



**CITY OF SOUTHPORT
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
113 W. MOORE STREET
May 26, 2026
4:30 PM**

AGENDA

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. Pledge of Allegiance**
- C. Approval of Minutes**
 - 1. April 28, 2026, Board of Adjustment Regular Meeting Minutes
- D. Explanation of Quasi-Judicial Process**
- E. Explanation of Proceedings**
- F. Old Business**
- G. New Business**
 - 1. SUP-26-06 - Special Use Permit -- Brunswick Partnership for Housing
- H. Other Business**
- I. Adjourn**



**CITY OF SOUTHPORT
BOARD OF ADJUSTMENT
REGULAR MEETING
INDIAN TRAIL MEETING HALL
113 W. MOORE ST SOUTHPORT, NC 28461
April 28th, 2026, 4:30 PM
Minutes**

Present Members: Chair Pete Haislip, Vice Chair Jason Robbins, Tuck Masker, Rodney Ross, John Allen, Steve Doshier, Harley Lemons, Chris Eckert

Staff Present: Maureen Meehan, Planning Services Director; Wendell Biddle, City Planner; ChyAnn Ketchum, Public Information Officer; Scott Baillargeon, Deputy City Clerk

Board Liaison: Alderman Mark Spencer

A. Call to Order

Chair Haislip called the meeting to order at 4:30 p.m.

B. Pledge of Allegiance

Chair Haislip led members in the recitation of the Pledge.

C. Approval of Minutes

1. March 24th, 2026, Board of Adjustment Meeting Minutes

A motion was made by Mr. Allen and seconded by Mr. Ross to approve the March 24th, 2026, Board of Adjustment Meeting Minutes.

The motion carried unanimously.

D. Explanation of Quasi-Judicial Process

Chair Haislip opened the quasi-judicial evidentiary hearing and explained that the hearing would be conducted in a manner similar to a court proceeding. He stated that North Carolina law establishes specific procedures and rules governing how the Board of Adjustment must reach its decision in quasi-judicial matters, and that these procedures differ from administrative or legislative land-use decisions.

Chair Haislip advised that the Board's discretion is limited and that its decision must be based on competent, material, and substantial evidence presented in the record. He further stated that the Board's decision must be constrained by the applicable standards in the ordinance and based on the facts presented during the hearing.

E. Explanation of Proceedings

Chair Haislip explained the proceedings. He instructed anyone speaking as a witness to focus on facts and ordinance standards rather than personal preference or opinion. He noted that the meeting was open to the public, but that only parties with standing have the right to participate fully. He stated that parties are generally limited to the applicant, the local government, and individuals who can demonstrate standing by showing that they will suffer special damages. Examples of special damages may include impacts related to parking, stormwater runoff, crime, or property values. He further explained that proximity alone is not sufficient to establish standing.

Chair Haislip stated that other individuals may serve as witnesses if called by the Board, but that witness testimony is limited to facts and not opinions. He further advised that individuals offering expert opinions must be qualified as experts and must provide the factual evidence upon which their opinions are based.

Chair Haislip then asked whether any Board member had a conflict of interest regarding the matter before the Board. Hearing none, he proceeded with the hearing.

F. Old Business

None

G. New Business

1. SUP-26-05 – Special Use Permit – Accessory Dwelling Unit 216 N. Atlantic Avenue

Chair Haislip recognized City Planner Biddle and requested that Staff present the Special Use Permit request submitted by Mr. Fred Fiss.

Chair Haislip swore in City Planner Wendell Biddle

Planner Biddle presented Special Use Permit request SUP 26-05, submitted by property owner and applicant Mr. Fred Fiss, for an Accessory Dwelling Unit (ADU) within an existing detached garage located at 216 N. Atlantic Avenue.

Planner Biddle stated that the property is zoned R-10 and noted that the property directly across the street is zoned Open Space (OS). He stated that the subject lot is approximately 8,276 square feet.

Planner Biddle reviewed images of the property from N. Atlantic Avenue, noting that the single-family residence is located to the left and the existing accessory structure is located to the right. He then reviewed the site plan, identifying the existing single-family residence and accessory structure.

He stated that the accessory structure meets the minimum five-foot rear setback and five-foot side setback requirements. He stated that the proposed ADU would have an interior footprint of approximately 312 square feet, while the detached garage below would be approximately 324 square feet.

Planner Biddle explained that the garage doors face west and that the stairwell is located on the eastern side of the structure. He noted that there is an existing parking pad located within the right-of-way, for which Mr. Fiss has obtained a right-of-way permit. He stated that a proposed driveway would connect to the parking pad and that this would be the only driveway on the property.

Planner Biddle reviewed the proposed second-floor floor plan and stated that the ADU would include a bathroom, kitchenette, and sleeping area.

