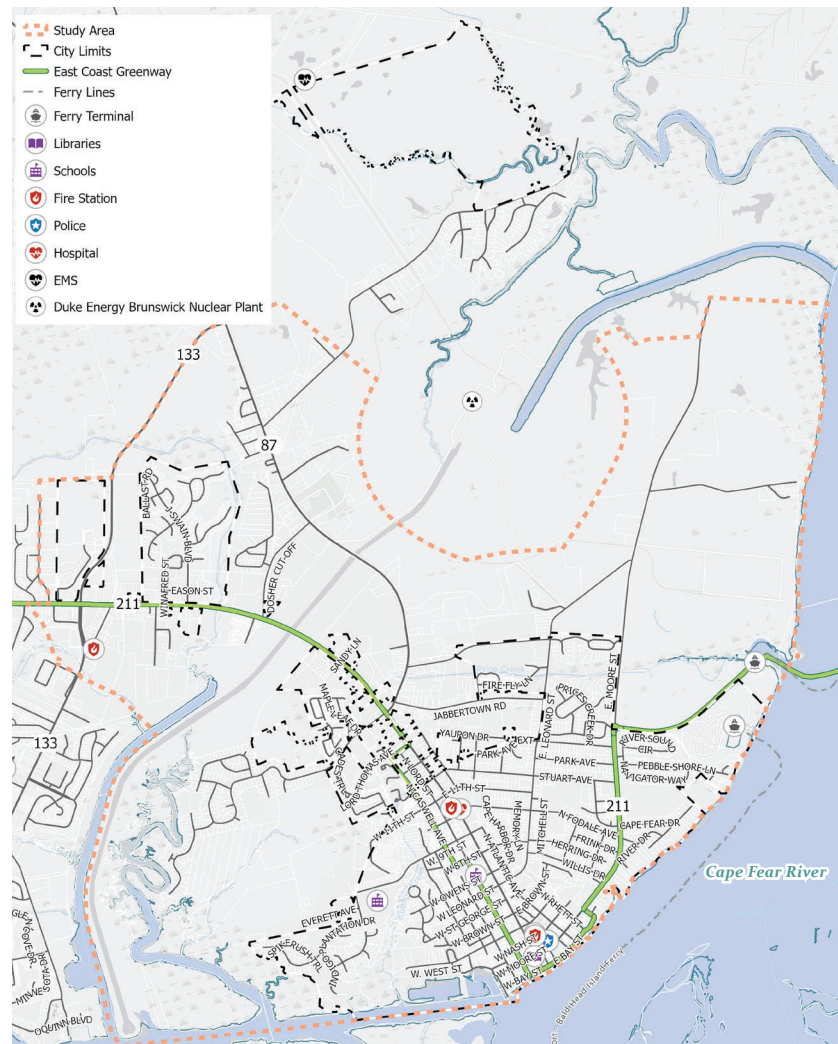
Two marinas face the Intracoastal Waterway on the west side of the City separated by Cottage Creek. Indigo Plantation Phase I and vacant land where future phases are planned lie north and west of Cottage Creek in an area bounded by Dutchman Creek and the Smithville Woods neighborhood.

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





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.



1792

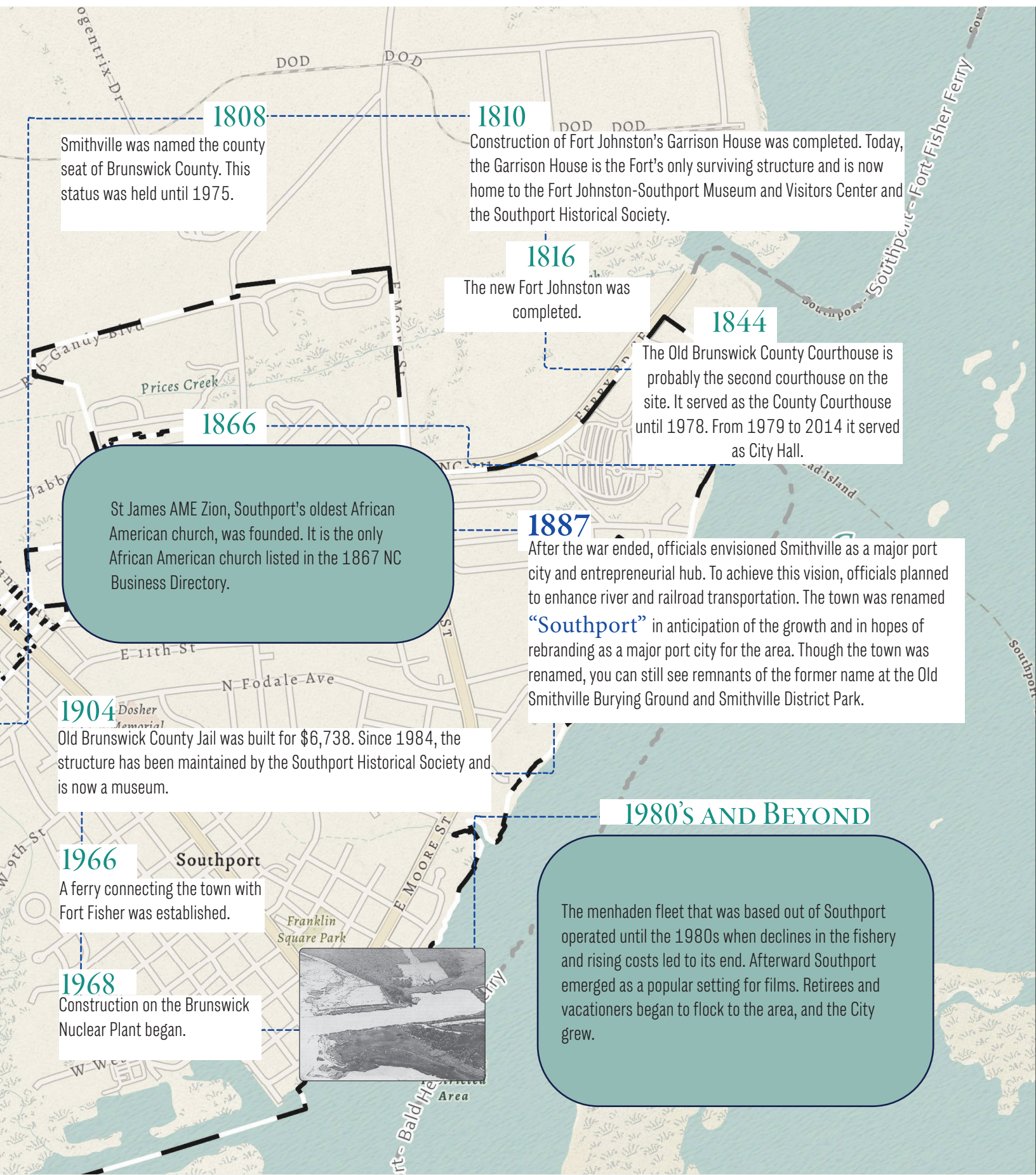
The Town of Smithville was incorporated around the site of the Fort. The town was named for Governor Benjamin Smith who served as colonel in the Revolutionary War. The town grew as a fishing village and military hub.



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.

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.

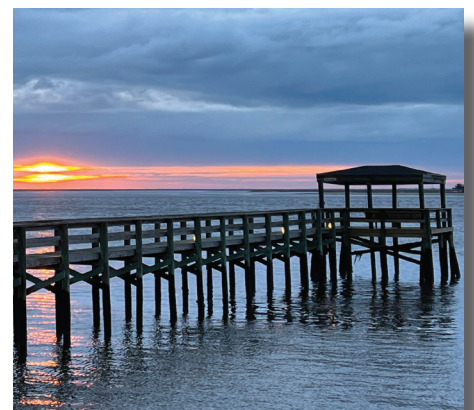
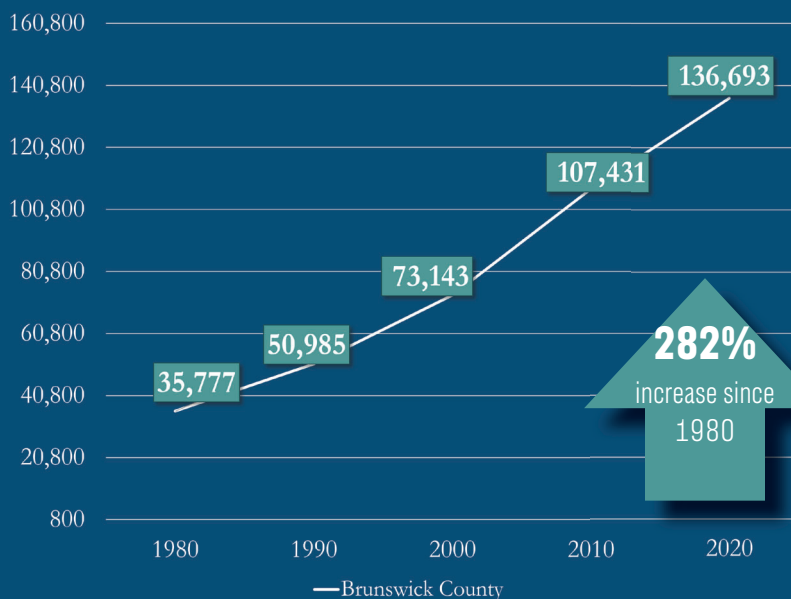


REGIONAL SETTING

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.

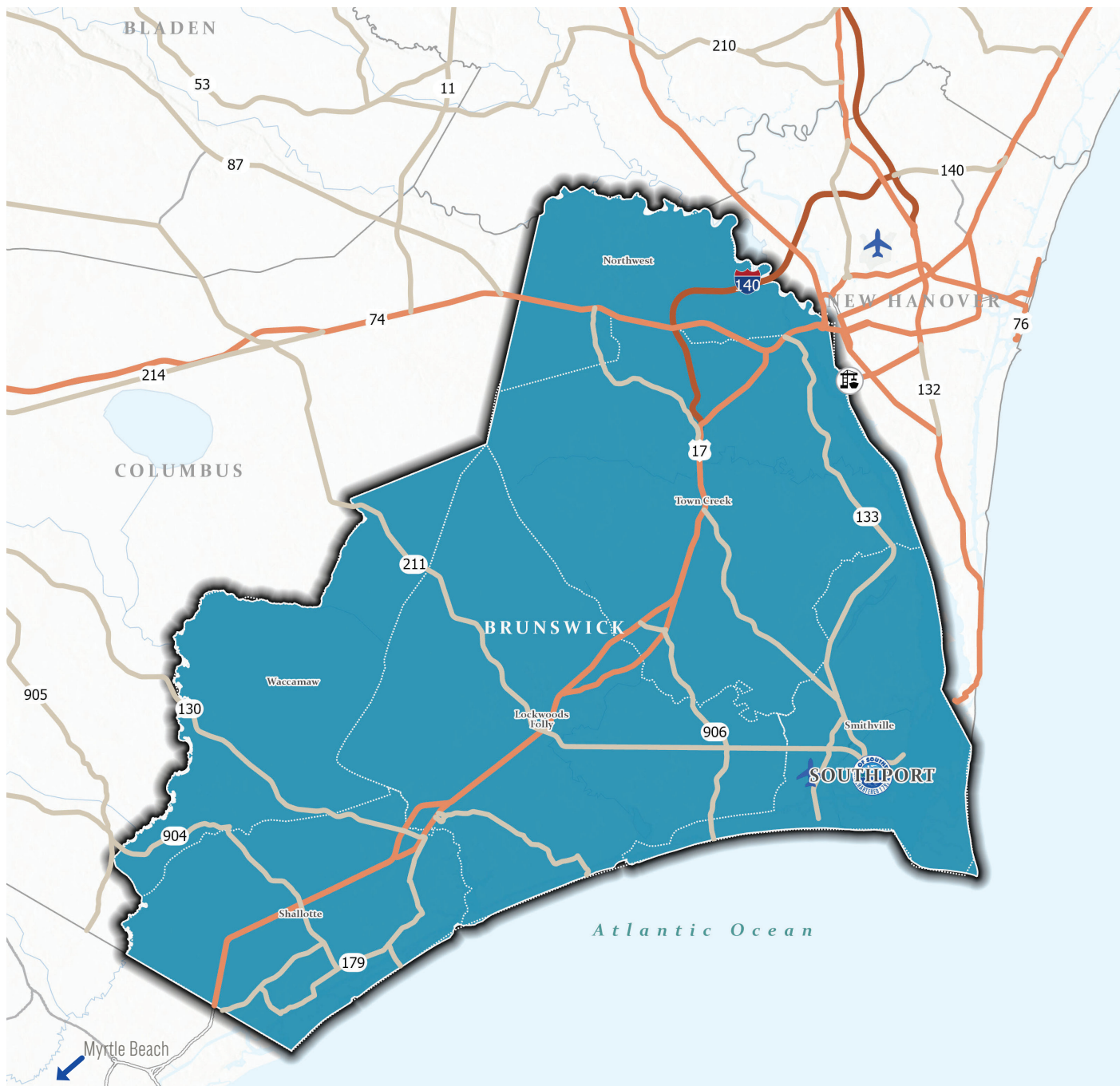
Southport is a blue-collar fishing village that has evolved into a destination due to its stunning scenery, history and maritime heritage. Much of Southport's economic activity relies on its seasonal visitors. Southport also provides a magnificent backdrop for filming, with its live oak trees, the Cape 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, US 74/76, 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 assess 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 grant 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 encourage 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 Doshier 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 assess 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

June 2, 2025
REGULAR MEETING MINUTES

CITY OF SOUTHPORT
BOARD OF ALDERMEN
223 E. BAY STREET
9:00 A.M.

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

STAFF: Noah Saldo, Interim City Manager
Tori Deviney, Deputy City Clerk
Charles Drew, Fire Chief
Tom Stanley, Public Services Director
Maureen Meehan, Planning Services Director
ChyAnn Ketchum, Public Information Officer

A. Call to Order

Mayor Alt called the meeting to order at 9:00 a.m.

B. Invocation

Alderman, Reverend Lowe Davis gave the invocation.

C. Pledge of Allegiance

Mayor Alt let the assemblage in the Pledge of Allegiance.

D. Public Comment

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

Mr. Greg McLean, 304 E. 8th Street, addressed the Board. He shared his experience as maintenance chief at Ft. Bragg to support his knowledge of stormwater. He spoke about the recurring flooding at his home during a rain event. He stated that the water from John Smith Cemetery flows into his backyard, which has become a “retention pond.” Mr. McLean talked about

a storm one week prior that filled his yard with 4 – 5 inches of water and inundated his air conditioning unit. He stated his concern about mold developing under his home and he asked the city to consider putting a retention pond along the fence line of the cemetery.

Asking for resolution and help from the city, Ms. Megan Loughran, 814 Cape Harbor Drive, spoke about the flooding history of her home since 1994 and “living on pins and needles every time the sky opens up.” She stated that a drainage ditch along Cape Harbor Drive used to be cleaned out once a year when her parents lived at the residence.

Stating her understanding that Doshier Memorial Hospital pumps water into the backyards of her neighborhood, Ms. Ann Logan, 611 Fodale Avenue, spoke to the Board about flooding. She indicated that she has documentation dating back to 1979 regarding the problems with the drainage ditch and she pointed out that, in the past, the ditch would be cleared out by the city. She questioned why that activity has not continued. Ms. Logan stated she contacted Public Services Director Stanley and was unhappy with his response.

Mr. Woody McRoy, Jr., 613 Fodale Avenue, retired city employee, shared his experiences cleaning out the drainage ditch twice a year. He asked why the city stopped that practice.

Ms. Mary MacLean, 612 N. Fodale Avenue, acting as a proxy for neighbors who were unable to attend the meeting, talked about the repeated flooding in the neighborhood; eight (8) homes have had interior flooding, and an 87 year-old man’s home has flooded twice. She referenced a 1979 letter to the State Port Pilot that said; *“the town acted, came onto private property and dug a ditch”* which to her implies the city is responsible for the care of the ditch they dug. Ms. MacLean talked about the desperation of the owners to protect their property, the potential impact of 100 houses to be constructed across the street from the Northwood Cemetery, and she pleaded with the Board to take action to alleviate the flooding problems.

Ms. Katie Ward, 613 N. Fodale Avenue, shared her anxiety regarding the flooding of her home; *“I have lived through two (2) floods in the house. It’s the scariest feeling.”* She stated that she has pictures from 2019 when the city put in a culvert and redid the ditch. Ms. Ward emphasized that since her childhood she has seen her uncle Woody clean out the ditches in Southport and she questioned why that practice has not continued after his retirement. She added that in 1970 the city deemed the area buildable, in 1973 the first flood happened, and since that time, the ditch was dug out year after year. She pointed out that several elderly people live in the neighborhood, many of the houses are for sale in the area, and flood insurance is unaffordable.

Mr. Ed Long, 605 N. Fodale Avenue, retired law enforcement with Brunswick County, spoke about the flooding history of his home since 1980, the thousands of dollars he has spent replacing every appliance and air conditioning system, and his familiarity with the drainage ditch. He noted that the city used to get inmates to clean out the ditch. He stressed that the people of the neighborhood cannot continue to live with the repeated flooding, and he asked the city to address the issue.

Deputy City Clerk Deviney read an email submitted by Ms. Tammy Saxton, 670 N. Fodale Avenue, regarding the drainage ditch that runs behind her home. The email reported her contact with Mayor Hatem in 2020, the ditch being cleared out at that time and her assertion that the ditch has not been cleared out since. The email spoke about the September 16, 2024 no name storm that flooded her home, her belief that the ditch would be cleared out after that storm or during the winter to prepare for hurricane season, and her disappointment that the debris is still in the ditch. Ms. Saxton's version of a conversation with Alderman Spencer regarding the issue was included in the email. Her email indicated she has photos of damage from the 9-16-24 and 5-27-25 storms.