Planner Biddle stated that Section 3.6.C of the Unified Development Ordinance (UDO) establishes the specific use standards applicable to the proposed use. He further stated that, pursuant to Table 3.1 of the UDO, the proposed accessory use requires Special Use Permit review and must meet the specific use standards set forth in Section 3.6.C.

1. An accessory dwelling (ADU) may be within, attached, or separate from the principal residential structure.
The proposed dwelling unit will be detached from the principal residential structure.
2. The principal use of the lot shall be a detached single-family dwelling built to the North Carolina State Building Code standards.
The principal use of the lot is for a single-family dwelling unit. The primary structure will be a single-family residence on N. Atlantic Avenue.
3. No more than one (1) ADU shall be permitted on a single deeded lot in conjunction with the principal residential structure.
There are no other ADU's on the property.
4. The ADU shall be owned by the same person as the principal residential structure.
The ADU will be owned by the same person as the primary structure.
5. The ADU shall not be served by a driveway separate from that serving the principal residential structure.

The structure will be served by the same driveway that serves the single-family residence. This driveway is accessed from N. Atlantic Avenue

6. There shall be a separate parking space for the ADU, subject to the off-street parking requirements of Section 3.14.

Parking space will be available on the driveway.

7. The ADU shall not exceed 800 square feet.

The proposed ADU will have an interior footprint of 312 SF.

8. Detached garages with a second-floor accessory residential dwelling may not exceed a ground-level building footprint area of 530 square feet and shall be constructed behind the front building line, except as allowed for riverfront lots, provided they are located no closer than five (5) feet to any adjoining property line.

The ADU is detached and less than 530 square feet.

Planner Biddle concluded his presentation and stated that he was available to answer questions regarding the presentation or Staff report. He also stated that Staff had not received any phone calls or emails expressing either opposition to or support for the request. He reiterated that the structure already exists and that Mr. Fiss is proposing to convert the upstairs portion of the detached garage into an ADU.

Chair Haislip asked whether the stairs located at the rear of the accessory structure were existing.

Planner Biddle confirmed that the stairs were already existing.

Chair Haislip then asked whether there were any public speakers who wished to come forward. He also asked whether Mr. Fiss wished to address the Board, noting that it was his opportunity to do so. Chair Haislip then asked whether anyone in the audience had any questions. There being none, he opened the floor to Board comments and questions.

Mr. Masker stated that he had reviewed the materials and had recently driven by the property. He noted that the area identified as an existing parking pad appeared to be gravel rather than a concrete parking pad. He stated that when he sees the term “parking pad,” he thinks of a concrete slab, and asked for clarification regarding the right-of-way permit and whether the permitted area was a gravel area being used for parking.

Planner Biddle confirmed that the area was gravel and stated that he should not have used the term “pad.” He clarified that Mr. Fiss had been permitted for #57 gravel or gray slate within the right-of-way.

Mr. Masker then asked about the double gate shown on the property and whether the proposed driveway would access that gate. He asked whether the City had any concern about potential damage to the sidewalk from vehicles crossing it and asked who would be responsible if the sidewalk were damaged due to use as a driveway.

Planner Biddle stated that he had not anticipated the question but that responsibility for any damage would be placed on the property owner.

Chair Haislip asked Mr. Fiss to come forward and address the driveway plans.

Chair Haislip swore in the applicant, Mr. Fred Fiss

Mr. Fiss stated that the lower level of the accessory structure is currently used as a workshop and storage area, rather than as a garage for a vehicle. He stated that they were now seeking to finish the structure. With regard to the driveway, he stated that the area in the City right-of-way is gravel.

Chair Haislip asked whether Mr. Fiss planned to park in front of the property and whether he anticipated driving across the sidewalk and through the gate.

Mr. Fiss stated that, for any nonconforming lot with a sidewalk in the City, a vehicle would have to cross the sidewalk in order to access the driveway.

Mr. Masker clarified that his concern was related to the potential for more frequent vehicle use over the sidewalk as a result of the proposed ADU. He stated that occasional access would be different from more frequent access associated with an ADU. He stated that he wanted to understand whether the proposed use would increase the risk of damage to the sidewalk.

Chair Haislip stated that the issue was not necessarily whether a vehicle could cross the sidewalk, since similar conditions exist elsewhere in the City, but rather who would be responsible if the sidewalk were damaged.

Planner Biddle stated that the homeowner would be responsible for replacing or repairing any sidewalk damage caused by driving over it.

Mr. Fiss stated that no concrete was proposed to be poured. He stated that unless he was required to install #57 stone for a driveway that would rarely be used, he was comfortable leaving the area as it currently exists.

Mr. Masker stated that his concern was that the site plan identified the area as a driveway pad, while the discussion suggested that the area would largely remain as existing grass, mulch, or loose material. He stated that the Board

must rely on what is presented in the site plan, and the plan identifies the area as a driveway pad.