Deputy City Clerk Deviney read an email from Mr. Martin "Marty" Dorward, Plein Air Festival Chair, expressing appreciation to the Board and city staff for partnering with Up Your Arts on the successful Plein Air Festival May 1, 2, & 3; "there were over 75 participating artists, over 300 patrons visiting the festival wet paint sale, a Kids Plein Air, art demonstrations, music, and food truck. Franklin Square Park was the perfect venue for the festival providing the space needed, stage, shade, nearby restrooms and adequate close parking." The email went on to specifically acknowledge city staff: Parks and Recreation Director Hemphill and her staff, Community Relations Director Allyna Dail Taylor, Public Services Director Tom Stanley and his staff, Police Chief Todd Coring and Police Officer Katie Ward.

Alderman Kelley made a motion to close public comment, seconded by Alderman Spencer. **Unanimous vote; motion carried.**

E. Approval of Agenda

Alderman Kelley made a motion to add to the Agenda, Update of Stormwater Issues as Item #1. Alderman Spencer seconded the motion. **Unanimous vote; motion carried.**

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

Mayor Alt read the Ethics Statement:

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

No conflicts of interest stated.

F. Approval of Consent Agenda

Alderman Spencer made a motion to approve the Consent Agenda, seconded by Alderman Mosteller. **Unanimous vote; motion carried.**

1. Approval of a Contract for Construction of the Weather Tower (agenda pages 3-9)
2. Resolution Requiring the Live Streaming and Recording of the Board of Adjustment Meetings (agenda page 10)

Resolution #25-0602.01

**A RESOLUTION OF THE SOUTHPORT BOARD OF ALDERMEN AS TO THE
RECORDING AND BROADCASTING OF CITY MEETINGS**

WITNESSETH:

WHEREAS, the Southport Board of Aldermen adopted Resolution #25-0410.01 on April 10, 2025, to require the live streaming and recording of all the Board of Aldermen and Planning Board Meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE
CITY OF SOUTHPORT THAT RESOLUTION #25-0410.01 IS AMENDED AS
FOLLOWS:**

1. Paragraph #1 is rewritten to read “All meetings of the Board of Aldermen, Planning Board, and Board of Adjustments Regular, Special, or Emergency, where a quorum of either Board is assembled for deliberations, and the conducting of business shall always be live-streamed and recorded.” All remaining provisions of resolution #25-0410.01 remain the same as adopted.

Adopted this 2nd day of June 2025.

/s/ Rich Alt, Mayor

/s/ Tori Deviney, Deputy City Clerk

G. Special Recognition

1. Recognition of Doshier Hospital on the Occasion of their 95th Anniversary

Mayor Alt read the Proclamation recognizing Doshier Memorial Hospital’s 95th anniversary. He presented the proclamation to Ms. Lynda Stanley, President & CEO. Ms. Stanley thanked the Board for the recognition, stated that the hospital does not pump water into people’s yards, and she invited everyone to the June 7 Community Cookout, “Chew & Chat.”

INSERT PROCLAMATION

H. Agenda

1. Stormwater Issues Update

City Manager Saldo reported that several tracts are being pursued relating to the city's stormwater system:

1. Ordinance changes
2. Pursuing Federal & State grants to update the entire stormwater system
3. A strategic study has been performed on the system to pinpoint the critical areas
4. Pursuing funding within the city's budget
5. Create a policy/comprehensive plan for how stormwater system issues will be addressed in the future

Responding to a question from Alderman Kelley, City Manager Saldo indicated that written permission is required from all property owners for the city to go onto private property to clean the drainage ditches. He pointed out that many of the ditches are the property of the North Carolina Department of Transportation (NCDOT), and the city will have to coordinate with them.

Alderman Davis encouraged neighbors to communicate with each other. Alderman Mosteller suggested the city manager reach out to the City Attorney to determine if there are alternatives the city can pursue.

Noting that his home has flooded multiple times, Alderman Spencer spoke about Ms. Saxton's misinterpretation of his comments. He added that the drainage and flooding issues are personal to him.

Mayor Alt spoke about the interior flooding of Liberty Commons Nursing and Rehab Center, Fodale Avenue, and the subsequent renovations and installation of a pump to connect to the city's stormwater system upgrade during Phase I of the BRIC grant project.

Mayor Alt talked about walking the drainage ditch with Mr. Ed Long and discovering an area of blockage. Mayor Alt emphasized that the Board and all city staff are working on a resolution to the decades-in-the-making flooding issues. He added that the city is actively pursuing additional federal funding available through a \$1.5 billion grant earmarked for damages from Potential Tropical Storm #8 (\$750M still unencumbered).

Alderman Kelley asked the public for patience while the city takes steps to improve the stormwater system.

2. Presentation by Otto Connect Inc., Parking Management (agenda pages 11-46)

Mr. Jim Varner, President and CEO of Otto Connect Inc., presented an overview and assessment of paid parking for the city. He explained “SurfCAST,” a mobile app and web/cloud-based parking management tool. He stated that license plate details are used to set up and monitor parking permits and to issue parking violations based on city ordinances. He emphasized that Otto Connect’s goal is to create value for the city, residents, and visitors with a seamless, easy to use, parking management solution.

Mr. Varner reviewed the following:

- Residents/Owners options and application process
- Visitor application process
- Parking rates (\$5/hr. is typical)
- Areas for parking: “Designated,” “Premium,” “Discount,” “Resident Only”
- Enforcement
- Violations/Citation Fines
- A typical sign template
- Otto Connect implementation costs and timeframe (1-2 months after city approval)

Mr. Varner stated the revenue sharing is 35% of all revenues based on the number of spaces and requirement to monitor for two (2) hour limited parking periods.

Responding to multiple queries from the Aldermen, Mr. Varner responded with the following:

- 900 parking spaces are estimated for a city the size of Southport
- All areas are to be measured to determine the number of spaces
- Visitors to residents would be required to pay to park unless provisions are made for resident parking permits
- Signs every 30 feet will be on poles (installed by city)
- Most towns make provisions for employee parking
- Estimated annual revenue \$1M
- Otto Connect anticipated revenue, 1 third of all revenue collected

- Otto Connect provides services in Oak Island, Varnamtown, Holden Beach, Sunset Beach, Ocean Island, and Beech Mountain (majority are beach parking; three (3) cities have a combination of downtown and beach parking)
- Special events (4th of July, etc.) would have free parking
- Provisions can be made for parking for church services
- All violation fees would be retained by the city (with a state-authorized exemption)
- There is no third party involved
- No due process action has ended up in a court of law
- Unpaid violations are submitted to a collection agency after 30 days and reported to the credit bureaus if they remain unpaid

Alderman Carroll stated he wants residents, business owners, and employees to have free parking, or he could not support paid parking.

Alderman Kelley stated her opinion that paid parking is not the right choice for Southport and she emphasized not scaring businesses away.

Alderman Spencer shared his idea for a model paid parking system: a city-wide parking permit, a permit for every piece of property owned by the city, visitors park on residents' private property or pay to park, regional passes provided for neighboring communities, parking passes to churches at a discounted rate. He estimated providing 10,000 passes at \$250 each.

It was noted that many residents do not have parking on their property and use the right-of-way for parking.

Pointing out that a recent parking study concluded Southport was not ready for paid parking, Alderman Mosteller expressed her reluctance to see 250 signs in the historic downtown area, and she spoke of her 100+ year old house, which has no space for parking.

Referencing the provision to pay a violation penalty within six (6) hours of getting a ticket, Mayor Alt asked about due process. Mr. Varner indicated that there is a multi-level review process handled by first-level support personnel, most issues are due to incorrect license numbers being input, and all the cities that Otto Connect serves, delegates the due process to Otto or the city does it. City Manager Saldo indicated that an additional final dispute process could be implemented with the city. Alderman Davis expressed concerns about the city being sued

Pointing out that her license plate was read incorrectly, Alderman Kelley shared her experience receiving a parking violation on Oak Island. She stated the violation was dealt with immediately.

3. Amendments to Update the UDO for Consistency with NC General Statutes (agenda pages 47-55)

Planning Services Director Meehan explained the proposed amendments to multiple sections of the Unified Development Ordinance (UDO) for consistency with the North Carolina General Statutes Chapter 160D. She reviewed the proposed amendments to Section 2.10.B.4. Planning Board Action, Section 2.15.D. Penalties and Remedies for Violations, Section 2.15.E. Transferring Lots in Unapproved Subdivisions: Violation and Section 4.2 No Subdivision Without Plat Approval. Director Meehan reported that the Planning Board had reviewed the proposal, recommended approval at its March 20, 2025 meeting, and a duly advertised public hearing was held on May 8, 2025.

Responding to a query from Alderman Mosteller, Director Meehan stated the city can dictate civil penalties and staff will look into what other cities charge per day per violation, increasing the penalty from the current \$25, and return to the Board of Aldermen with a recommendation.

Alderman Mosteller made a motion to adopt the amendments of the UDO for consistency with NC General Statute Chapter 160D and adopt the consistency statement. Alderman Kelley seconded the motion. **Unanimous vote; motion carried.**

4. Southport Emergency Operation Plan (agenda pages 56-169)

Referencing the final draft of the Emergency Operations Plan as provided in the agenda packet, and pointing out the last plan was prepared by City Manager Rob Gandy in 2006, Fire Chief Drew reported on the specifics of the plan:

- The Plan is a collaboration of all departments involved during a disaster or State of Emergency
- The City Manager and all department heads have reviewed the plan
- The Plan details the operations of the Emergency Operations Center (EOC)
- The Plan details the phases of operations for activation
- The Plan defines the duties and responsibilities of each department during activation
- The Plan meets all FEMA requirements and legal requirements in State Statute 160A
- All potential hazards for the city are recognized and covered in the plan
- The Plan is National Incident Management System (NIMS) compliant

- Provisions for annual plan review and review after each emergency incident is included
- Every department head will sign off on the document once the Board of Aldermen have adopted the Plan

Chief Drew reported that he is currently working on Chapter 6 & 7 of the Southport Code of Ordinances that has not been updated since 1974. He indicated that he wants to include the NIMS discussion in the ordinance revisions.

Alderman Mosteller pointed out minor revisions to staff title listings:

- Public Information Roster – refer to Officer instead of roster
- Animal Control Officer – change to Animal Protective Services

Responding to a query by Alderman Kelley, Chief Drew stated that the Fire Department has always held an after-action briefing. Alderman Kelley thanked Chief Drew for including an after-action briefing in the Plan.

Stating his enthusiasm for having a new emergency operation plan, Mayor Alt emphasized that with the adoption of the Plan, each employee will know their role during an emergency.

Alderman Lai made a motion to approve the 2025 Emergency Operation Plan, seconded by Alderman Carroll. **Unanimous vote; motion carried.**

I. Manager's Report

City Manager Saldo reported on the status of the shoreline stabilization project; all Phase I easements have been executed, and he anticipates all designs, permits, bidding, and construction to start early winter 2025. He added that Phase II is proceeding.

City Manager Saldo reported that the city closed the sale of the Sunny Point adjacent 400+ acres to the North Carolina State Wildlife Commission.

J. Mayor's Comments

Mayor Alt thanked city staff for their responses during the recent rain event. He talked about a car flooding during the height of the storm and the vehicle owner's praise of the fire and police departments for rescuing him and his wife.

Mayor Alt announced that he would be signing the contract to start construction of the Weather Tower with a 90-day timeframe to complete the work.

K. Board Comments

Alderman Lai thanked the Police and Fire Department personnel for their handling of recent flooding issues. "I'm afraid this is the new normal," he said.

Alderman Spencer announced the passing of a personal friend and a Southport lifetime resident, Mary D. Harrington. He talked about the emotional rollercoaster of the flooding issues, and for his wedding anniversary, he thanked his wife for ten (10) years of patience.

Alderman Kelley thanked city staff for their responses during the recent flooding. She thanked the city manager for providing updates on the stormwater improvements project. Pointing out that school is out of session, Alderman Kelley cautioned everyone to watch for children.

Alderman Davis announced that the Parks and Recreation Committee meeting would be held on Tuesday, June 3, at 6:00 p.m. at the Parks and Recreation Department building next to the city gym. She added that eight (8) applications were received for consideration of appointment to a vacancy on the committee. Alderman Davis invited everyone to witness the flag-lowering held every evening at 7:30 p.m. at Waterfront Park, Memorial Day through Labor Day.

Alderman Mosteller stated her appreciation for all the donations received for the construction of a new weather tower. She noted that Downtown Southport Inc. donated \$10,000 and the Cannon Foundation provided a grant for \$5,000. Mayor Alt pointed out that no taxpayer money is being spent on the project.

L. Adjourn

Alderman Kelley made a motion to adjourn at 11:35 a.m., seconded by Alderman Spencer. **Unanimous vote; motion carried.**

Rich Alt, Mayor

ATTEST:

Tori Deviney, Deputy City Clerk
(SEAL)



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: September 11, 2025

DEPARTMENT: Board of Aldermen/Administration

ITEM SPONSORED BY: City Clerk

ITEM/TOPIC: Osprey Landing - Phase 4 Annexation Application

JUSTIFICATION: Bill Clark Homes of Wilmington, LLC has submitted a petition for the voluntary annexation of Phase Four of the Osprey Landing development.

The first step in the annexation process is for the Board to authorize the City Clerk to investigate the sufficiency of the petition and certify it to the Board. The attached resolution initiates this process by directing the Clerk to conduct that investigation and provide certification.

Once the petition is certified, a public hearing will be scheduled. Following the hearing, the Board will consider and vote on whether to approve or deny the annexation ordinance related to the petition.

ATTACHMENTS: Resolution directing the Clerk to investigate the petition and set a public hearing. Annexation application and supporting materials

REQUESTED ACTION: Approve the enclosed resolution to initiate the annexation process.



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S.
160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on September 11, 2025 by the Board of Aldermen; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the City of Southport deems it advisable to proceed in response to this request for annexation.

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

1. The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the result of her investigation.
2. Upon certifying the sufficiency of the annexation petition, the City Clerk shall cause public notice to be given and call a public hearing consistent with NCGS 160A-31.

Adopted this the 11th day of September, 2025.

X

Rich Alt
Mayor

X

Tori Deviney
Deputy City Clerk

PARAMOUNT

ENGINEERING, INC.

To:	City of Southport	Date	08/28/2025
	Planning Department		
	1029 N. Howe Street	Re:	Osprey Landing – Annexation Phase 4
	Southport, NC 28461		
Attn:	Maureen Meehan Planning Services Director	Project No.	18198.PE

We are sending: ☒ Originals ☐ Prints ☐ Shop Drawings ☐ Calculations

The following items: ☐ Correspondence ☒ Plans ☐ Specifications ☒ Other as listed below

Quantity	Date	Dwg. No.	Description
2	8/28/25		Paper Copies of Phase 4 Annexation Maps (Signed)
1	8/28/25		Mylar Copies of Phase 4 Annexation Maps (Signed)
1	8/28/25		Subdivision Application & Application Fee
1	8/28/25		PUD Phasing Exhibit (Reference Only)
1	8/28/25		Notarized Letter of Authorization – Phase 4
1	8/28/25		Legal Descriptions Phase 4

Issue Status: ☒ For Approval ☐ As Requested ☐ Construction ☐ Bid

☐ For Your Use ☐ For Review and Comment ☐ Approved as Noted ☐ See Remarks

Action Taken: ☐ No Exceptions Taken ☐ Make Corrections Noted ☐ Amend & Resubmit

☐ Rejected - See Remarks ☐ Approved as Submitted ☐ Other

Remarks:

Mo, please find the attached annexation application documents for your review. As we discussed a couple weeks ago, we would appreciate being placed on the next available agenda (September) knowing that it will take (2) meetings to have this officially approved (October).

As with previous annexations for this project, the property ownership and vested rights to be claimed are referenced to the documents that are on file with the City of Southport. Please let me know if you have any questions or need any additional copies of the information provided and we'll get you what you need.

Digital copies will be sent via email. Thanks for your help.

Mike

Cc:

Maureen Meehan
8/28/25

Signed:

Mike Nichols
Mike Nichols, RLA

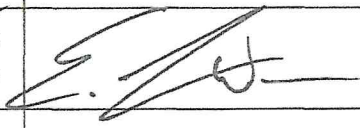
Petition Requesting Voluntary Contiguous Annexation

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

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

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

Respectfully,

Printed Name	Mailing Address	Parcel ID #s)	Vested Rights?	Signature	Date
LANDON WEAVER, MANAGER	BILL CLARK HUNES OF WILMINGTON LLC 200 E ARLINGTON BLVD.	22100028 221NA008	☒ Yes ☐ No		8/18/25
	SUITE A GREENVILLE, NC 27858		☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		
			☐ Yes ☐ No		



ANNEXATION APPLICATION

City of Southport, NC

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

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

Project Name (if applicable):

OSPREY LANDING - PHASE 4

SECTION 1: APPLICANT INFORMATION

Applicant Name:

BILL CLARK HOMES OF WILMINGTON LLC

Mailing Address:

200 E. ARLINGTON BLVD., SUITE A, GREENVILLE, NC 27858

Phone: **(252) 355-5805**

Fax: **(252) 355-2806**

Email: **LWEAVER @**

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

BILLCLARKHOMES.COM

Owner Name(s):

Mailing Address:

Phone:

Fax:

Email:

SECTION 3: PROPERTY INFORMATION

Street Address and/or

Description of Location:

Parcel Tax ID #(s): **PORTIONS OF:**

22100028 & 221NA008

Total Site Acres or
Square Feet:

Current Zoning District(s):

PUD

Proposed Zoning Change(s):

NO CHANGE

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

SECTION 4: VESTED RIGHTS

Do you declare vested rights? ☒ YES ☐ NO

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

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

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

INFORMATION ON FILE WITH CITY OF SOUTH PORT FROM PREVIOUS PHASE ANNEXATIONS.

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

SECTION 5: MUNICIPAL CONTIGUITY

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

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

☒ Contiguous ☐ Non-Contiguous

SECTION 6: SUPPLEMENTAL INFORMATION REQUIRED

Each annexation application use must include:

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

> ON FILE WITH CITY OF SOUTHPORT FROM EARLIER PHASE ANNEXATIONS.

SECTION 7: APPLICANT/OWNER SIGNATURE

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

Signature: _____

Date: 8/18/2025

PARAMOUNT

ENGINEERING, INC.

August 28, 2025
18198.PE

Bill Clark Homes of Wilmington, LLC.
Osprey Landing
Phase 4
City of Southport
Brunswick County, NC

Being a portion of that tract of land located in Smithville Township, Brunswick County, State of North Carolina; also known as a portion of the First Tract (Parcel ID: 2210002803) owned by Bill Clark Homes of Wilmington, LLC., as shown in Deed Book 5391, Page 914 of the Brunswick County Register of Deeds; said parcel being more particularly described as follows:

Beginning at an existing iron pipe, the southwest corner of Lot 5 of Forest Oaks Subdivision – Phase 2 as shown in Map Cabinet T, Page 25, Brunswick County Registry. Said iron pipe found is the principal place of beginning for this survey.

Thence with the western line of Bonnet Way HOA, Inc., as found in Deed Book 2975 at Page 915, S 03°12'44" E - a distance of 67.78 feet to an iron rod found at the northeast corner of Lot 18 in Osprey Landing – Phase Two as shown in Map Cabinet 146 at Page 72;

Thence leaving the western line of Bonnet Way HOA, Inc., and with the line of Phase Two of Osprey Landing as shown in Map Cabinet 146 at Page 72, the following courses;
S 86°47'16" W - a distance of 119.97 feet to an iron rod found;
S 03°11'25" E - a distance of 50.00 feet to an iron rod found;
N 87°23'33" W - a distance of 70.36 feet to a point;
N 03°11'25" W - a distance of 39.38 feet to an iron rod found;
S 86°47'56" W - a distance of 132.10 feet to an iron rod found;
N 03°09'18" W - a distance of 104.00 feet to an iron rod found;
S 86°47'56" W - a distance of 150.84 feet to an iron rod found on the Phase One line of Osprey Landing as shown in Map Cabinet 146 at Page 69;

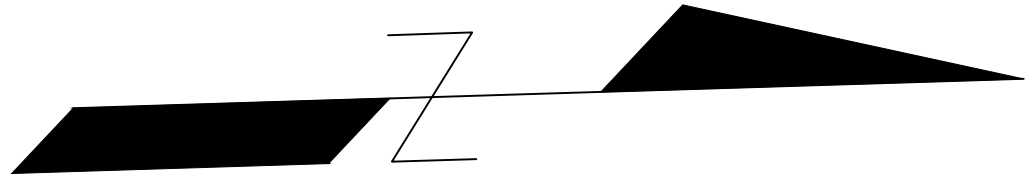
Thence with the line of Phase One the following courses;
S 86°47'56" W - a distance of 60.38 feet to a point;
With a curve turning to the left with an arc length of 22.34 feet, a radius of 170.00 feet, a chord bearing of N 00°33'50" E, a chord length of 22.33 feet, to a point;
N 03°12'04" W - a distance of 258.12 feet to an iron rod found;
S 86°47'56" W - a distance of 140.00 feet to an iron rod found;
N 03°12'04" W - a distance of 390.00 feet to an iron rod found;

Thence leaving the line of Phase One and with the line of Phase 4 the following courses;
N 86°47'56" E - a distance of 200.00 feet to a point;
S 03°12'04" E - a distance of 31.11 feet to a point;
N 86°47'56" E - a distance of 130.00 feet to a point;
N 87°37'37" E - a distance of 20.00 feet to a point;
N 86°47'56" E - a distance of 201.92 feet to a point;
N 03°11'25" W - a distance of 10.50 feet to a point;
N 86°47'16" E - a distance of 120.08 feet to a point on the western line of The Ridge at Forest Oaks HOA, Inc., as shown in Deed Book 2531 at Page 292;

Thence with the western line of The Ridge at Forest Oaks HOA, Inc., S 03°12'04" E - a distance of 352.22 feet to an iron rod found;

Thence with the western line of Reed and Michelle Monday as shown in Deed Book 3870 at Page 788 and the western line of Forest Oaks Subdivision Lots 5 and 6 as shown in Map Cabinet T at Page 25, S 03°09'18" E - a distance of 330.00 feet to an iron pipe found. Said iron pipe found is the principal place of beginning for this survey.

Said parcel as described containing 433,785 square feet or 9.96 acres, more or less.



NCGRID(NAD83/2011)

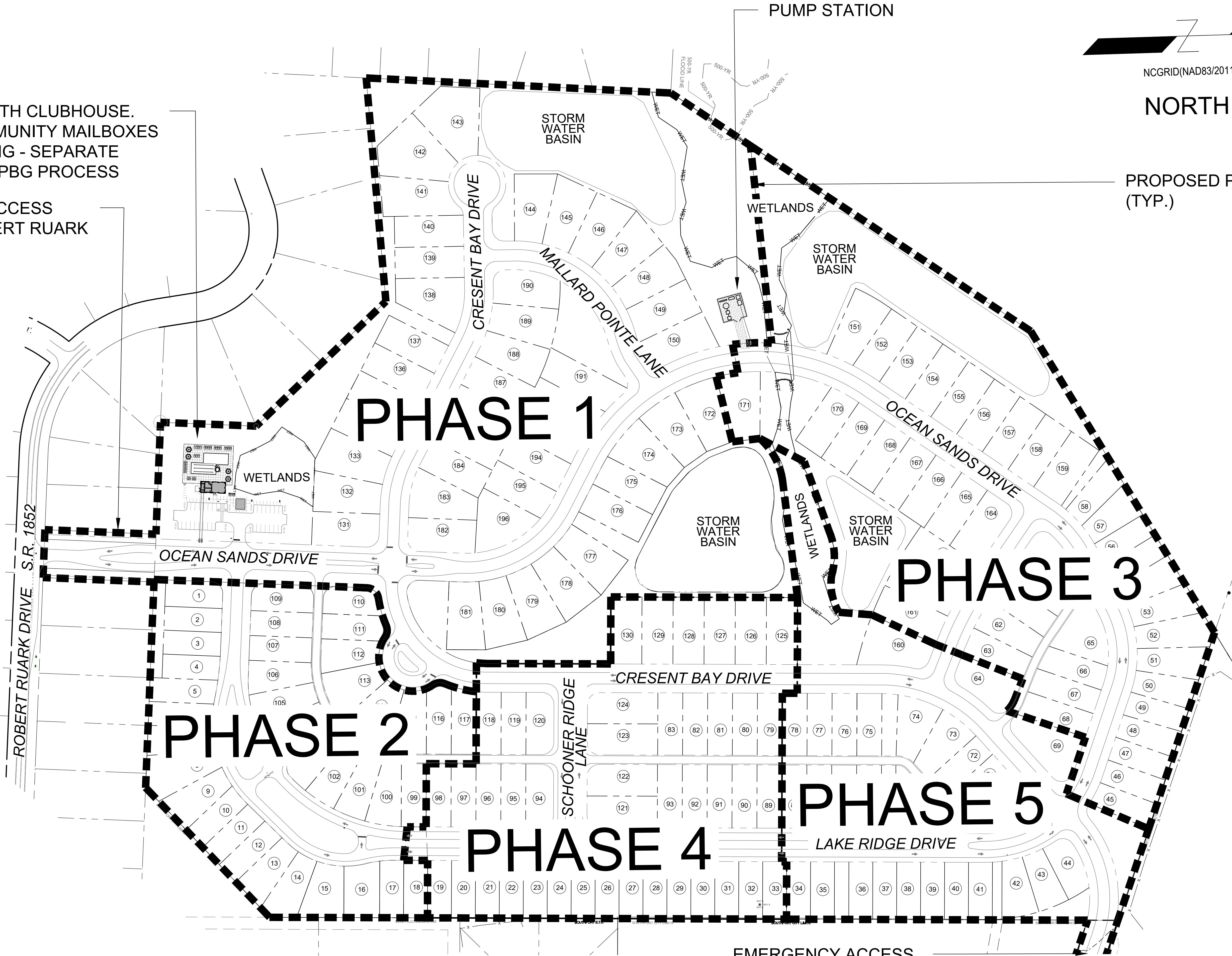
NORTH

PUMP STATION

AMENITY WITH CLUBHOUSE.
POOL, COMMUNITY MAILBOXES
AND PARKING - SEPARATE
SUBMITTAL PBG PROCESS

PROJECT ACCESS
FROM ROBERT RUARK
DRIVE

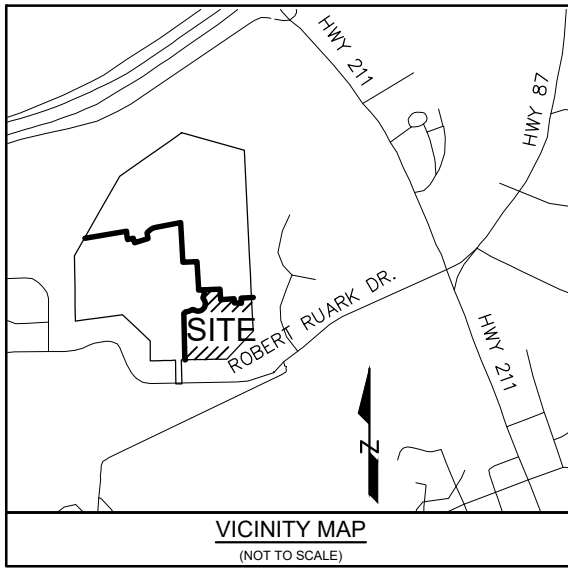
PROPOSED PHASE LINE
(TYP.)



OSPREY LANDING - PROJECT PHASING EXHIBIT

FINAL DESIGN - NOT ISSUED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	
BILL CLARK HOMES 127 RACINE DRIVE WILMINGTON, NC 28405	
PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
SITE PHASING EXHIBIT	
OSPREY LANDING CITY OF SOUTHPORT BRUNSWICK COUNTY, NORTH CAROLINA	
PROJECT STATUS: CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: FINAL LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION: DATE: 03/16/2021 SCALE: 1" = 100' MAX DESIGNED: [Signature] CHECKED: [Signature]
SEAL NORTH CAROLINA PROFESSIONAL ENGINEER 031591 ROBERT P. BALLAW 07/14/2025	
1	
PEI JOB#: 18198.PE	



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	170.00'	22.34'	7°31'49"	22.33'	S 00°33'50" W
C2	200.00'	118.24'	33°52'20"	116.52'	N 71°54'33" E
C3	200.00'	94.50'	27°04'23"	93.63'	N 41°26'11" E
C4	200.00'	86.24'	24°42'20"	85.57'	N 15°32'50" E

LINE	BEARING	DISTANCE
L1	S 03°11'25" E	50.00'
L2	N 87°23'33" W	70.36'
L3	N 03°11'25" W	39.38'
L4	S 03°12'04" E	31.11'
L5	N 87°37'37" E	20.00'
L6	N 03°11'25" W	10.50'
L7	N 88°50'42" E	28.39'
L8	N 86°47'56" E	60.38'
L9	S 86°47'56" W	30.19'

SITE DATA

SITE ADDRESS(S): 2014 ROBERT RUARKE DRIVE
SOUTHPORT, NORTH CAROLINA 28461

OWNER INFORMATION: BILL CLARK HOMES OF WILMINGTON, LLC
101 AUTUMN HALL DR SUITE 120
WILMINGTON, NC 28403

TOTAL SITE AREA: PHASE FOUR
433,785 SQ. FT.±, OR 9.96 AC.±

PAR ID: 2210002803
PIN: 209718209353
DEED BOOK 5391, PAGE 914

ZONING: PD

NOTES

- AREA CALCULATED BY COORDINATE METHOD.
- THE SUBJECT PARCEL IS LOCATED IN ZONE X - MINIMAL FLOOD RISK AREA - AS SHOWN BY FEMA PANEL NUMBER 3720209600K & 3720209700K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.
- UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- THIS PLAT IS FOR ANNEXATION ONLY.

CERTIFICATE OF ACCURACY AND MAPPING

I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF AUGUST, A.D., 2025.

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

I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION PLAT OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION IN THE DEFINITION OF SUBDIVISION.

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

OSPREY LANDING POA, INC
PID: 221NH00102
PIN: 209717204496
DB 5350 PG 506
MB 146 PG 69

LHH HOLDINGS, LLC
PID: 22100028
PIN: 209718208764
DB 5082 PG 1392

PHASE FOUR
433,785 SQ. FT.± OR
9.96 AC.±

BILL CLARK HOMES OF
WILMINGTON, LLC
PARID: 2210002803
PIN: 209718209353
DB 5391 PG 914

SPECIAL NOTE

PROJECT IS NOT ON NC STATE PLANE COORDINATE SYSTEM.

MNS CONTROL CORNER "A"
NAD 83 (2011 ADJ.)-
N: 69818.40
E: 2292552.12

PROJECT-
N: 69819.22
E: 2292551.21

MNS CONTROL CORNER "B"
NAD 83 (2011 ADJ.)-
N: 69275.81
E: 2292563.29

PROJECT-
N: 69276.62
E: 2292562.14

DATE

REVISIONS

OWNER INFORMATION

BILL CLARK HOMES OF
WILMINGTON, LLC
101 AUTUMN HALL DR - STE 120
WILMINGTON, NC 28403

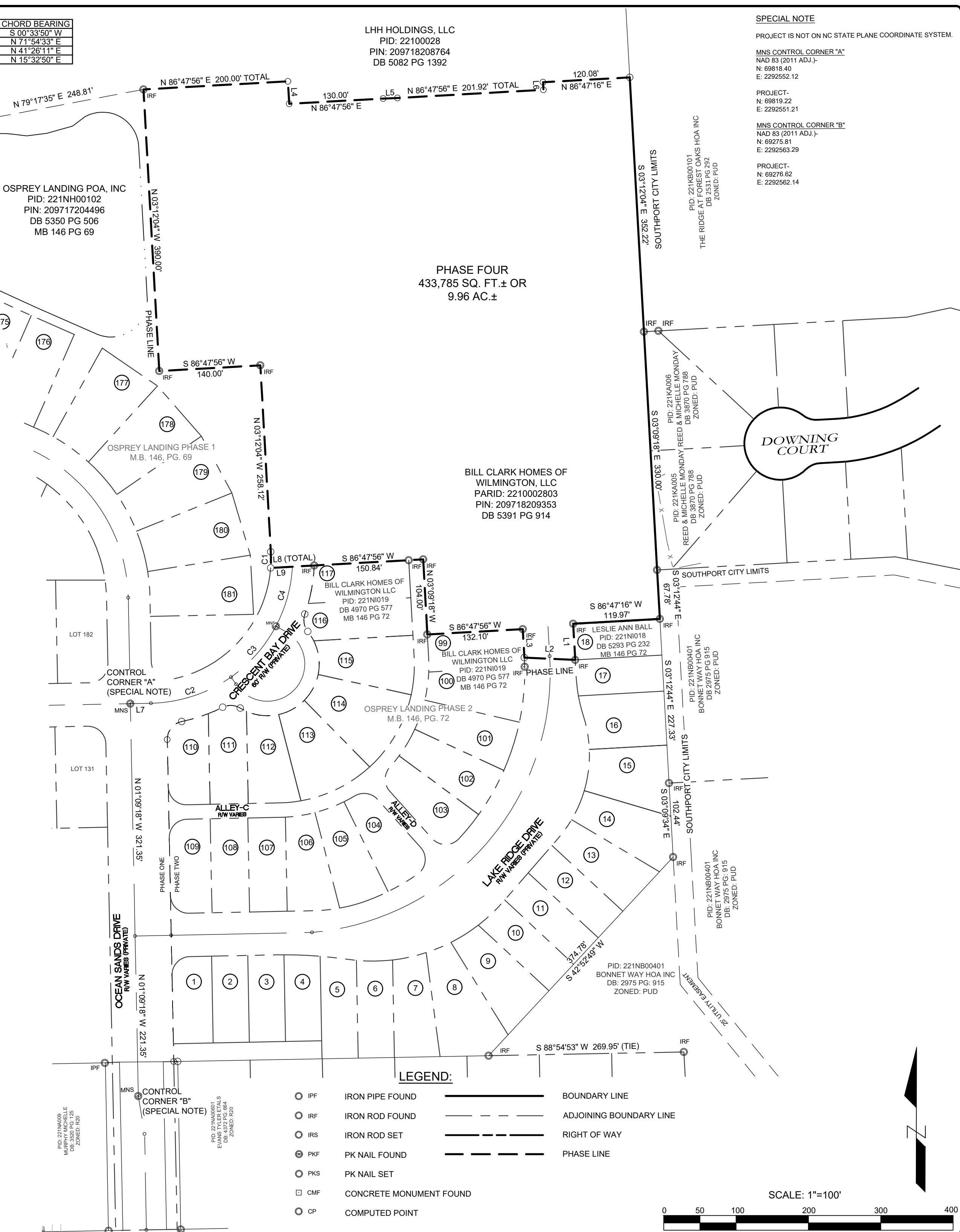
PARAMOUNT
ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

AREA ANNEXED BY THE CITY OF SOUTHPORT
ON _____
OSPREY LANDING - PHASE FOUR
ROBERT ROURKE DRIVE
SMITHVILLE TOWNSHIP
BRUNSWICK COUNTY, NC

SEAL

1 of 1

DATE: JUNE 24, 2025 SCALE: 1"=100'
PEI JOB#: 18198.PE



SCALE: 1"=100'



AUTHORITY FOR APPOINTMENT OF PERSON

TO ACT ON MY BEHALF WITH REGARD TO PERMIT APPLICATION

Parcel: 22100028 & 221NA008

Owner: Bill Clark Homes of Wilmington LLC
101 Autumn Hall Drive
Wilmington, NC 28403

The undersigned owner(s),

Part of
Bill Clark Homes of Wilmington LLC
Candon Weaver, Manager

Do hereby appoint Paramounte Engineering, Inc.