Chair Haislip asked whether Mr. Masker had received a sufficient answer from Planner Biddle.

Mr. Masker stated that he had but wanted to clarify that the plan appeared to show a new driveway rather than indicating that the area would remain as existing.

Mr. Fiss explained that the driveway was shown on the plan because off-street parking is required for the ADU, and the driveway area was included to satisfy that requirement.

Mr. Robbins asked Planner Biddle whether there was any requirement that the gravel driveway be paved.

Planner Biddle stated that there was no such requirement.

Mr. Robbins asked whether the applicant could leave the area as is without creating an issue regarding the required parking.

Director Meehan noted that there was no curb in that area.

Planner Biddle stated that leaving the area as gravel would not impact the required parking.

Chair Haislip asked whether there were any further questions.

Mr. Fiss stated that one of the main reasons for leaving the area as it is was the presence of a large white oak tree in the yard. He stated that the tree extends into the area and that they did not want to disturb or destroy it unnecessarily.

There being no further questions, Chair Haislip closed the hearing and requested a motion.

Mr. Allen read Motion 1:

The use **will not** materially endanger public health, safety, or general welfare if located where proposed and developed to the plan as submitted and approved.

Findings of Fact: Staff review produced no potential issues regarding public health, safety, or general welfare.

A motion was made by Mr. Allen and seconded by Mr. Masker to approve the findings of fact and evidence presented for the Accessory Dwelling Unit located at 216 N. Atlantic Avenue.

The motion carried unanimously.

Mr. Ross read Motion 2:

The use **meets** all required conditions and specifications.

Findings of Fact: It is an existing structure that complies rear and side setback UDO requirements.

A motion was made by Mr. Ross and seconded by Mr. Eckert to approve the findings of fact and evidence presented for the Accessory Dwelling Unit located at 216 N. Atlantic Avenue.

The motion carried unanimously.

Mr. Eckert read Motion 3:

The motion for the use **will not** adversely affect the use of physical attributes of joining or abutting properties or that the use is a public necessity.

Findings of Fact: The use would be contained within an existing building, with no expansion of the structure's footprint, and that the interior conversion would not adversely impact surrounding properties or the neighborhood.

A motion was made by Mr. Eckert and seconded by Mr. Allen to approve the findings of fact and evidence presented for the Accessory Dwelling Unit located at 216 N. Atlantic Avenue.

The motion carried unanimously.

Mr. Allen read Motion 4:

The location and character of the use, if developed according to the plan as submitted and approved, **will** be in harmony with the area in which it is to be located and in general conformity with the City of Southport Comprehensive Plan.

Findings of Fact: the use is allowed with R10 zoning and meets all other requirements of the UDO.

A motion was made by Mr. Allen and seconded by Mr. Masker to approve the findings of fact and evidence presented for the Accessory Dwelling Unit located at 216 N. Atlantic Avenue.

The motion carried unanimously.

Mr. Ross read Motion 5:

Based on the findings of fact and the evidence presented, the Board of Adjustment recommends **approval** of the special use application with conditions including the ADU cannot be rented separately from the primary residence.

Chair Haislip advised Mr. Fiss that a condition would be added stating that the ADU may not be rented separately from the primary dwelling.

Mr. Fiss asked whether the condition would need to be recorded and what action he would need to take.

Mr. Allen reiterated that the condition would prohibit the ADU from being rented separately from the house.

Planner Biddle clarified that once the Findings of Fact are signed by the City Clerk and the Chair, the document would be recorded with the Brunswick County Register of Deeds. He stated that Mr. Fiss would not need to take any additional action related to recording and could proceed with building out the ADU.

Chair Haislip reiterated that the Board would place a condition on the approval stating that the ADU may not be rented separately from the primary dwelling. He asked Mr. Fiss whether he understood the condition.

Mr. Fiss confirmed that he understood. He then asked, from a real estate perspective, how someone would determine whether such a stipulation had been recorded on a property.

Planner Biddle stated that a person could submit a public records request for the property. He explained that the Findings of Fact for any Special Use Permit, including one for an ADU, would be disclosed and would include any conditions imposed by the Board.

Mr. Lemons asked whether the document would also be recorded at the county level.

Planner Biddle confirmed that it would be recorded with the Brunswick County Register of Deeds.

Mr. Lemons stated that the recorded document should be searchable through the Register of Deeds records.

Chair Haislip asked Mr. Fiss whether he was satisfied with the explanation.

Mr. Fiss confirmed that he was.

Chair Haislip then confirmed that the condition would be added stating that the ADU may not be rented separately from the primary structure. Chair Haislip then asked who had made the motion and whether there was a second.

A motion was made by Mr. Ross and seconded by Mr. Allen to approve the findings of fact and evidence presented for the Accessory Dwelling Unit located at 216 N. Atlantic Avenue.