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

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

Date:

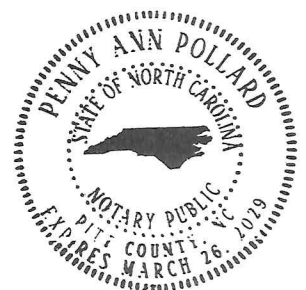
8/18/25

Appointee's Name, Address & Telephone:

Signature of Owner(s):

C. Weaver Manager

Notarized:



NORTH CAROLINA
PITT COUNTY

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

Witness my hand and Notary Seal this 18th day of Aug, 2025

Penny Ann Pollard
Notary Public
Penny Ann Pollard

My Commission Expires: March 26, 2029



City of Southport
Proclamation for Peace Day



WHEREAS, the United Nations, in 1981, established the International Day of Peace, a day devoted to strengthening the ideals of peace both within and among all nations and peoples; and

WHEREAS, peace is not built solely by leaders and governments, but by everyday acts of kindness, respect, and understanding shown between neighbors, friends, and families; and

WHEREAS, Peace Day Southport promotes world peace, local peace, and inner peace through art, education, and celebration; and

WHEREAS, Southport, like all cities, faces challenges and differences of opinion, but we are united by our shared love for our City, our families, and our future; and

WHEREAS, the observance of Peace Day in Southport extends beyond a single day, beginning before September 21 and continuing throughout the week, providing multiple opportunities for residents to gather, learn, and celebrate the spirit of peace; and

WHEREAS, when we choose peace over conflict, understanding over argument, and solutions over blame, we build a healthier, more hopeful community for all; and

NOW, THEREFORE, I, Rich Alt, Mayor of the City of Southport, do hereby proclaim September 21, 2025, as “Peace Day” in the City of Southport, and call upon all residents, leaders, organizations, and businesses to embrace civility, cooperation, and unity in pursuit of solutions that strengthen our community not just on this day, but in the days leading up to and beyond this observance.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Southport to be affixed this 11th of September 2025.

X

Rich Alt
Mayor

X

Tori Deviney
Deputy Clerk



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 9/11/2025

DEPARTMENT: Community Relations/Public Works

PRESENTED BY: Alderman Carroll/Allayna D. Taylor

ITEM SPONSORED BY: Community Relations

ITEM/TOPIC: Replacement of Southport "Welcome To" Signs

COST: \$2,500 per sign

JUSTIFICATION: Following the Board's 8-4 vote to approve two of the four welcome sign replacements. Alderman Carroll asked that it be brought back for further discussion.

The North Carolina Department of Transportation (NCDOT) has identified that several "Welcome To Southport" signs are in a state of disrepair and need replacement. NCDOT reached out to the City to initiate this process. Updates include new verbiage reflecting the city's historical significance and branding. NCDOT has approved the new language and now requires funding to proceed with production and installation.

IMPACT IF NOT APPROVED: If the signs are not replaced, the existing dilapidated signs will either remain in place or need to be removed, leaving Southport without visible gateway signage. This could impact city branding, tourism appeal, and overall aesthetic presentation.

DEPARTMENT HEAD COMMENTS: The Community Relations Department recommends moving forward with sign replacement.

CITY MANAGER COMMENTS: With the approval of this item, we can ensure that our welcome signs are updated to reflect a warm and inviting image for both residents and visitors as they enter town. We have the necessary funds in the FY26 budget to cover the cost of the new signs.

ATTACHMENTS: NCDOT Correspondence, Proposed Sign Designs, Cost Estimate from NCDOT.

REQUESTED ACTION: If the Board wishes to take a different action than what was approved at the 8/4 Alderman meeting. As part of that motion should include language rescinding the prior action.







#2







**Welcome
To
SOUTHPORT**

HOME OF SALUBRIOUS BREEZES

**LOCATION OF THE NC 4TH OF
JULY FESTIVAL SINCE 1795**



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BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 09/11/2025

DEPARTMENT: Development Services

PRESENTED BY: Tom Zilinek, City Engineer

ITEM SPONSORED BY: Development Services Staff

ITEM/TOPIC: Article 6: Stormwater Regulation Ordinance

COST: N/A

BUDGET LINE ITEM: N/A

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

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

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

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

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

ATTACHMENTS: Staff Report, Draft Ordinance Language, Consistency Statements **REQUESTED**

ACTION: Consideration of a zoning text amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance.

PROPOSED MOTION:

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



MEMORANDUM

To: Rich Alt, Mayor and Board of Aldermen
From: Maureen Meehan, Planning Services Director and Tom Zilinek, City Engineer
Re: Text Amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance ZTA-25-02
Date: September 11, 2025

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

Ordinance Details

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

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

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

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

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

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

2014 CAMA Core Land Use Plan Compliance

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

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

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

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

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

Planning Board Recommendation

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

Attachments

- Article 6: Stormwater Regulations
- Consistency Statements



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

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

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

STATEMENT OF PLAN CONSISTENCY:

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

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

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk



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

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

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

STATEMENT OF PLAN CONSISTENCY:

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

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

Ayes: _____

Noes: _____

Absent or Excused: _____

Richard Alt, Mayor

Attest:

Tori Deviney, Deputy City Clerk

Article 6: Stormwater Regulations

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1. GENERAL PROVISIONS

A. TITLE, PURPOSE

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

B. SCOPE OF ARTICLE

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

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

C. DEFINITIONS

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

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

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

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

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

COMPACTION — The increase in soil bulk density.

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

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

DEPARTMENT — The North Carolina Department of Environmental Quality.

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

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

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

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

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

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

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

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

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

A. Treating stormwater runoff through infiltration into subsoil;

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

C. Storing stormwater runoff for reuse.

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

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

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

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

MAJOR DEVELOPMENT —

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

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

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

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

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

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

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

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

MUNICIPALITY — City of Southport.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. EXEMPTIONS FROM REQUIREMENTS

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

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

the City, as applicable.

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

E. REGULATORY CONSISTENCY

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

2. **STORMWATER MANAGEMENT DESIGN PLANS**

A. DESIGN AND PERFORMANCE STANDARDS FOR STORMWATER MANAGEMENT MEASURES

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

B. STORMWATER MANAGEMENT REQUIREMENTS FOR MINOR DEVELOPMENT.

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

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

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

Table 5: Sample Minor Development BMPs

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

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

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

2. Waivers and exceptions.

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

C. STORMWATER MANAGEMENT REQUIREMENTS FOR MAJOR DEVELOPMENT

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

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

performance standards as outlined in the tables below.

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

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

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

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

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

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

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

Notes to Tables 1, 2, and 3:

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

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

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

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

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

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

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

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

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

15.Green infrastructure standards.

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

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

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

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

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

16. Groundwater recharge standards.

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

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

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

D. STORMWATER RUNOFF QUALITY STANDARDS

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

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

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

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

Where:

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

and

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

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

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

E. STORMWATER RUNOFF QUANTITY STANDARDS.

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

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

b) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with Subsection E(2)(a) immediately above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three, will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure

3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

F. TECHNICAL STANDARDS.

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

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

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

G. CALCULATION OF STORMWATER RUNOFF AND GROUNDWATER RECHARGE.

Stormwater runoff shall be calculated in accordance with the following:

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

methods:

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

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

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

H. SOURCES FOR TECHNICAL GUIDANCE.

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

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

I. SOLIDS AND FLOATABLE MATERIALS CONTROL STANDARDS.

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

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

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

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

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

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

J. SAFETY STANDARDS FOR STORMWATER MANAGEMENT BASINS.

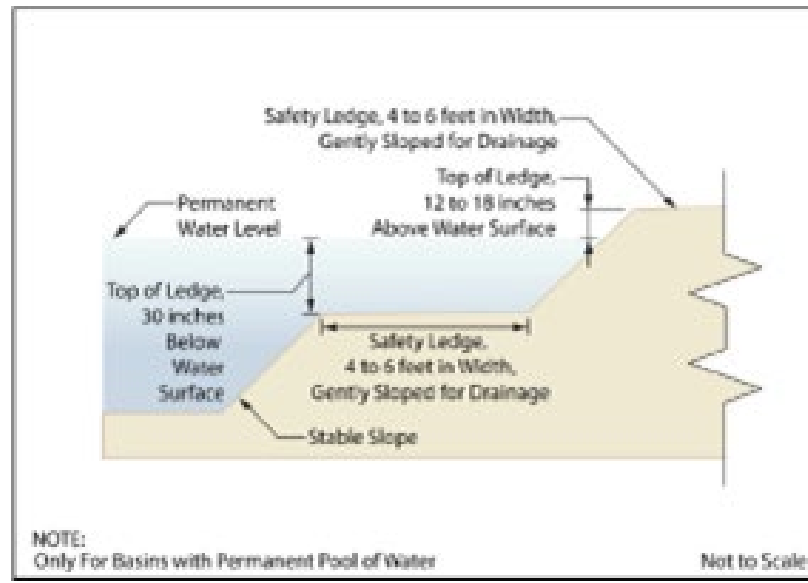
- 1. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.

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

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

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

Elevation View — Basin Safety Ledge Configuration



K. REQUIREMENTS FOR SITE DEVELOPMENT STORMWATER PLAN

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

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

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

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

L. MAINTENANCE AND REPAIR.

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

a major development.

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

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

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

M. INSPECTION AND SUBSEQUENT FINES FOR NONCOMPLIANCE

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

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

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

occur or continues to occur shall constitute a separate offense.

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

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

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

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

N. FEES.

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

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

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

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

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

(over two acres) \$500.00/per plan

O. PERMIT REQUIREMENTS

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

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

P. PERMIT SUSPENSION AND REVOCATION

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

notice of violation shall contain:

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

Q. PROFESSIONAL REGISTRATION REQUIREMENTS

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

3. OWNERSHIP, INSPECTION, AND MAINTENANCE

A. OWNERSHIP AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

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

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

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

B. CONSTRUCTION INSPECTION SCHEDULE

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

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

C. ACCEPTANCE OF CERTIFICATION IN LIEU OF CONSTRUCTION INSPECTIONS

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

4. MISCELLANEOUS PROVISIONS

A. APPEALS

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

B. PENALTIES

Civil penalties shall be as follows:

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

C. VEGETATION

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

DATE: September 11, 2025

DEPARTMENT: City Manager

PRESENTED BY: Bob Jarvis, City Engineer

ITEM SPONSORED BY: City Manager

ITEM/TOPIC: Capital Improvement Program

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: The City of Southport is in its third year of preparing and updating a six-year Capital Improvement Program (CIP). The CIP contains project summaries that briefly describe the project, its estimated cost, the financing method, and the implementation schedule. During the preparation of the CIP staff had ongoing meetings with the Department Heads to ensure that their capital needs are listed, prioritized, and priced as accurately as possible.

Staff made an introductory presentation of the Capital Improvement Program to this Board in April. Based on the budget deliberations, revisions to the FY2026 capital projects were made. Staff is now seeking a formal adoption of the CIP by the Board of Aldermen. Preparing and adopting a CIP will show that the City is making steady progress in preserving its capital assets and doing so in a fiscally responsible manner. Having an adopted Capital Improvement Program also aids the City with receiving grant funding, approval of funding through the Local Government Commission, or attaining a bond rating.

Adopting the CIP does not mean that the Board is approving spending in future years. The intent is to simply recognize the document as a legitimate guide for future projects and spending. The CIP is intended to be a dynamic document that can change from year to year, depending upon several factors. However, the guidance the CIP provides will help the City better plan its annual budgets and long-term financing needs.

IMPACT IF NOT APPROVED: We will revert to the previous method of capital planning, which goes year to year without the benefit of future outlook.

CITY MANAGER COMMENTS: The adoption of the Capital Improvement Plan is an important step in ensuring we can move forward with the critical capital projects needed throughout the City. This guiding document will help us strategically plan for future projects and pursue grants and other funding sources necessary to make these projects a reality.

ATTACHMENTS: FY2025-2030 City of Southport Capital Improvement Program

REQUESTED ACTION: Review and consider the FY2026-2031 Capital Improvement Program.

PROPOSED MOTION: Motion to adopt the FY2026-2031 Capital Improvement Program.

CITY OF SOUTHPORT

Capital Improvement Program

FY 2026 – FY 2031



Introduction

The Capital Improvement Program

The Capital Improvement Program (CIP) is a multi-year plan used to coordinate the financing and timing of major public improvements for the city government. It contains a comprehensive list of capital projects for the city within the next six years and reflects the recommendations of staff throughout the organization. For each project, the CIP presents a summary description, estimate of cost, method of financing and a schedule of implementation. The intent of the FY26 – FY31 program is to make steady progress in preserving the capital assets of the city. The City must maintain its assets at a level that is adequate to protect the capital investment in those assets and minimize their future maintenance and replacement costs.

Capital Assets and Capital Projects

A capital asset is a new or rehabilitated physical asset that has a useful life of more than five years and is of significant value. Capital projects are undertaken to acquire or extend the useful life of capital assets. As one-time projects, they are differentiated from ordinary repairs or maintenance of a recurring nature. Examples of capital projects include land acquisitions, the construction of, or major improvements to public buildings, recreation areas, roads and utilities, and the acquisition of large equipment such as fire trucks. Equipment purchases, however, are not typically considered capital projects unless they are for new facilities or major investments that usually cost more than \$100,000.

Asset Management in the CIP

As the city's infrastructure ages, and the cost of replacing its assets continues to increase, and financial resources become more constrained, the city must analyze how to best meet the major maintenance and replacement needs. City staff is tracking many assets' (for example; buildings, parks, roads and sidewalks) lifespans, replacement costs and current conditions. In some cases, this assessment involves identifying the condition of numerous contributing components, such as playground equipment, HVAC systems, sports courts, roofs, facades, or other systems. After completing this inventory, city staff assesses whether the work proposed in the CIP adequately addresses the annual repair and replacement needs for each asset.

Capital Improvement Program

The Need for a CIP

The CIP provides a means for both coordinating and prioritizing the capital project requests of various departments and agencies. The process of building the CIP requires careful consideration of proposed projects in a more comprehensive context than if projects were to be submitted and evaluated on an ad-hoc basis. In addition to mitigating wasteful overlap, duplication and delay, the prioritization process ensures that the most important and urgent projects are completed first. The information that the CIP provides, regarding the short-term and long-term financial impacts of undertaking capital projects, enables policy makers to balance city priorities with its financial capacity to pay for desired projects.

Financial Benefits of Capital Planning

When a city seeks to borrow funds, investors and bond rating agencies place a substantial emphasis on capital planning. An organization that goes through a capital planning process is less likely to undertake a series of projects that is beyond its financial capacity. By anticipating capital projects and mapping out a means for financing them, the city is providing assurance to investors that it will be able to pay back its debt.

Development of the CIP

The CIP process will begin in earnest at the beginning of the budget process. Listed below is a suggested outline and schedule of the steps for preparing the Capital Improvements Program.

<u>December</u>	Letter distributed to city department heads inviting their suggestions for capital projects and asking them to confirm the validity of previous years' projects.
<u>January-February</u>	Detailed project descriptions submitted. Staff CIP Task Team prioritizes projects based on project criteria.
<u>February</u>	City Manager and Finance Director review projects and conduct financial analysis.
<u>March-April</u>	The internal Capital Improvements Task Team advises the City Manager on CIP. City Manager submits draft 6-year CIP to Board of Aldermen and appropriate commissions for review.
<u>May-August</u>	City Manager delivers CIP to Board of Aldermen for review and adoption. Year one of the CIP is incorporated into the annual operating budget.

Capital Improvement Program

The Dynamic Nature of the CIP

The CIP encompasses a six-year period, scheduling the most important, urgent projects in the earliest years. Once the CIP is finalized, Year One of the plan is used as a basis for the capital projects portion of the annual operating budget. Once funding has been authorized, either through adoption of the annual budget or through another financing method (i.e. bond ordinance), the projects can begin and are removed from the subsequent CIP.

By and large, each of the remaining projects (which are still unfunded) will move up by one year in the plan. However, because circumstances can change, financial constraints or opportunities can emerge, and priorities can shift, the schedule for unfunded projects needs to be revised each year. Projects may be moved up, moved back, or even eliminated from the plan. This is especially true for projects in the final years of the plan. This constant review ensures that the CIP maintains its flexibility and can be adjusted to align with a changing environment while still providing community leaders and city officials with a clear view of what lies ahead.

Statistics and Financial Information

In addition to prioritizing proposed capital projects, by assessing their respective importance and urgency, the process of preparing the CIP also demands that these projects be evaluated within the city's overall demographic and financial context. Demographic factors provide insight into future demands on the city's infrastructure while financial indicators illustrate the city's capacity to finance desired projects.

While some trends will provide an indication as to what kinds of projects should be undertaken, others may reveal a need for more detailed information. Therefore, the CIP may, at times, include projects that involve information gathering and assessment on such things as the condition of city buildings, roads and traffic patterns. These analyses are necessary to achieve a responsible balance between wants, needs and limited resources.