The motion carried unanimously.

Mr. Robbins stated that he had a question for Staff regarding a prior application earlier in the year for property on N. Atlantic Avenue. He recalled that the Board had begun a hearing on the application and that the matter had been tabled after the Board requested additional information from a hydrology expert, or other similarly qualified professional, regarding flooding and drainage in the area. Mr. Robbins stated that the hearing was not subsequently resumed, but that it had been brought to his attention that construction of a building that appeared identical to the ADU shown in the application was underway. He asked Staff to elaborate.

Planner Biddle stated that the prior case involved Mr. Bill Fitzgerald and property located at N. Atlantic Avenue, near the Tiki Bar. He explained that Mr. Fitzgerald had previously submitted a Special Use Permit application for an ADU at the rear of the property. Planner Biddle stated that there had been considerable opposition to the request, including concerns related to stormwater inundation. He stated that the Board had tabled the matter pending additional information regarding stormwater. However, Mr. Fitzgerald elected not to move forward with the ADU application and instead proceeded with construction of the accessory structure as a permitted by-right structure. Planner Biddle stated that Mr. Fitzgerald was not converting the upstairs portion into an ADU and was therefore doing what is allowed by right.

Mr. Doshier noted that the opposition had obtained information from an engineer regarding the stormwater concerns.

Chair Haislip stated that, based on the explanation provided, the matter was outside the Board's jurisdiction and was therefore moot from the Board's perspective. He stated that if the structure could be built by right, then the Board had no action to take.

Mr. Masker agreed.

A question was raised as to whether the Building Department addressed the stormwater issue.

Planner Biddle stated that the project did not meet the criteria requiring stormwater mitigation. He stated that he had attempted to explain during the prior hearing that, while stormwater concerns could be raised, the property owner still had the right to build a permitted accessory structure by right, provided it was not used as an ADU. Planner Biddle stated that he understood the concerns and noted that Director Meehan and City Engineer Tom Zilinek, the City's stormwater engineer, were currently working on a UDO amendment related to stormwater. He stated that Staff hoped to bring the amendment forward before the end of the year. He further stated that the process requires care, particularly due to new legislation from the State, to avoid creating a downzoning issue or otherwise preventing appropriate development.

Mr. Lemons asked how long the stormwater amendment had been underway.

Planner Biddle stated that the work had been underway for approximately four months. He then reiterated that Mr. Fitzgerald withdrew his ADU application and proceeded with construction of the accessory structure by right. Planner Biddle stated that the structure was permitted and that there was nothing further for the Board to act upon at that time.

Mr. Ross stated that Mr. Fitzgerald would have to obtain a Special Use Permit if he later sought to convert the structure into an ADU.

Planner Biddle confirmed that was correct.

Mr. Lemons asked where the Board would stand if the structure were built and the property owner later filed for a variance to convert the structure into an ADU.

Planner Biddle stated that such an approach would not be appropriate, particularly given the history of the prior application.

Chair Haislip stated that the Board did not have a matter before it concerning the property and that the issue was outside the Board's purview at that time. He stated that the property owner was building a structure by right and that there was no action for the Board to take.

Planner Biddle stated that he would be available after the meeting to answer any individual questions regarding any particular case.

Chair Haislip then stated that he would be rotating off the Board in June and believed Mr. Lemons would also be rotating off in June. He asked Staff and the Board to begin considering potential replacements, noting that it can be difficult to find qualified applicants. Chair Haislip noted that there had been good candidates during the last interview process and expressed hope that some of those individuals might still be interested. He also noted that anyone present who may be interested should be aware that openings would be available.

Chair Haislip asked whether there were any additional comments.

Mr. Allen stated that he would likely be late to the next month's meeting but expected to attend, possibly arriving around 5:00 p.m.

H. Old Business

None

I. Other Business

None

J. Adjourn

Chair Haislip asked if there was any additional business. Hearing none, he asked for a motion to adjourn the meeting.

A motion was made by Mr. Ross and seconded by Mr. Allen to adjourn.

The motion carried unanimously.

The Board adjourned at 5:05 p.m.

X

Pete Haislip
Chair

X

Scott Baillargeon
Deputy Clerk

DRAFT

STAFF REPORT

Brunswick Partnership for Housing

SPECIAL USE PERMIT APPLICATION

APPLICATION SUMMARY	
Presentation Date	May 26, 2026
Applicant	Paramounte Engineering, Inc
Property Owner	Brunswick Partnership for Housing
Parcel ID:	237DB002
Project Square Footage	~10,516 Square Feet
Existing Land Use	Vacant Lot
Parcel Acreage	+/- 0.69-acres 30,056 Square Feet
Zoning District	O/I – Office/Institutional District
Request:	BPH, Inc, property owner, is requesting a Special Use Permit for the purposes of developing a multi-family complex within the Office/Institutional zoning district.