Capital Improvement Program

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
FY 2026							
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY2026 allocation to a multi-year project.
Pole Replacement	50,000					50,000	¹ FY2026 allocation to a multi-year project.
Southport Waterfront Shoreline Stabilization	5,000,000				5,000,000		Total Funding allocation = \$5M. State grant expires 6/30/26.
Lowe White Park Footbridge Repairs	170,000	170,000					Superstructure repair/replacement
Franklin Square Park - Improvements	50,000	50,000					Ongoing City commitment to Park improvements
New Police Station/Old City Hall Renovation	450,000					450,000	Design of Improvements to Old City Hall to accommodate Police Station
Community Building Deck Replacement	95,000	95,000					
City Building Repairs	100,000	100,000					FY25 allocation to multi-year project.
Stormwater Improvements	125,000	125,000					Multi-year project to maintain and improve storm drainage system. Based on 2024 Study.
Sidewalk Improvements	150,000	150,000					Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	150,000	150,000					Ongoing, multi-year asset maintenance.
Capital Reserve	565,000	565,000					Funding for unanticipated Capital projects during FY2026.
GRAND TOTAL FY 2026	\$7,905,000	\$1,405,000	\$0	\$0	\$5,000,000	\$1,500,000	\$0

NOTES:

- Amount remaining to be funded

¹ - Electrical Fund

Capital Improvement Program

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
FY 2027							
Capacity Improvements/Second Electrical Point of Delivery	2,500,000					2,500,000	¹ FY2027 allocation to a multi-year project.
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY2027 allocation to a multi-year project.
Pole Replacement	45,000					45,000	¹ FY2027 allocation to a multi-year project.
Replace Engine 374	1,000,000					1,000,000	²
Old Yacht Basin Dredging	3,734,000	933,500			2,800,500		Estimated const. cost. SDI Grant funding 75/25
Parks & Recreation Center/Athletic Complex	50,000	50,000					Multi-year contribution. Funding amount/source is assumed.
City Dock - Boat Slips	250,000				250,000		Estimated construction cost for damaged baot slip reconstruction
Lowe White/Fort Johnston Parks - Tennis Court Resurfacing	160,000	160,000					
Historic Riverwalk Saltmarsh Boardwalk Improvements	750,000	750,000					
Franklin Square Park - Improvements	50,000	50,000					
Parks & Recreation Land Acquisition	75,000	75,000					FY2027 allocation to a multi-year project, for open space, parks, etc.
City Building Repairs	125,000	125,000					Multi-year project. Based on 2024 Bldg. Assessment
City Gym Improvements	350,000	350,000					Based on 2024 Bldg. Assessment
Senior Building Improvements	75,000	75,000					Based on 2024 Bldg. Assessment
New Police Station/Old City Hall Improvements	4,500,000				4,500,000		Assumed grant funding
Stormwater Improvements	7,272,000	3,772,000			3,500,000		Multi-year project. Based on 2024 Study. Assumed grant funding
Sidewalk Improvements	150,000	150,000			-		Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	1,500,000	1,500,000					Ongoing, multi-year asset maintenance.
GRAND TOTAL FY 2027	23,586,000	7,990,500	-	-	11,050,500	4,545,000	\$0 - Amount remaining to be funded

¹ - Electrical Fund

² - Fire Fees

Capital Improvement Program

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
FY 2028							
Capacity Improvements/Second Electrical Point of Delivery	2,000,000					2,000,000	¹ FY2028 allocation to a multi-year project.
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY2028 allocation to a multi-year project
Pole Replacement	40,000					40,000	¹ FY2028 allocation to a multi-year project
City Pier Pile Repairs (Design & Construction)	175,000	175,000					Estimated cost (Design & Construction)
Parks & Recreation Center/Athletic Complex	1,250,000	500,000			750,000		Multi-year project. Funding amount/source is assumed.
Franklin Square Park - Improvements	50,000	50,000					
Parks & Recreation Land Acquisition	75,000	75,000					FY2028 allocation to a multi-year project, for open space, parks, etc.
Taylor Field Boardwalk	250,000	250,000					
City Building Repairs	100,000	100,000					Multi-year project. Based on 2024 Bldg. Assessment
Park & Rec Building Improvements	750,000	750,000					Based on 2024 Bldg. Assessment
Public Services Facility Improvements	560,000	560,000					Based on 2024 Bldg. Assessment
Dump Truck	160,000	160,000					
Stormwater Improvements	8,510,000	4,010,000			4,500,000		Multi-year project. Based on 2024 Study
Sidewalk Improvements	150,000	150,000			-		Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	1,500,000	1,500,000					Ongoing, multi-year asset maintenance.
GRAND TOTAL FY 2028	16,570,000	8,280,000	\$0	\$0	\$5,250,000	3,040,000	\$0 - Amount remaining to be funded

¹ Electrical Fund

Capital Improvement Program

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
<u>FY 2029</u>							
Capacity Improvements/Second Electrical Point of Delivery	2,000,000					2,000,000	¹ FY2029 allocation to a multi-year project.
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY2029 allocation to a multi-year project
Pole Replacement	40,000					40,000	¹ FY2029 allocation to a multi-year project
Replace Ladder 362	1,600,000					1,600,000	²
Parks & Recreation Center/Athletic Complex	2,000,000	500,000			1,500,000		Multi-year project. Funding amount/source is assumed.
Franklin Square Park - Improvements	50,000	50,000					
Parks & Recreation Land Acquisition	75,000	75,000					FY2029 allocation to a multi-year project, for open space, parks, etc.
City Building Repairs	100,000	100,000					Multi-year project. Based on 2024 Bldg. Assessment
Stormwater Improvements	4,592,000	2,092,000			2,500,000		Multi-year project. Based on 2024 Study
Sidewalk Improvements	200,000	200,000			-		Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	1,000,000	1,000,000					Ongoing, multi-year asset maintenance.
GRAND TOTAL FY 2029	12,657,000	\$4,017,000	\$0	\$0	\$4,000,000	4,640,000	\$0 - Amount remaining to be funded

¹ Electrical Fund

² Fire Fees

Capital Improvement Program

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
FY 2030							
Capacity Improvements/Second Electrical Point of Delivery	2,000,000					2,000,000	¹ FY2030 allocation to a multi-year project.
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY2030 allocation to a multi-year project
Pole Replacement	40,000					40,000	¹ FY2030 allocation to a multi-year project
Parks & Recreation Center/Athletic Complex	3,000,000	1,000,000			2,000,000		Multi-year project. Funding amount/source is assumed.
Franklin Square Park - Improvements	50,000	50,000					
Parks & Recreation Land Acquisition	75,000	75,000					FY2030 allocation to a multi-year project, for open space, parks, etc.
City Building Repairs	75,000	75,000					Multi-year project. Based on 2024 Bldg. Assessment
Stormwater Improvements	5,757,000	2,757,000			3,000,000		Multi-year project. Based on 2024 Study
Sidewalk Improvements	200,000	200,000			-		Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	1,000,000	1,000,000					Ongoing, multi-year asset maintenance.
GRAND TOTAL FY 2030	13,197,000	\$5,157,000	\$0	\$0	\$5,000,000	3,040,000	\$0 - Amount remaining to be funded
¹ Electrical Fund							

Project Name	Estimated Project Cost	General Fund	Funding Source TBD	New Bonding Authorization	State & Federal Funds	Other Sources	COMMENTS
FY 2031							
Capacity Improvements/Second Electrical Point of Delivery	2,000,000					2,000,000	¹ FY2031 allocation to a multi-year project.
Overhead to Underground Electric Conversion	1,000,000					1,000,000	¹ FY20310 allocation to a multi-year project
Pole Replacement	35,000					35,000	¹ FY2031 allocation to a multi-year project
Parks & Recreation Land Acquisition	75,000	75,000					FY2031 allocation to a multi-year project, for open space, parks, etc.
City Building Repairs	75,000	75,000					Multi-year project. Based on 2024 Bldg. Assessment
Stormwater Improvements	4,533,000	2,033,000			2,500,000		Multi-year project. Based on 2024 Study
Sidewalk Improvements	200,000	200,000			-		Ongoing, multi-year asset maint. and new walk const.
Street Resurfacing	750,000	750,000					Ongoing, multi-year asset maintenance.
GRAND TOTAL FY 2030	8,668,000	\$3,133,000	\$0	\$0	\$2,500,000	3,035,000	\$0 - Amount remainina to be funded
¹ Electrical Fund							

Total CIP Program	\$82,583,000	\$29,982,500	\$0	\$0	\$32,800,500	\$19,800,000	\$0 - Amount remaining to be funded
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CAPITAL IMPROVEMENT PROGRAM

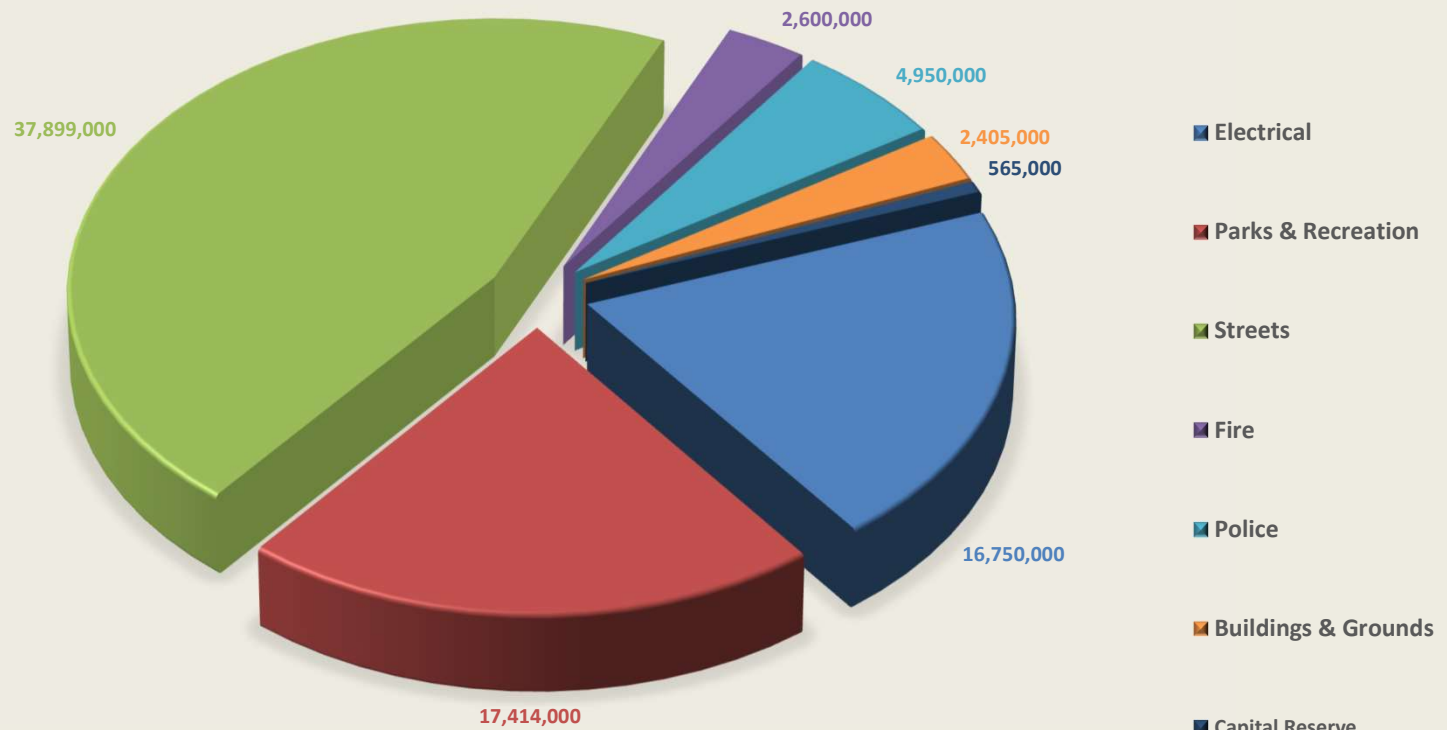
Project Name		Estimated Project Cost	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FY 2026 - FY 2031								
ELECTRICAL								
EL	Second Electrical Point of Delivery	10,500,000	-	2,500,000	2,000,000	2,000,000	2,000,000	2,000,000
EL	Overhead to Underground Electric Conversion	6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
EL	Pole Replacement	250,000	50,000	45,000	40,000	40,000	40,000	35,000
Electrical Sub-Total		\$16,750,000	\$1,050,000	\$3,545,000	\$3,040,000	\$3,040,000	\$3,040,000	\$3,035,000
PARKS & RECREATION								
P&R	City Pier Pile Repairs	175,000			175,000			
P&R	Southport Waterfront Shoreline Stabilization	5,000,000	5,000,000					
P&R	Old Yacht Basin Dredging	3,734,000		3,734,000				
P&R	Southport Parks and Recreation Center/Athletic Complex	6,300,000		50,000	1,250,000	2,000,000	3,000,000	
P&R	Tennis Court Replacement - LWP and Ft. Johnston	160,000		160,000				
P&R	Taylor Field Boardwalk	250,000			250,000			
P&R	City Dock	250,000		250,000				
P&R	Historic Riverwalk Saltmarsh Boardwalk Improvements	750,000		750,000				
P&R	Franklin Square Park	250,000	50,000	50,000	50,000	50,000	50,000	
P&R	Parks & Recreation Land Acquisition	375,000		75,000	75,000	75,000	75,000	75,000
P&R	Lowe White Park - Footbridge Repair	170,000	170,000					
Parks & Recreation Sub-Total		\$17,414,000	\$5,220,000	\$5,069,000	\$1,800,000	\$2,125,000	\$3,125,000	\$75,000
STREETS								
S	Dump Truck	160,000			160,000			
S	Stormwater Improvements	30,789,000	125,000	7,272,000	8,510,000	4,592,000	5,757,000	4,533,000
S	Sidewalk Improvements	1,050,000	150,000	150,000	150,000	200,000	200,000	200,000
S	Street Resurfacing	5,900,000	150,000	1,500,000	1,500,000	1,000,000	1,000,000	750,000
Streets Sub-Total		\$37,899,000	\$425,000	\$8,922,000	\$10,320,000	\$5,792,000	\$6,957,000	\$5,483,000
FIRE DEPARTMENT								
FD	Replace Engine 374	1,000,000		1,000,000				
FD	Replace Ladder 362	1,600,000				1,600,000		
Fire Dept. Sub-Total		\$2,600,000	\$0	\$1,000,000	\$0	\$1,600,000	\$0	\$0
POLICE DEPARTMENT								
PD	New Police Station	4,950,000	450,000	4,500,000				
Police Dept. Sub-Total		\$4,950,000	\$450,000	\$4,500,000	\$0	\$0	\$0	\$0

CAPITAL IMPROVEMENT PROGRAM

Project Name		Estimated Project Cost	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FY 2026 - FY 2031		-						
<u>BUILDINGS & GROUNDS</u>		-						
B&G	Community Building Deck Replacement	95,000	95,000					
B&G	City Building Repairs	575,000	100,000	125,000	100,000	100,000	75,000	75,000
B&G	City Gym Improvements	350,000		350,000				
B&G	Parks and Rec Building Improvements	750,000			750,000			
B&G	Public Services Facility Improvements	560,000			560,000			
B&G	Senior Building Improvements	75,000		75,000				
Buildings & Grounds Sub-Total		\$2,405,000	\$195,000	\$550,000	\$1,410,000	\$100,000	\$75,000	\$75,000
		-						
<u>CAPITAL RESERVE</u>		-						
CR	Capital Reserve Funding	565,000	565,000					
Capital Reserve Sub-total		\$565,000	\$565,000					

	6-Yr Total	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Electrical	16,750,000	1,050,000	3,545,000	3,040,000	3,040,000	3,040,000	3,035,000
Parks & Recreation	17,414,000	5,220,000	5,069,000	1,800,000	2,125,000	3,125,000	75,000
Streets	37,899,000	425,000	8,922,000	10,320,000	5,792,000	6,957,000	5,483,000
Fire	2,600,000	-	1,000,000	-	1,600,000	-	-
Police	4,950,000	450,000	4,500,000	-	-	-	-
Building & Grounds	2,405,000	195,000	550,000	1,410,000	100,000	75,000	75,000
Capital Reserve	565,000	565,000	-	-	-	-	-
6-YR CIP Total	\$82,583,000	\$7,905,000	\$23,586,000	\$16,570,000	\$12,657,000	\$13,197,000	\$8,668,000

FY 2026 - FY 2031
PROJECTS BY CATEGORY



PROJECT DETAIL

Project Title: Second Electrical Point of Delivery									
Department: Electrical Department									
Description and Purpose:									
This project will construct an additional point of delivery for the City's electrical system. The current, single point of delivery is no longer sufficient to address future development. The improvements will also create some measure of redundancy within the system. The project also includes the purchase of land, to serve as the site of the 2nd POD.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		500,000	-	500,000	-	-	-	-	500,000
B. Land and Right of Way	5	500,000	-	500,000	-	-	-	-	500,000
C. Construction	5	9,500,000	-	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	9,500,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-					
H. Contingency		-							
TOTAL		10,500,000	-	2,500,000	2,000,000	2,000,000	2,000,000	2,000,000	10,500,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding (Electrical Fund)					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Overhead to Underground Electric Conversion	
Department: Electrical Department	
Description and Purpose: A Multi-year project to continue the relocation of overhead electrical lines to a more resilient, underground location.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	5	6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-		-		-
H. Contingency		-	-	-	-		-		-
TOTAL		6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding (Electrical Fund)						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Utility Pole Replacement	
Department: Electrical Department	
Description and Purpose: This project will replace approximately 120 deteriorated utility poles with new poles.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	5	250,000	50,000	45,000	40,000	40,000	40,000	35,000	250,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		250,000	50,000	45,000	40,000	40,000	40,000	35,000	250,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding (Electrical Fund)					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Replace Engine 374									
Department: Fire Department									
Description and Purpose:									
Engine 374 is scheduled for replacement in FY27. The current system calls for replacement after 20 years in service. Age, mileage and service history contribute to the need for replacement									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction		-	-	-	-	-	-	-	-
D. Equipment	5	1,000,000	-	1,000,000	-	-	-	-	1,000,000
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency	5	-	-	-	-	-	-	-	-
TOTAL		1,000,000	-	1,000,000	-	-	-	-	1,000,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding (Fire fees)					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Replace Ladder 362	
Department: Fire Department	
Description and Purpose: Ladder 362 was purchased in 1986. It was refurbished in 2015 to allow it to remain in service. The vehicle will be 42 years old in the designated replacement year. Replacement parts are difficult to obtain and there are service issues with ladder certification.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction		-	-	-	-	-	-	-	-
D. Equipment	5	1,600,000	-	-	-	1,600,000	-	-	1,600,000
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		1,600,000	-	-	-	1,600,000	-	-	1,600,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding (Fire fees)						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Overhead to Underground Electric Conversion	
Department: Electrical Department	
Description and Purpose:	
A Multi-year project to continue the relocation of overhead electrical lines to a more resilient, underground location.	

RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	5	6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-		-		-
H. Contingency		-	-	-	-		-		-
TOTAL		6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding (Electrical Fund)						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title: Utility Pole Replacement	
Department: Electrical Department	
Description and Purpose: This project will replace approximately 120 deteriorated utility poles with new poles.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	5	250,000	50,000	45,000	40,000	40,000	40,000	35,000	250,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		250,000	50,000	45,000	40,000	40,000	40,000	35,000	250,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding (Electrical Fund)						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title:	City Pier Pile Repairs
Department:	Parks & Recreation
Description and Purpose:	The City Pier is located at Waterfront Park on Bay Street. Repairs to cross-bracing were made during FY24. An inspection of City Pier deck and concrete pile bents was performed, following completion of those repairs . A summary inspection report of the findings was prepared. The pier consist of 25 concrete bents, with each bent having two concrete piles and a concrete cap. The inspection revealed several deficiencies in the pier bents and decking. None of the deficiencies were thought to affect the structural integrity of the pier in the near term. This project will include design, permitting and construction of repairs to correct deficiencies found during the inspection. 

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering	1	25,000	-	-	25,000	-	-	-	25,000
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	150,000	-	-	150,000	-	-	-	150,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		175,000	-	-	175,000	-	-	-	175,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title:	Southport Shoreline Stabilization
Department:	Parks & Recreation
Description and Purpose:	The Southport/Cape Fear River shorefront beach is experiencing ongoing erosion due to the long-term effects of storm related wind waves, waves generated from both recreational boat and commercial boat and ship traffic, and the effects of the ongoing increase in average water level. Significant preventative efforts to protect and stabilize the shoreline will be needed to mitigate further erosion of the shorefront. The stabilization project encompasses areas from Atlantic Avenue to Yacht Basin Drive. FY26 work includes construction and CA efforts. Funding for the project was provided through a \$5M grant from the State Emergency Response and Disaster Relief Fund (SERDRF). The SERDRF grant will expire on June 30, 2026.
	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering	4	650,000	650,000	-	-	-	-	-	650,000
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	4	4,350,000	4,350,000	-	-	-	-	-	4,350,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		5,000,000	5,000,000	-	-	-	-	-	5,000,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title: Old Yacht Basin Dredging Project									
Department: Parks & Recreation									
Description and Purpose:									
The Yacht Basin dredging project is intended to restore the safe harbor anchorage in the Southport Yacht Basin. This is a critically important safe harbor area for commercial, industrial, and pleasure craft transiting the offshore waters of North Carolina. The Yacht Basin is also of significant economic benefit to the Southport downtown area. Work involves dredging the Federally designated channel at the Old Yacht Basin. A grant from the Shallow Draft Navigation Channel Dredging and Aquatic Weed Fund has been obtained. The grant constitutes a 75/25 state match for permitting, engineering, construction, and construction administration services. Staff continues to explore means of reducing construction cost, and therefore reducing the City's portion of the project cost.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1, 4	3,500,000	-	3,500,000	-	-	-	-	3,500,000
D. Equipment		-	-	-	-	-	-	-	-
E. Const. Administration/Inspection	1, 4	234,000	-	234,000	-	-	-	-	234,000
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		3,734,000	-	3,734,000	-	-	-	-	3,734,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding			(5) Other Funding				
(2) Municipal Bonds		(4) State/Federal Aid (SDI Grant Funding)							

PROJECT DETAIL

Project Title: Southport Parks & Recreation Center/Athletic Complex									
Department: Parks & Recreation									
Description and Purpose:									
Funding for acquisition of property and construction of a new, comprehensive multi-purpose recreation and fitness complex and athletic facility with various types of fitness spaces and athletic fields for youth, teens, adults and seniors. The Stevens Park site, on property located on 9th Street, is a desired location.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-		-	-	-	-	-	-
B. Land and Right of Way	1	200,000	-	50,000	50,000	50,000	50,000	-	200,000
C. Construction	1,5	6,100,000	-	-	1,200,000	1,950,000	2,950,000	-	6,100,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		6,300,000	-	50,000	1,250,000	2,000,000	3,000,000	-	6,300,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Tennis Court Resurfacing - Lowe White and Fort Johnston	
Department: Parks & Recreation	
Description and Purpose: Install new surface and lining of existing tennis courts.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	160,000	-	160,000	-	-	-	-	160,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-							-
H. Contingency		-							-
TOTAL		160,000	-	160,000	-	-	-	-	160,000
I. Annual Maintenance & Repair									
(1) General Fund (3) Private Funding (5) Other Funding (2) Municipal Bonds (4) State/Federal Aid									

PROJECT DETAIL

Project Title: Taylor Field Boardwalk	
Department: Parks & Recreation	
Description and Purpose: Construction of Boardwalk at Taylor Field creek, connecting to Lowe White Park.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	250,000	-	-	250,000	-	-	-	250,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-		-	-	-	-
TOTAL		250,000	-	-	250,000	-	-	-	250,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: City Dock	
Department: Parks & Recreation	
Description and Purpose: Rebuild 9 Boat Slips that had been destroyed in a recent hurricane, and were previously proposed for reconstruction	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	4	250,000	-	250,000		-	-	-	250,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-		-	-	-	-
TOTAL		250,000	-	250,000	-	-	-	-	250,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Historic Riverwalk Saltmarsh Boardwalk Improvements	
Department: Parks & Recreation	
Description and Purpose: Repair/replace boardwalk, gazebo and add cover over benches along boardwalk	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	750,000	-	750,000	-		-	-	750,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-		-	-	-
TOTAL		750,000	-	750,000	-	-	-	-	750,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Franklin Square Park - Improvements	
Department: Parks & Recreation	
Description and Purpose: Perform miscellaneous ongoing improvements at Franklin Square Park, per the Master Plan.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	250,000	50,000	50,000	50,000	50,000	50,000	-	250,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-					-	-	-
TOTAL		250,000	50,000	50,000	50,000	50,000	50,000	-	250,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Land Acquisition	
Department: Parks & Recreation	
Description and Purpose: Funding for acquisition of property, in accordance with the 2023-2028 Parks, Recreation and Open Space Master Plan. It is advantageous and fortuitous for the City to acquire additional suitable land for parks, recreation and open space purposes. The Master Plan highlights several desirable properties that the City should pursue.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way	1	375,000	-	75,000	75,000	75,000	75,000	75,000	375,000
C. Construction		-	-						-
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		375,000	-	75,000	75,000	75,000	75,000	75,000	375,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding	(5) Other Funding						
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Low White Park - Footbridge Repair									
Department: Parks & Recreation									
Description and Purpose:									
The 215' footbridge in Low White Park connects the East Leonard portion of the park to East Brown Street. While the structural integrity of the bridge is still suitable, the wood girders, stringers, decking and handrails are deteriorating. They will require repairs and replacement.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	170,000	170,000	-	-	-	-	-	170,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-					-	-	-
TOTAL		170,000	170,000	-	-	-	-	-	170,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title:	New Police Station/Old City Hall Rehabilitation		
Department:	Police Department		
Description and Purpose:	This Project consists of the design and construction of a new Police Headquarters, located in Old City Hall. The Police Department currently leases space and will need alternative accomodations after the lease expires. An evaluation of the building by an Architectural Consultant indicated that it was suitable for housing the Police Headquarters, and other City administrative functions. The Building Assessment Survey recommended repairs and renovations, to include; window & door replacement, HVAC replacement, electrical and plumbing upgrades, elevator construction and a complete fitout and renovation of the interior finishes to accomodate the proposed users. Hazardous materials, including mold, asbestos and lead paint, was remediated in FY25. A preliminary structural analysis of the building was also completed. 		

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering	5	450,000	450,000		-	-	-	-	450,000
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1,4	4,500,000	-	4,500,000		-	-	-	4,500,000
D. Equipment		-			-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL	1, 4	4,950,000	450,000	4,500,000	-	-	-	-	4,950,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title: Community Building Deck Replacement									
Department: Public Services Department (Buildings and Grounds)									
Description and Purpose:									
The deck on the southern side of the Southport Community Building is aging and in need of replacement. The decking is deteriorating and could resulting in a tripping hazard. Staff has obtained price quotes for replacement. The intention is to replace the wood decking in-kind.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	95,000	95,000	-					95,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		95,000	95,000	-	-	-	-	-	95,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Dump Truck									
Department: Streets Department									
Description and Purpose:									
The project will replace dump trucks that have exceeded their useful life. The trucks requires ongoing repairs to maintain their ability to remain functional.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction		-	-	-	-	-	-	-	-
D. Equipment	1,5	160,000	-	-	160,000	-	-	-	160,000
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		160,000	-	-	160,000	-	-	-	160,000
I. Annual Maintenance & Repair									
(1) General Fund			(3) Private Funding			(5) Other Funding (Powell Bill)			
(2) Municipal Bonds									

PROJECT DETAIL

Project Title:	Stormwater Improvements
Department:	Streets Department
Description and Purpose:	Improve City's Stormwater System
The City completed the Stormwater Mapping project in October 2024. Included in the Stormwater Mapping was the creation of a Stormwater Capital Improvement Plan for the Stormwater System. The costs listed below are based on this Stormwater CIP and project the investment necessary to maintain an adequate storm drainage system.	
	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering	1	1,600,000	-	600,000	300,000	400,000	300,000	-	1,600,000
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1,2,4	29,189,000	125,000	6,672,000	8,210,000	4,192,000	5,457,000	4,533,000	29,189,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		30,789,000	125,000	7,272,000	8,510,000	4,592,000	5,757,000	4,533,000	30,789,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title: Sidewalk Improvement Program									
Department: Streets Department									
Description and Purpose:									
Annual sidewalk improvement program for City Streets and adjacent areas. This project is intended to construct new sidewalk segments and repair/replace existing sidewalk segments. Powell Bill funds may be used to supplement financing of this project.									
RECOMMENDED FINANCING									
	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1,4	1,050,000	150,000	150,000	150,000	200,000	200,000	200,000	1,050,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		1,050,000	150,000	150,000	150,000	200,000	200,000	200,000	1,050,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title: Street Resurfacing	
Department: Streets Department	
Description and Purpose: This project is a program that will annually resurface a portion of the deteriorated streets within the City. The current funding levels, primarily from Powell Bill funds the City receives each year, is not sufficient to keep the streets in good condition.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1,2,5	5,900,000	150,000	1,500,000	1,500,000	1,000,000	1,000,000	750,000	5,900,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		5,900,000	150,000	1,500,000	1,500,000	1,000,000	1,000,000	750,000	5,900,000
I. Annual Maintenance & Repair									
(1) General Fund		(3) Private Funding		(5) Other Funding					
(2) Municipal Bonds		(4) State/Federal Aid							

PROJECT DETAIL

Project Title:	City Building Repairs		
Department:	Public Services Department (Buildings and Grounds)		
Description and Purpose:			
The Building Assessment Survey recommended numerous smaller repairs and renovations to the City's Buildings. These repairs include roofing, HVAC, hot water heater replacement, window & doors replacement, walkway & parking area improvements, stair & deck repairs, etc. These repairs will be done both internally by Public Services staff and outside contractors depending on the level of expertise required. The FY2026 project will consist of flooring and framing improvements at Indian Trail Meeting Hall. A 2025 Floor Framing Observations Report indicated that floor framing (girders and joists) were found to be deficient in some areas and in need of repair/replacement. The report also indicates that other, miscellaneous improvements should be made to the meeting hall, i.e. crawl space encapsulation and brick veneer repairs.			

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	575,000	100,000	125,000	100,000	100,000	75,000	75,000	575,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		575,000	100,000	125,000	100,000	100,000	75,000	75,000	575,000
I. Annual Maintenance & Repair									
(1) General Fund	(3) Private Funding		(5) Other Funding						
(2) Municipal Bonds	(4) State/Federal Aid								

PROJECT DETAIL

Project Title: City Gym Improvements	
Department: Public Services	
Description and Purpose: City Gym Improvements	
The Building Assessment Survey recommended repairs and renovations to the City Gym. The recommended repairs and renovations include window & door replacement, HVAC replacement, roof replacement, gym floor replacement and complete renovation of interior finishes. Doors and roof were replaced in FY25.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	350,000	-	350,000	-	-	-	-	350,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		350,000	-	350,000	-	-	-	-	350,000
Funding Sources									
(1) General Fund		(3) Private Funding			(5) State/Federal Aid				
(2) Municipal Bonds		(4) Utility Revenues			(6) Other Funding				

PROJECT DETAIL

Project Title: Parks & Rec Building Improvements	
Department: Public Services	
Description and Purpose: Park & Rec Building Improvemnts	
The Building Assessment Survey recommended repairs and renovations to the Parks & Rec Building. The repairs and renovations included window & door replacement, HVAC replacement, roof replacement and a complete renovation of the interior finishes.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	750,000	-	-	750,000	-	-	-	750,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-	-	-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		750,000	-	-	750,000	-	-	-	750,000
Funding Sources									
(1) General Fund		(3) Private Funding			(5) State/Federal Aid				
(2) Municipal Bonds		(4) Utility Revenues			(6) Other Funding				

PROJECT DETAIL

Project Title: Public Services Facility Improvements	
Department: Public Services	
Description and Purpose: Public Services Facility Improvements	
The Building Assessment Survey recommended repairs and renovations to the Public Services Facility. The repairs and renovations include window & door replacement, roof replacement, refurbishing the building facade.	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	560,000			560,000	-			560,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		560,000	-	-	560,000	-	-	-	560,000
Funding Sources									
(1) General Fund		(3) Private Funding			(5) State/Federal Aid				
(2) Municipal Bonds		(4) Utility Revenues			(6) Other Funding				

PROJECT DETAIL

Project Title: Senior Building Improvements	
Department: Public Services	
Description and Purpose: Senior Building Improvemnts	
The Building Assessment Survey recommended \$75,000 in repairs and renovations to the Senior Building. The repairs and renovations included a structural evaluation of foundation cracks, complete roof replacement, and exterior building facade repairs. Repairs and renovations of the facility, or demo and reconstruction of the facility, or relocate operations to another facility (Jaycee Building)?	

RECOMMENDED FINANCING

	Source of Funds	Estimated Cost in Current Dollars	Estimated Expenditures by Fiscal Year						
			FY 2026	FY 2027	FY 2028	FY 2029	FY20330	FY 2031	Six Year Total
A. Planning and Engineering		-	-	-	-	-	-	-	-
B. Land and Right of Way		-	-	-	-	-	-	-	-
C. Construction	1	75,000	-	75,000	-	-	-	-	75,000
D. Equipment		-	-	-	-	-	-	-	-
E. Administration		-	-	-	-	-	-	-	-
F. Other Costs		-	-	-	-	-	-	-	-
G. Bonding		-		-	-	-	-	-	-
H. Contingency		-	-	-	-	-	-	-	-
TOTAL		75,000	-	75,000	-	-	-	-	75,000

Funding Sources

- | | | |
|---------------------|----------------------|-----------------------|
| (1) General Fund | (3) Private Funding | (5) State/Federal Aid |
| (2) Municipal Bonds | (4) Utility Revenues | (6) Other Funding |



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 9/11/2025

DEPARTMENT: Board of Aldermen

ITEM SPONSORED BY: Alderman Carroll

ITEM/TOPIC: Business Advisory Board

JUSTIFICATION: Since taking on the role of City Manager, Mr. Saldo has held monthly meetings with Southport business owners to better understand their needs, gather feedback, and foster a collaborative relationship between the City and the local business community. These sessions have proven valuable in identifying priorities, addressing concerns, and hearing ideas from business owners on a wide range of topics.

To build on these efforts, Alderman Carroll has proposed the creation of a formal **Southport Business Advisory Board**. This board would be composed of local Southport business owners and serve as an ongoing resource, offering insights and recommendations to both the City Manager and the Board of Aldermen.

ATTACHMENTS: Business Advisory Board Creation Ordinance



#O-250911

AN ORDINANCE AMENDING CHAPTER 2. OF THE CITY OF SOUTHPORT CODE OF ORDINANCES AS IT PERTAINS TO BOARD, COMMITTEES AND COMMISSIONS

BE IT ORDAINED, by the Board of Aldermen of the City of Southport that Chapter 2, Article IV, of the Code of Ordinances entitled “Board, Committees and Commissions” is hereby amended to add the following:

CHAPTER 2. ADMINISTRATION

ARTICLE IV. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 7: BUSINESS ADVISORY BOARD

Sec. 2-227. - Creation and purpose

There is hereby created a Business Advisory Board (BAB) that will provide recommendations and advice to the Board of Aldermen and City Manager on ways the City can help businesses in Southport, provide a forum for businesses to raise issues, create a business-friendly environment, and have input into City policy and responses to these issues. The BAB will provide input and recommendations on the City’s Economic Development Strategy, with a particular emphasis on small business development, realization of commercial areas, business recruitment, retention, and expansion efforts, public/private partnerships, and business customer service. The BAB will keep the Board of Aldermen and the City Manager informed of conditions in the business community and how these conditions might affect business-government relations and needs for public services.

Sec.2-228.MEMBERSHIP

The Business Advisory Board will be comprised of nine (9) members, plus the City Manager and staff members that the City Manager deems appropriate as non-voting members, and one (1) non-voting representative from the Southport-Oak Island Chamber of Commerce. Each member shall be an active owner of a business or selected representative of a business actively conducting business within the boundaries of the City. The Mayor shall select members of the Board of Aldermen to serve as liaisons to the Business Advisory Board.

The members of the Business advisory board themselves do not necessarily need to be residents of the City if their business is within the City.

Sec 2-229 POWERS AND DUTIES

The Business Advisory Board shall: Serve as an advisory board for the City to further promote business interests in the City, to provide a coordination medium between businesses in the City, and to provide a communications path between the business community and the City government. Suggest policies and make recommendations concerning business programs and requirements to the City manager and the Board of Aldermen. Serve as a link between the business community to the City manager, the Board of Aldermen, and the citizens of the community on matters related to business.

Sec.2-230 APPOINTMENT AND TERMS

Each member of the Business Advisory Board shall be appointed by the Board of Aldermen for a three (3) year term. No member shall serve more than two (2) consecutive terms or a total of six (6) consecutive years. Initially, members shall be appointed so that approximately one-third of the terms shall expire each year.

Sec. 2-31 MEETINGS

The Business Advisory Board shall meet at least once per month and as needed.

The board shall comply with provisions of the North Carolina Open Meetings Law, G.S. 143-318.9 and all relevant State Statutes. A quorum shall be in attendance before action of an official nature can be taken. A quorum shall be five voting members.

Sec.2-32 OFFICERS

There shall be a chair and vice-chair of the business advisory board. The chair shall serve for one year from the election, with eligibility for reelection. If the chair's appointment to the board is terminated, a replacement to his or her office shall be elected by such board, from its membership at the meeting following the termination. The vice-chair shall serve for one year from election, with eligibility for reelection. If the vice-chair's appointment to such board is terminated, a replacement to his or her office shall be elected by such board, from its membership at the meeting following the termination. An annual election of all officers shall be held by the members and shall occur at the regular monthly meeting. All officers shall take office at the subsequent regular meeting. **OFFICERS' DUTIES** The chair of the business advisory board shall preside over all meetings. When the chair is absent, the vice-chair shall perform the duties of the chair. When both the chair and vice-chair are absent, a temporary chair shall be selected by those members who are present.