SPECIAL USE PROPOSAL

The attached Special Use Permit (SUP) application is a request by the applicant, Brunswick Partnership for Housing, seeking approval for the construction of seven (7) town home units located

between 250 & 254 E. 11th Street within the City of Southport. The proposal includes the development of two townhome buildings consisting of a four-unit structure and a three-unit structure, associated parking improvements, pedestrian facilities, landscaping, stormwater infrastructure, and shared parking accommodations with the existing Brunswick Partnership for Housing building currently located on-site.

The subject is a vacant parcel that is zoned O&I, Office and Institutional. It is directly adjacent to the existing transitional housing project, also managed by the applicant. The proposed townhome development requires approval through the SUP process in accordance with the City of Southport Unified Development Ordinance (UDO). As the proposed development takes place in the O&I zoning district, the UDO requires that a SUP is granted prior to the applicant’s Major Site Plan going before the Planning Board.

SPECIAL USE PROCESS

The special use permit request you will be hearing is a quasi-judicial decision, so it must be conducted in a way that ensures procedural and substantive due process. Anyone wanting to provide testimony must be sworn in. As a quasi-judicial hearing, the decision makers must be fair and impartial, and you must base your decision only on the competent evidence you receive. If anyone has a direct or potential financial interest in this proposed project, they should recuse themselves. A majority vote is required for the SUP. Conditions can be applied that will ensure that the use in its proposed location will be harmonious with the area in which it is proposed and with the spirit of the UDO. All specific conditions shall run with the land and shall be binding on the original applicant for the SUP, the heirs, successors, and assigns. Each case is decided on a case-by-case basis. The decision must be based on the specific site and not the owner or other locations they may own. The Board of Adjustment is to look at the circumstances of the property, not the circumstances of the property owner.

LOCATION

The subject property is located along E. 11th Street near the intersection of North Atlantic Avenue within the municipal limits of Southport. The site consists of approximately 0.69 acres and is adjacent to an existing Brunswick Partnership for Housing building with four transitional housing units and office space.

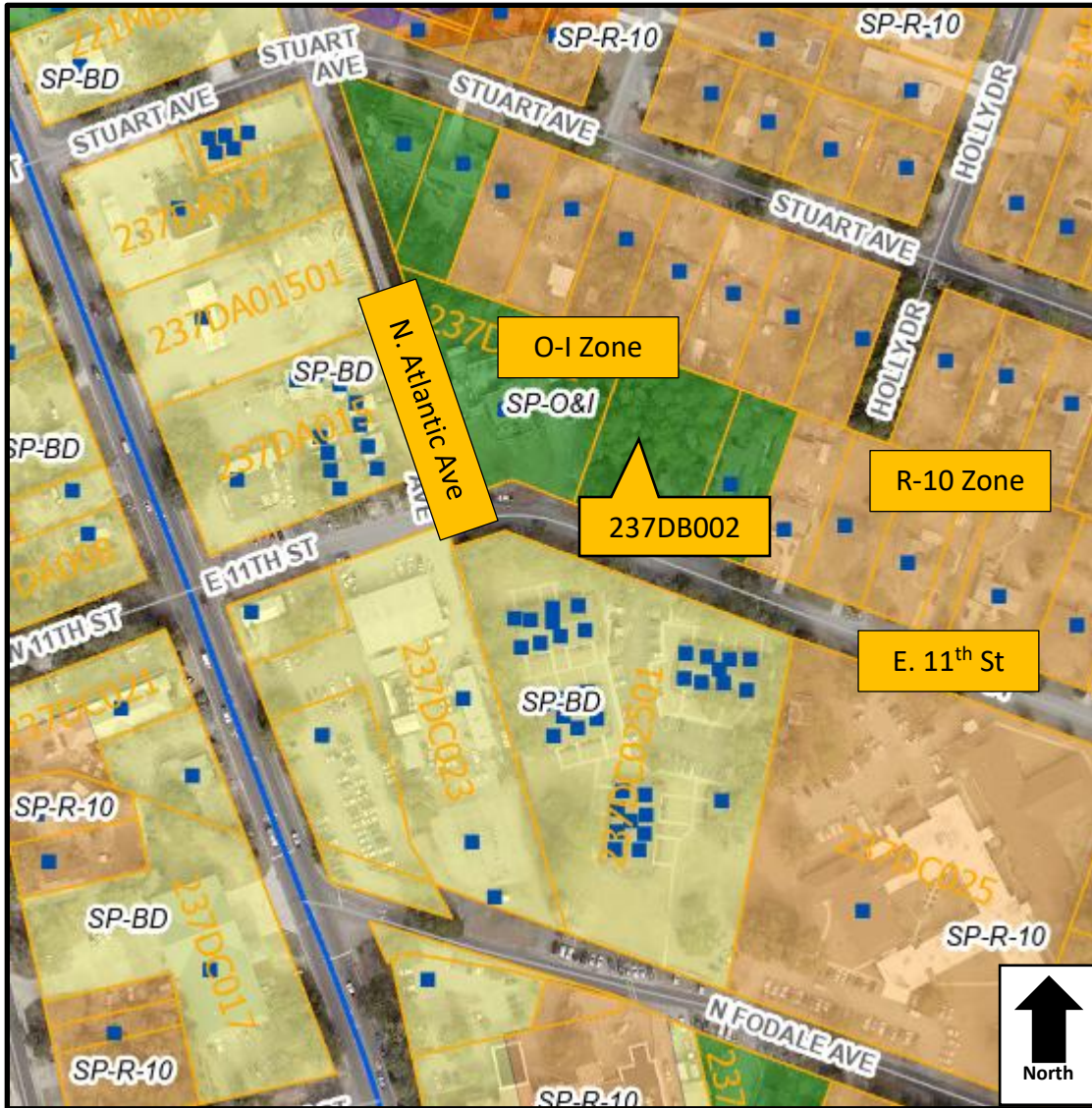
The surrounding area consists primarily of residential, institutional, and transitional land uses. Adjacent properties include single-family residences, institutional uses, and transitional housing facilities. The proposed development is situated within an established neighborhood and is served by existing public infrastructure including water, sewer, and roadway access. The site is not located within the Special Flood Hazard Area.