NOW, THEREFORE, BE IT ORDAINED by the City of Southport Board of Aldermen that the proposed Code of Ordinances amendment of Chapter 2, Article IV: Boards, Committees and Commissions, is hereby adopted and shall become effective immediately.

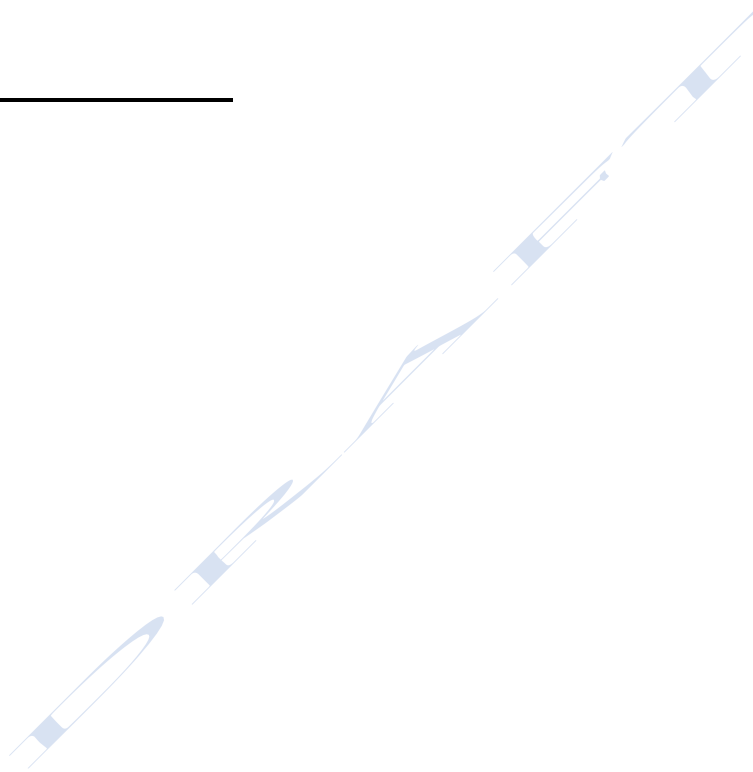
The foregoing Ordinance was duly adopted this the 11th day of September 2025.

X

Rich Alt
Mayor

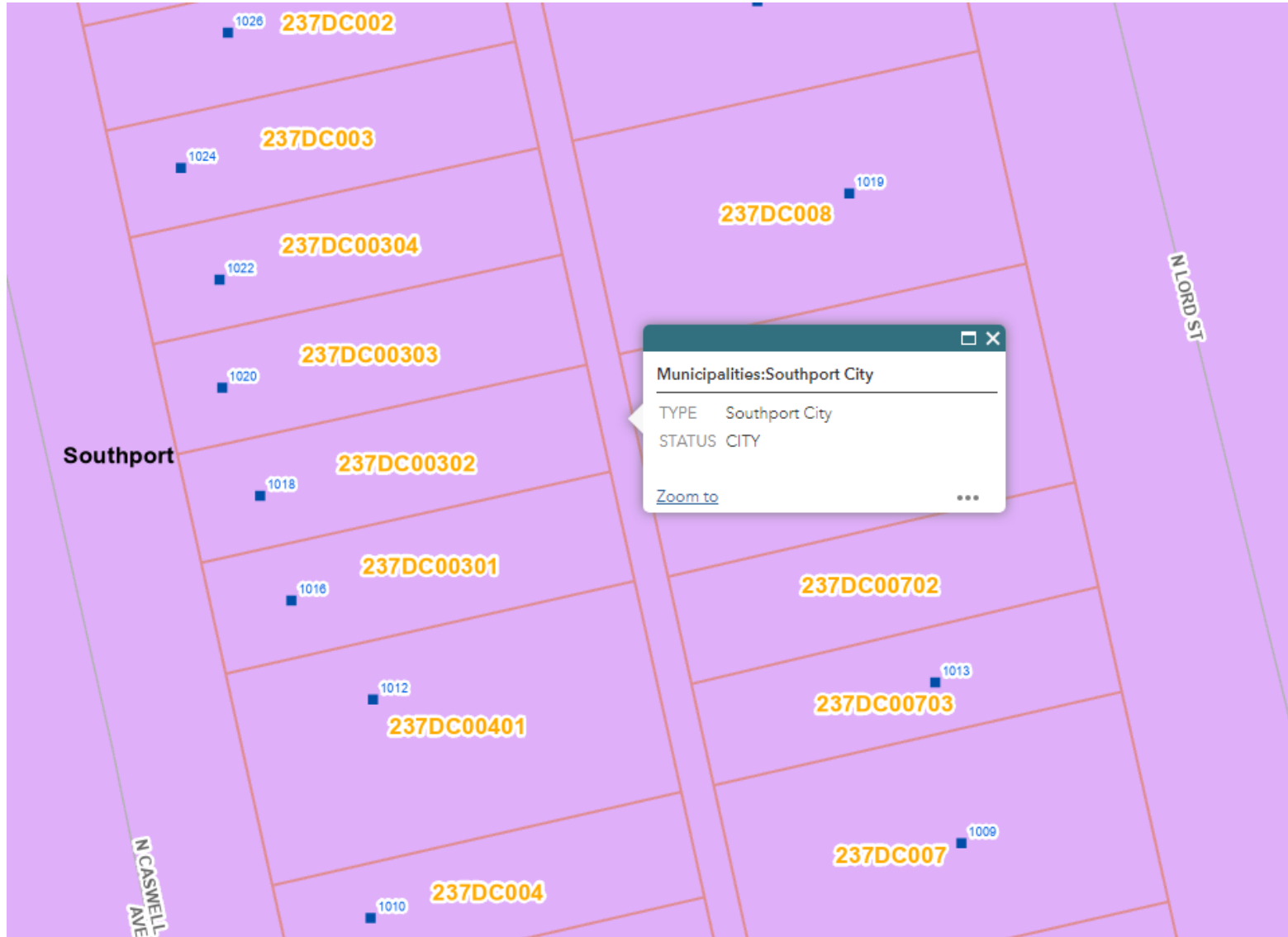
X

Tori Deviney
Deputy City Clerk





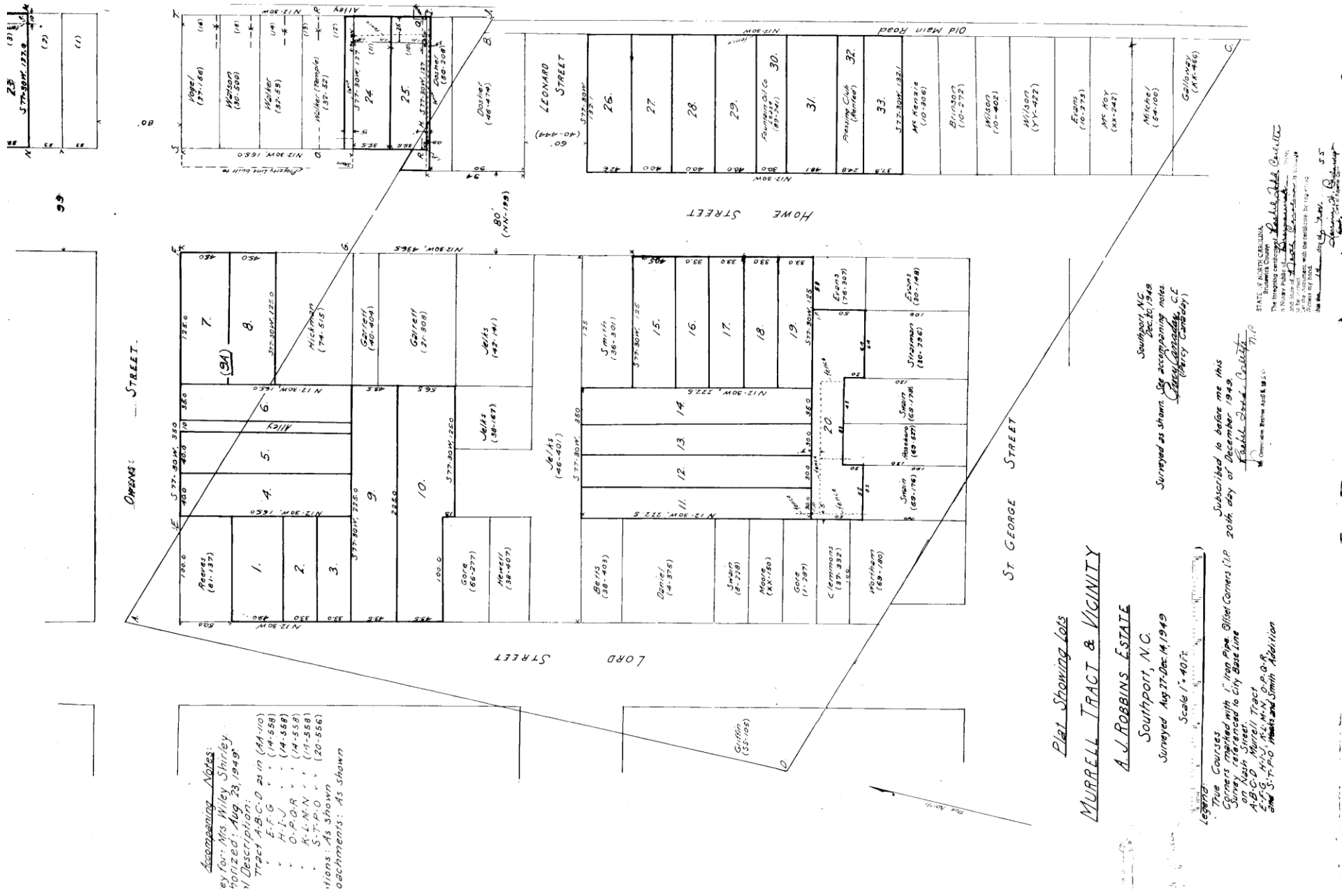
ALLEYWAYS IN SOUTHPORT



Several alleys, like the one shown here, exist throughout the City of Southport.

Some of the areas are passable, but most of them are overgrown and cannot be accessed.

100



This recorded plat is form 1949 and shows the block between Owens and St. George Streets.

The map shows an alley on one end, but it doesn't continue throughout.

Over the last few years, there have been a few requests for the City to abandon the alleyways and distribute the property to the adjacent property owners.

Some residents have asked to clear an alley out so they can use it to access the back of their property by golf cart or as a walking path.





In some cases, there are already existing encroachments.



Because of our Code Enforcement program, it has become apparent that the City has not always maintained its rights-of-way (alleys), and now we are in violation of our own Codes in some places.

Our Code Enforcement Officer was asked to survey of the existing alleys to assess their condition.





W. 8th St. between Clarendon and N. Howe St.

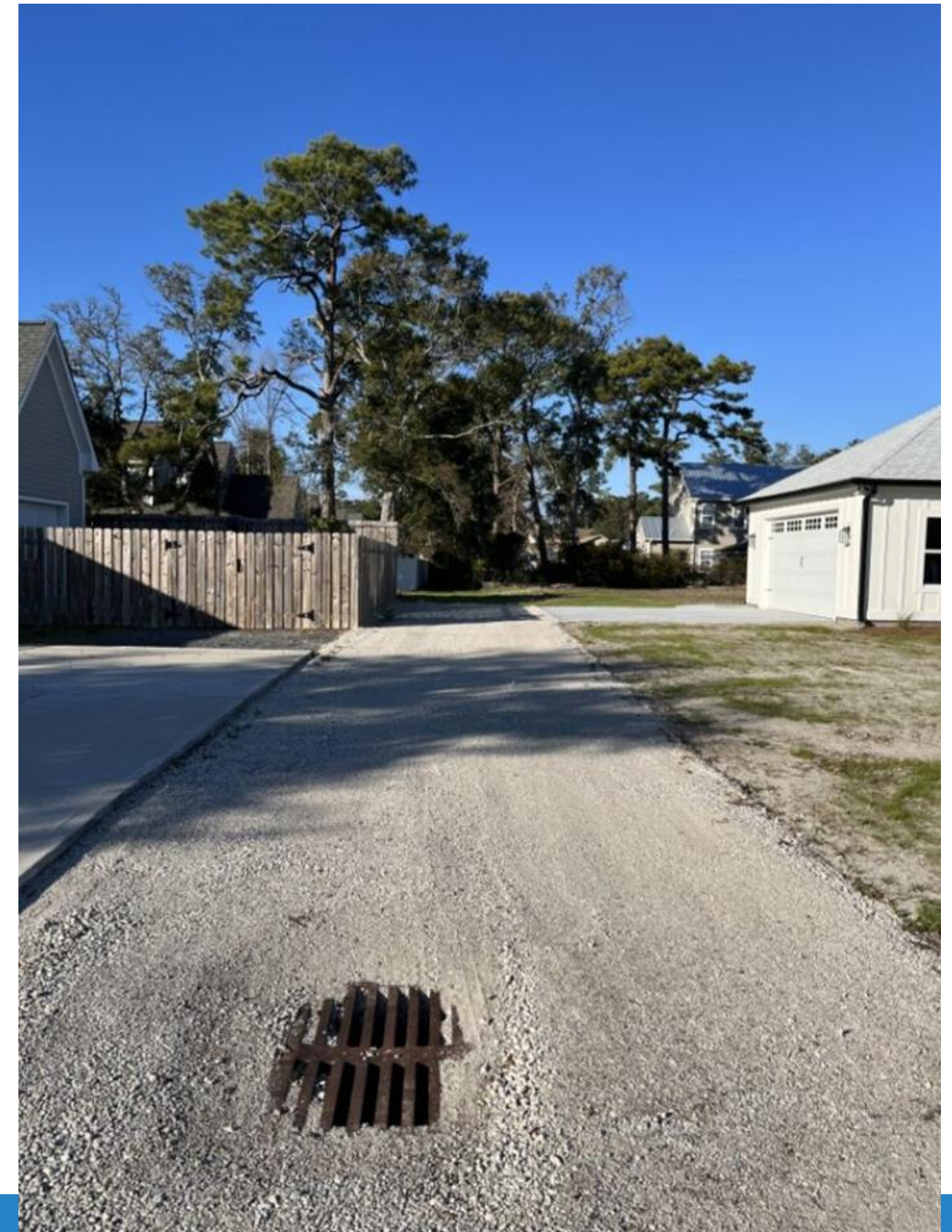


NW Intersection of Clarendon and W. 9th St.

There are a couple of alleys in the City that have/or are being used for access to the back of properties.

City staff has NOT authorized their use and has stressed that the City will not maintain it for their use.

Additionally, some structures appear to encroach into the alley (rights-of-way). Most of these structures have existed for many years. City staff will not permit a resident to expand that non-conforming structure even further into the alleyway.



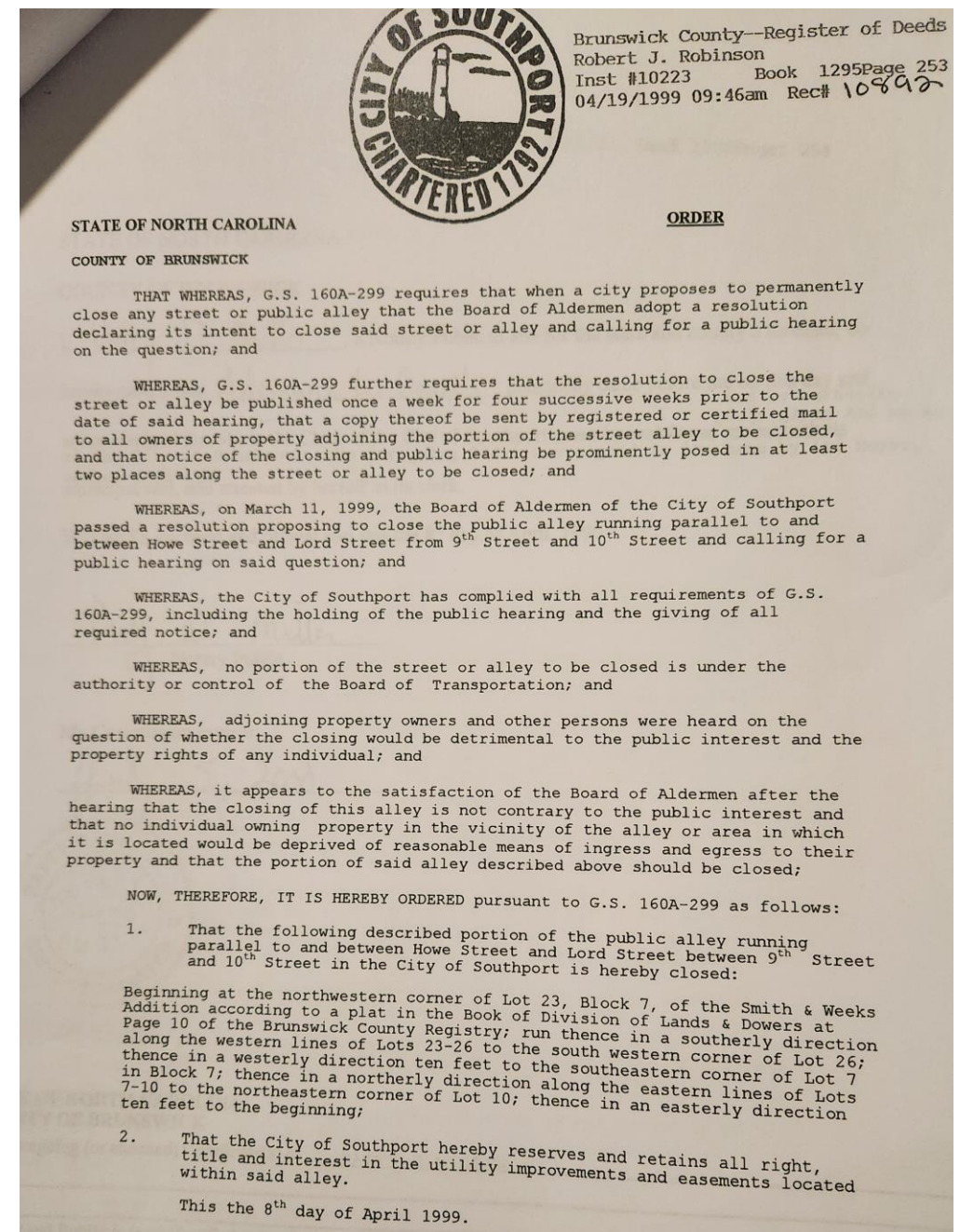
City staff has located only four (4) deeds for public alley abandonment. The abandoned alleys are:

1.) between N. Howe Street, and Lord Street, and between 9th and 10th Streets.