EXISTING LAND USE & ZONING IN THE AREA

The primary land use in the area surrounding the subject parcel is residential in nature. The site and the adjacent parcels east and west are zoned O&I. To the north, the lots are R-10 and to the south, BD.



Aerial Image of Subject Lot

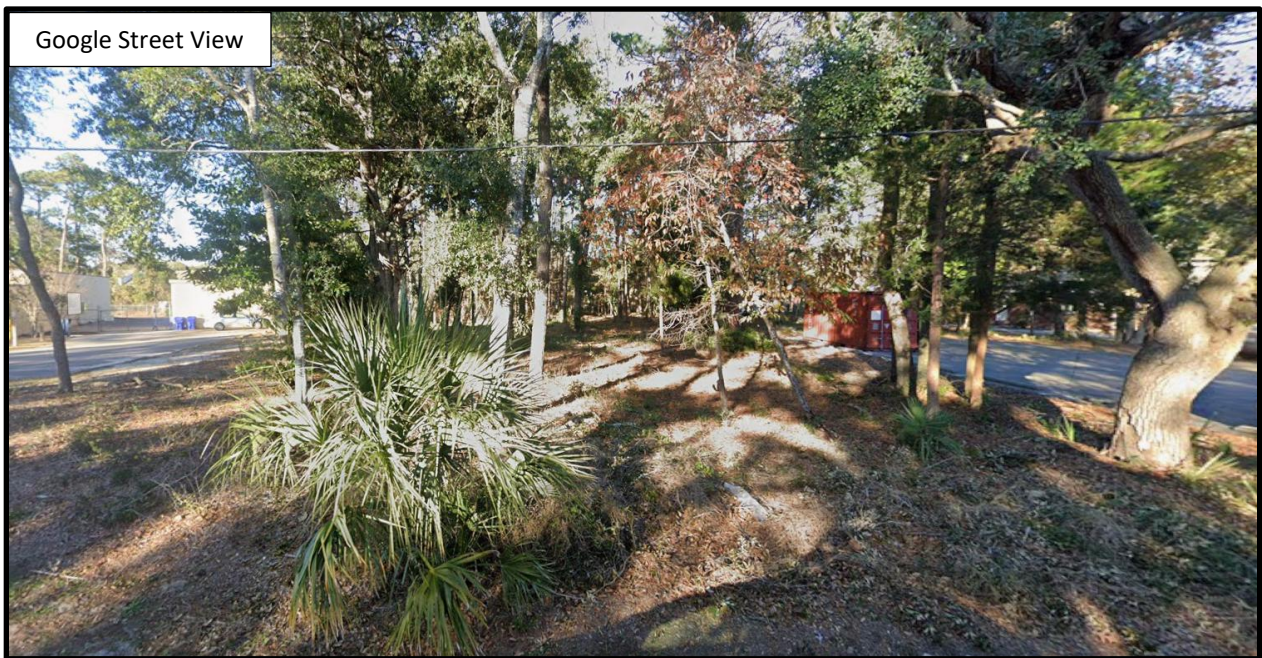


Zoning Aerial



Google Street View

Street View 1 of 2



Google Street View

Street View 2 of 2

DEVELOPMENT PROPOSAL & STAFF REVIEW

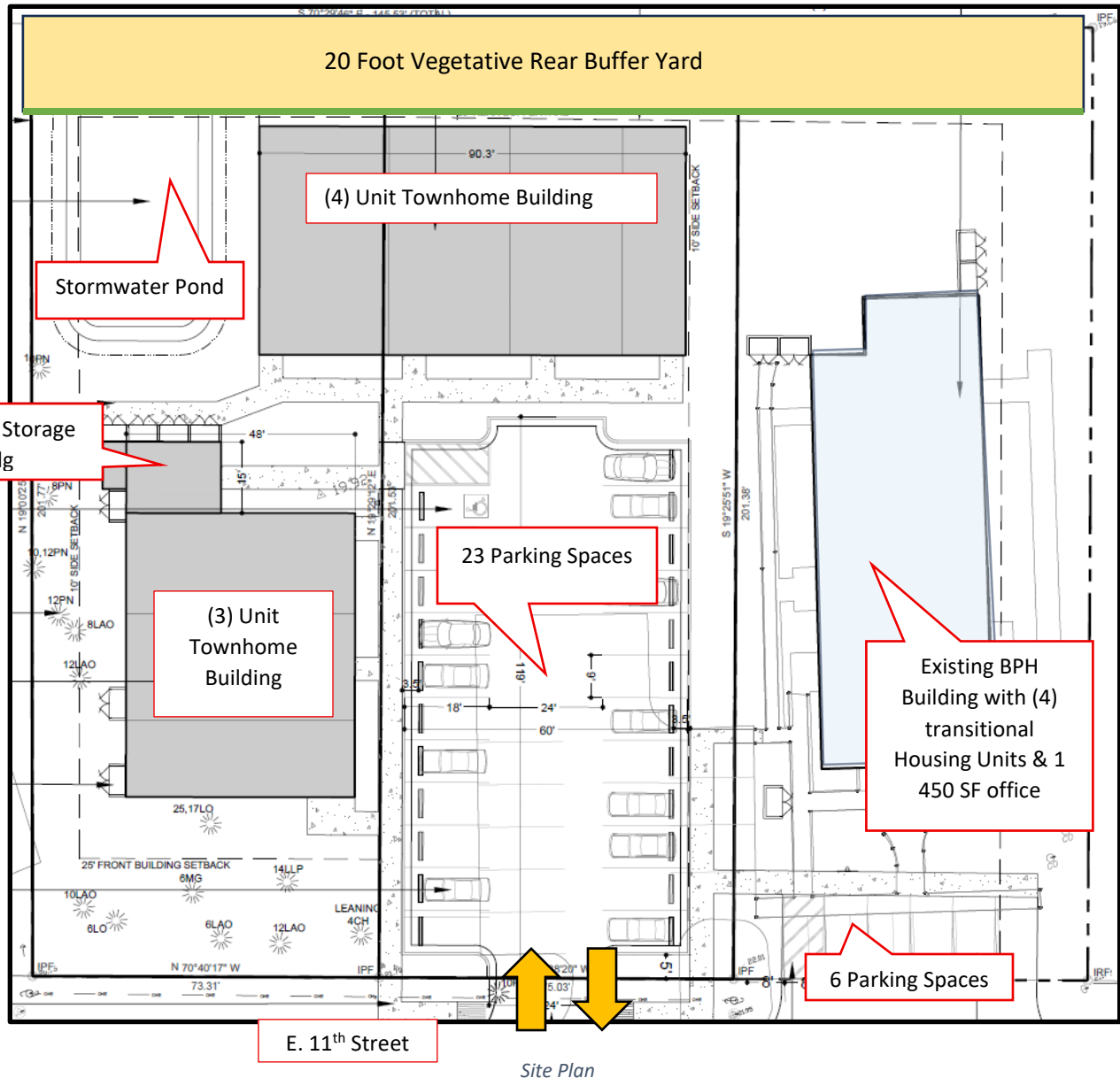
The applicant proposes the development of:

- Seven (7) town home units;
- Two separate residential buildings;
- Shared parking facilities;
- ADA-accessible parking accommodations;
- Sidewalk and pedestrian connections;
- Stormwater management infrastructure;
- Landscaping and bufferyards;
- Trash enclosure facilities;
- Pervious pavement parking areas.

The proposed density is approximately 10 dwelling units per acre, which is below the maximum allowable density of 11 dwelling units per acre.



The Proposed Development



Site Plan

General Development Notes

The development consists of:

- One four-unit townhome building;
- One three-unit townhome building;
- Approximately 7,288 square feet of residential building area;
- One accessory storage structure;
- The existing transitional housing development has a total of six (6) parking spaces existing. The shared parking agreement with the proposed development is to ensure that the transitional housing development retains their required number of parking spaces.

The site plan indicates that parking areas will utilize pervious pavement to minimize stormwater runoff and maintain compliance with the site’s maximum impervious surface limitation of 35%. The proposed development includes pedestrian connections between the new and existing buildings, parking areas, and refuse facilities.