2.) between N. Howe Street and Atlantic Ave, from Owens Street to Leonard Street.

3.) between N. Howe Street and N. Lord Street between 11th Street and 10th Street (behind the Fire Station)

4.) 93-foot portion between 11th Street and Trevally Court.



- To close or abandon a public street or alley, there are specific state requirements including adopting a Resolution of Intent; notifying property owners, holding a public hearing, and adopting a Final Order.
- Even in the Alley Abandonment order, the City still reserves all rights and interest in the utility improvements and easements within the alley.

2. That the City of Southport hereby reserves and retains all right, title and interest in the utility improvements and easements located within said alley.

This the 8th day of April 1999.

E. Owens between N. Howe and
N. Atlantic Ave.



NW alley; W. 8th St between N. Howe
and Clarendon Ave.



Alleyways in Southport are part of the City's right-of-way. They should be considered when deciding how to enforce encroachments.

If the City wishes for City staff to clear the alleys, the Board consider the following:

- A survey can identify and mark the perimeters;
- City staff would need to rent the equipment;
- Any debris that is removed would have to be taken to an appropriate dumping facility;
- How much liability does the City have if there was any property damage?



Or, the City can contract with a company to clear the alleyways, after a survey is done. We are not able to get an accurate cost for clearing, but it is approximately \$10,000 per acre.

Then the City will maintain them.



Some communities have improved their alleyways for the public to use. It helps with connectivity and a sense of community.

Depending on where the alleys are located, they can be developed into charming outdoor seating areas that invite the public in.





Interactive wall in
an alley in
Sanford, NC





Walking Paths



Closing Remark(s) and Questions

City of Southport ABC Board Minutes

Date: July 9th 2025, Minutes taken by: Harold Todd Dunn

Location: Southport ABC Store

Quorum determined: Meeting called to order by Chairman Davis at: 4pm

No Conflict of interest

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

Absent: None

Open Comment and Discussion – None

Approval of 6/18/25 Minutes: Minutes amended, approved by Zach and Angela

1. Old Business

- A. Discussed new Health Insurance
- B. Discussed Performance Bonuses - Will revamp percentage calculations and basis and email to board for final approval before end of month.
- C. Discussed Maintenance work around store and getting bids for building repairs
- D. Board took Oath of Office per requested by Commission with notary present

2. New Business

No new business to discuss

3. Business Reports

Presented Monthly Sales Report

4. Employee Issues.

Discussed Employee Issues

Adjourned: Motion was made and seconded to adjourn the meeting

Next Regular meeting: Aug 13th 2025 at 12:30pm at Southport ABC Store

APPROVED BY AND DATE

AUGUST 2025 SALES DATA COMPARISON AND SAVINGS

SALES TYPE	2024 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 424,288.55	\$ 405,596.55	\$ (18,692.00)	-4.41
MXB SALES	\$ 186,055.10	\$ 202,301.34	\$ 16,246.24	8.73
TOTAL	\$ 610,343.65	\$ 607,897.89	\$ (2,445.76)	-0.40
Customers	9442	9232	-210	-2.22
		\$ -		
Bottles Sold	29,673	29,306	(367)	-1.24
PAYROLL EXPENSES	\$ -	\$ -	\$0	#DIV/0!
		\$ -		
Credit Cards	\$ -	\$ 379,545.99		
		\$ -		
TOTAL SALES INC. TAX	\$ -	\$ 433,997.22		
	2019 Sales	2025 Sales	Difference	
Retail 2019	\$ 282,827.95	\$ 405,596.55	122,768.60	43.41
MXB 2019	\$ 121,522.95	\$ 202,301.34	80,778.39	66.47
	\$ 404,350.90	\$ 607,897.89	203,546.99	50.34
SALES TYPE	2020 SALES	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 342,859.10	\$ 405,596.55	\$ 62,737.45	18.30
MXB SALES	\$ 75,209.05	\$ 202,301.34	\$ 127,092.29	168.99
TOTAL	\$ 418,068.15	\$ 607,897.89	\$ 189,829.74	45.41
SALES TYPE	2021 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 294,781.45	\$ 405,596.55	\$ 110,815.10	37.59
MXB SALES	\$ 163,828.72	\$ 202,301.34	\$ 38,472.62	23.48
TOTAL	\$ 458,610.17	\$ 607,897.89	\$ 149,287.72	32.55
SALES TYPE	2022 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 372,377.15	\$ 405,596.55	\$ 33,219.40	8.92
MXB SALES	\$ 204,084.12	\$ 202,301.34	\$ (1,782.78)	-0.87
TOTAL	\$ 576,461.27	\$ 607,897.89	\$ 31,436.62	5.45
SALES TYPE	2023 Sales	2025 Sales	DIFFERENCE	% CHANGE
RETAIL	\$ 387,481.65	\$ 405,596.55	\$ 18,114.90	4.68
MXB SALES	\$ 218,087.15	\$ 202,301.34	\$ (15,785.81)	-7.24
TOTAL	\$ 605,568.80	\$ 607,897.89	\$ 2,329.09	0.38



Development Services Highlights – September 2025

Planning Board: The Southport Planning Board met for their regularly scheduled meeting on August 21, 2025.

Items covered:

- Major Site Plan Review – Homes2 Suites Hotel – approved
- Text Amendment for Special Events at Bed and Breakfasts – recommend approval
- Text Amendments for updates to Article 3 and Article 8 – to remove the zoning districts that were lost due to relinquishment of the ETJ, and place uses from those zoning districts into the remaining districts. These amendments also include updates that were requested by the Board of Aldermen in the spring of 2024. – recommend approval
- Review and recommendation for adoption of the Southport 2050 Comprehensive Plan. – recommend adoption
- Planning Board discussion of a Rules of Procedure special meeting, goal setting, and application process handbook.

The next regular meeting of the Planning Board on September 18, 2025, is canceled. No new development applications or text amendments have been submitted.

Board of Adjustment: The August 25 Board of Adjustment meeting was rescheduled for September 8. The agenda includes a special use permit for a tattoo and piercing establishment.

The next regular meeting is Tuesday, October 23, 2025. It is anticipated that there will be a variance case for a right-of-way encroachment a modification of a special use permit to increase the footprint of a garage with an ADU.

Historic Preservation Commission:

The HPC held a special meeting on August 22 to discuss recommendations for amendments to the Local Historic District Design Standards. The regular meeting of the HPC is September 3 and the agenda includes confirmation and approval of their final recommendation of changes to the Local Historic Design Standards for consideration at a Board of Alderman special meeting/workshop.

Forestry Committee:

The Forestry Committee has been preparing for the upcoming year by prioritizing events and programs. The next regular meeting is on Tuesday, September 9, 2025.

Code Enforcement:

There are six (6) remaining properties that were afforded 6 months to abate their ROW encroachments that have not come into compliance. This does not include 416 E. Bay St. or 410 E. Bay St. Code enforcement and planning staff field calls and meet with concerned citizens on site to review ROW

questions for compliance. ROW permits are being issued for existing allowable encroachments and new encroachments that meet development standards.

Code enforcement officers continue to proactively correct violations prior to sending formal notices of violation. To assist, literature and other courtesy notifications outlining code references for issues observed on properties throughout the city are distributed to citizens. These notifications are not violations. If issues are not remedied after initial contact, a case is opened, and a formal notice of violation is issued to the property owner.

Other Notes:

The City of Southport was selected to receive technical assistance and participate in the N.C. Resilient Coastal Communities Program (RCCP), administered by the N.C. Division of Coastal Management (DCM). This award is to assist the city in completing a risk and vulnerability assessment and develop a portfolio of prioritized projects, to increase the city's resilience. The Division of Coastal Management is contracting with HDR Consultants, to provide the city with technical assistance. HDR will receive \$70,000 to complete this work for the City of Southport. This award is 100% funded by the RCCP, with no local match requirements.

The Southeastern NC Regional Hazard Mitigation Plan is in the process of being updated. A virtual citizen input meeting was held on August 18, that staff attended. The project website can be found at this website <https://arcg.is/1S4PWGQ>. Staff are preparing risk and capability assessments that will be incorporated into the plan. The next public input will be in the late fall.

The Cape Fear Rural Planning Organization (CFRPO) Rural Technical Coordinating Committee (RTCC) meeting was held on August 6, via Zoom. The meeting had an overview of the NCDOT prioritization process for the Statewide Transportation Improvement Program (STIP) and reports and updates from transportation partners within the RPO. The next meeting of the RTCC meeting is Wednesday, September 3 to make recommendations to the Rural Transportation Advisory Committee (RTAC). A public hearing will be held on September 12 during the RTAC meeting for input on the RPO's prioritization 8.0 project list.

Planning and Public Works staff have been meeting with NCDOT representatives to finalize the engineering requirements for bid requests to start the grant funded sidewalk project from Owens Street to Doshier Hospital.

The Multimodal Acceleration Plan is moving forward, and the second steering committee meeting was held on August 5. The existing conditions portion of the plan is being finalized, and a community survey will be posted on the website in early fall. There is a dedicated page on the Development Services webpage for the multimodal acceleration plan. <https://cityofsouthport.com/development-services/#multimodal-project-acceleration-plan> The plan is funded by a multimodal grant from NCDOT and will create a comprehensive and connected multimodal network with project-ready opportunities.

Staff continue to assist citizens with questions regarding signs, zoning, minor subdivisions, minor and major site plans, CAMA Minor Permits, tree permits, special flood hazard areas, text and map amendments, and any other items that come to the Department.



Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for August
City of Southport

Updated
September 3, 2025

ADDRESS	VIOLATION	STATUS
416 E Bay St	ZV	OPEN
724 N Lord St	MH/JP	OPEN
712 N Lord St	JV	OPEN
806 Clarendon Ave	MH/JV/JP	OPEN
803 Clarendon Ave	JV	OPEN
813 Clarendon Ave	MH	OPEN
801 N Caswell Ave	MH	HOLD
306 W 9 th St	MH/OL	OPEN
926 Hankinsville Rd	MH/JP/OL	OPEN
913 Hankinsville Rd	MH	OPEN
1105 N Caswell Ave	JV	OPEN
301 W 11 th St	MH	HOLD
712 Clarendon Ave	JV	OPEN
409 N Lord St	MH	OPEN
410 N Lord St	MH	OPEN
410 E Bay St	ZV	OPEN
305 Yaupon Dr Ext	JP/OL	OPEN
503 Clarendon Ave	JP	OPEN
401 N Fodale Ave	OL	OPEN
605 Clarendon Ave	MH/JP	OPEN
129 Park Ave	JV	OPEN
713 Cottage Ln	JP	OPEN
315 W 8 th St	JV/JP	OPEN
825 N Caswell Ave	OL/JP/MH	OPEN
829 N Caswell Ave	MH/OL	OPEN
228 W 9 th St	JP	OPEN
913 N Caswell Ave	JV	OPEN
511 W 11 th St	JP	OPEN
609 W 11 th St	ZV	OPEN
514 W 11 th St	JV/JP	OPEN
PID 237DF01412 W 9 TH ST	OL	OPEN
1012 N Caswell Ave	JP	OPEN



Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for August
City of Southport

Updated
September 3, 2025

211 E Leonard St	OL	ABATED
210 N Fodale Ave	JP	OPEN
210 E Brown St	JV	OPEN
807 N Howe St	JV	OPEN
1211 N Caswell Ave Apt 3C	MH	OPEN
1211 N Caswell Ave Apt 2A	MH	OPEN
1211 N Caswell Ave Apt 2D	MH	OPEN
1211 N Caswell Ave Apt 5A	MH	OPEN
1211 N Caswell Ave Apt 6C	MH	OPEN
1211 N Caswell Ave Apt 6D	MH/JP	OPEN
PID 237EC036	OL/JV	OPEN
718 Clarendon Ave	OL/JP	OPEN
607 Burrington Ave	OL	ABATED
609 Burrington Ave	OL	ABATED
520 N Caswell Ave	OL	OPEN
205 W Leonard St	OL	OPEN
115 E Howe St	OL	OPEN
PID 237EA013 N Caswell Ave	OL/JP	OPEN
616 N Caswell Ave	OL/JP	OPEN
620 N Caswell Ave	OL	OPEN
PID 237EC026 N Caswell Ave	OL	OPEN
409 N Lord St	OL	ABATED
206 Frink Dr	OL	OPEN
PID 238AD025 Mitchell St	OL	OPEN
507 N Caswell Ave	JV	OPEN
215 W 11 th St	JP	OPEN
803 Clarendon Ave	MH/JP	OPEN
415 W Owens St	JP	OPEN
914 Hankinsville Rd	MH	ABATED
PID 237DF01408 Hankinsville Rd	OL	OPEN
1013 N Caswell Rd	JP	OPEN
609 N Caswell Ave	OL	OPEN
PID 237EC01802 N Caswell Ave	OL	OPEN



Protecting Quality of Life

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Monthly Report for August
City of Southport

Updated
September 3, 2025

PID 237EC01801	OL	OPEN
419 N Lord St	OL	OPEN
1109 N Howe St	MH/JP/JV	ABATED
201 Willis Dr	OL	OPEN
204 Herring Dr	OL	ABATED
105 Cape Fear	JP/JV	OPEN
906 E Moore St	JP	OPEN
1226 N Howe St	JV	UNFOUNDED
413 Stuart Ave	MH/JP	OPEN
PID 222PA00101	OL	OPEN
821 N Lord St	JV	OPEN
PID 237EC016 N Caswell Ave	JP/OL	OPEN
PID 237EC015 Clarendon Ave	OL	OPEN
110 Frink Dr	JP	OPEN
713 E Leonard Rd	OL	ABATED
316 Stuart Ave	OL	OPEN
609 N Fodale Ave	OL	ABATED
706 Burrington Ave	JP	OPEN
PID 237ED045 W Leonard St	OL	OPEN
111 W Leonard St	OL/JV	OPEN
702 N Atlantic Ave	JP	OPEN
804 Cape Harbor Dr	JP	OPEN
PID 238AD021 Herring Dr	OL	OPEN
PID 238HE02301 Herring Dr	JP	OPEN
214 Herring Dr	OL	OPEN
PID 238HB00101 Herring	OL	OPEN
306 N Fodale Ave	OL	OPEN
PID 238AC01102 N Fodale Ave	OL	OPEN
113 Frink Dr	OL	ABATED
315 Clarendon Ave	OL/JP/MH	OPEN



Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for August
City of Southport

Updated
September 3, 2025

MONTHLY HIGHLIGHTS

- During the month of August, we focused on previously opened cases and opened 20 new cases. After contacting property owners, we successfully ABATED and CLOSED 10 cases.
- **1109 N Howe St.** – Case was opened for Minimum Housing Violations, Nuisance/Junk Vehicle and Nuisance/Junk Pile including but not limited to multiple items including trash/ladders/wood/kayaks/etc. After contacting the property owner, repairs were made to the dwelling to meet minimum standard and both vehicles and the open storage were removed from the property. Case is Abated and Closed.
- **914 Hankinsville Rd.** – Case was opened for Minimum Housing due to a tarp covering damage to the roof. After contacting the property owner, the tarp was removed, and the roof was repaired. This Case is Abated and Closed.
- **113 Frink Dr.** – Property was placed in violation for Overgrown Lot due to excess grass/weeds exceeding the maximum height allowed by city ordinances. After contacting the property owner, the overgrowth was cut. This Case is Abated and Closed.
- **609 N Fodale Ave.** – Property was placed in violation for Overgrown Lot due to excess grass/weeds exceeding the maximum height allowed by city ordinances. After contacting the property owner, the overgrowth was cut. This Case is Abated and Closed.



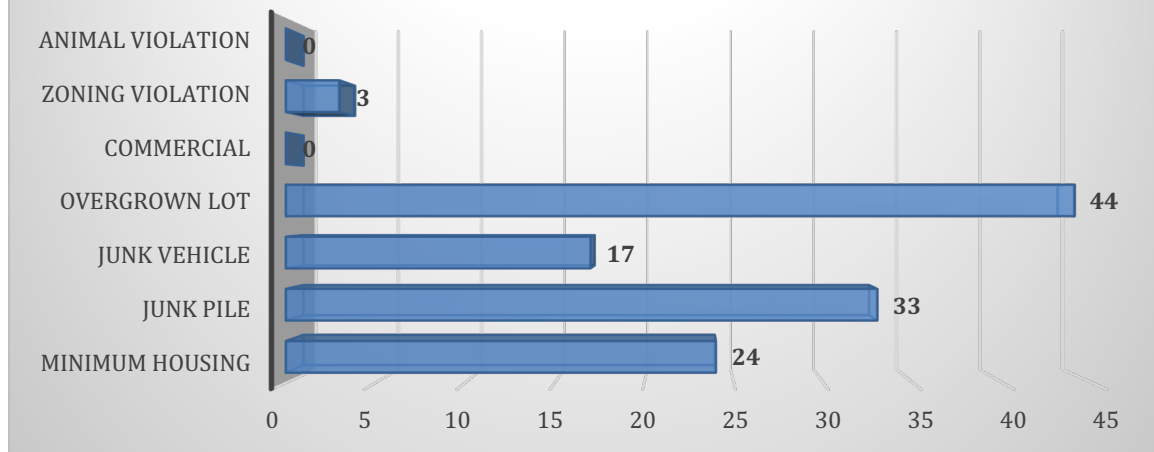
Protecting Quality of Life

Alliance Code
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Monthly Report for August
City of Southport

Updated
September 3, 2025

Violations by the Numbers



Case Status To Date