General Development Standards

The applicable dimensional standards for the development are as follows:

Standard	Required	Proposed
Front Setback	25 feet	Complies
Side Setback	10 feet	Complies
Rear Setback	15 feet	Complies
Maximum Height	40 feet	Complies
Maximum Density	11 DU/AC	10 DU/AC
Minimum Open Space Ratio	55%	57%

Planning Staff finds the proposal substantially compliant with the applicable dimensional standards of the UDO.

Specific Use Standards Established in UDO Section 3.7.A

1. The site plan must be designed to give adequate consideration to the following factors:
 - a. The size and shape of the tract.
 - b. The topography and necessary grading.
 - c. The reasonable preservation of the natural features of the land and vegetation.
 - d. The size of the Development in relationship with adjacent and nearby land uses.
 - e. The impact on city infrastructure.
2. The minimum spacing between multi-family buildings within a development shall be 20 feet, plus one (1) foot for each one (1) foot of height in excess of 30 feet, or as required by the City of Southport fire code. – *The distance is over 20’ from the closest corner of the accessory structure to building #1.*
3. In order to provide an interesting and aesthetically attractive development, the following standards shall apply:
 - a. With the exceptions of buildings that front the same public street, buildings shall be arranged in patterns that are not strictly linear. Exceptions shall be allowed for buildings that define common space such as a courtyard or green. - *This has been met.*
 - b. Building entryways shall face a street, sidewalk or common area. Buildings shall not face the rear of other buildings within the same development. - *This has been met.*
4. Multi-family residential structures shall be controlled by a maximum height, maximum number of dwelling units per acre, [maximum floor area ratio (FAR)], the maximum open space ratio (OSR), and maximum impervious coverage ratio as provided below:

- a. Maximum number of dwelling units per acre shall be 11. – *The proposed development has a maximum dwelling of 10 units/acre.*
- b. Maximum FAR shall be 3:1. – *Provided FAR is 7,641 SF total (0.25:1); All 1 story units.*
- c. Minimum OSR shall be 55%. – *Provided OSR is 17,264 SF (57%) excluding stormwater area.*
- d. Maximum impervious coverage ratio shall be 35%. – *At 10,516 SF, the proposed development is just under the maximum 35% of impervious which is 20,519 SF.*
5. No more than 20% of the off-street parking associated with the multi-family use may be located in the front yard facing a public street. – *This has been met. On*
6. For all multi-family developments not specifically developed for the elderly and containing more than 100 dwelling units, a shelter shall be constructed at a location where a public-school bus may pick up and/or drop off children riding county school buses. – *Not Applicable*
7. Multi-family exterior building design must comply with the following:
 - a. Exterior materials shall be durable and residential in character. Suggested materials include wood clapboard, wood shingles, brick, stone, stucco, vinyl, or similar materials. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials. – *This has been met.*
8. The following minimum building design standards shall be complied with:
 - a. Buildings shall not exceed 150 feet in length; – *The length of building 1 is 90.3'.*
 - b. Facades greater than 50 feet in length, measured horizontally, shall incorporate wall plan projection or recesses. Ground-floor facades that face public streets shall have arcades, windows, entry areas, awnings, or other such features for at least 60 percent of their horizontal length; – *This has been met,*
 - c. Buildings shall be arranged so that they are aligned parallel to a sidewalk or around common open space, such as courtyards, greens, squares, or plazas; and
 - d. On owner-occupied units (townhouses and condominiums), side- or rear-entry garages are encouraged. When front-entry garages are provided, the garage should be recessed at least four (4) feet behind the unit front wall line closest to the required front yard setback. – *Not Applicable*
9. Orientation. Multi-family buildings shall be oriented as follows:
 - a. For lots not exceeding 40,000 square feet, all multi-family buildings shall be oriented to the street. – *This has been met.*
 - b. For lots that are at or over 40,000 square feet, at least 80 percent of the ground area between the front lot line and the maximum setback, excluding required driveways and access points, shall be occupied by multi-family dwelling units that are oriented to the street. The remaining area may include driveways and required access points, or courtyards or similar open spaces. – *This has been met.*
10. Fenestration. Windows, porches, balconies, and entryways shall comprise of at least 30 percent of the length of the front elevation on each floor. – *This has been met.*
11. Articulation/Modulation. Buildings that contain multi-family dwellings shall be articulated as follows:

- a. Multi-family buildings that face single-family homes shall be articulated at intervals consistent with the existing yard requirements or the yard requirements of the opposing block. - *This has been met.*
- b. The articulation of buildings pursuant to this section shall include at least two (2) of the following:
 - i. Horizontal projections or offsets, such as towers or turrets, which extend at least five (5) feet from the front elevation and the height of the building up to the eaves. Projections or offsets shall be at least three (3) feet in depth and eight (8) feet in width; - *This has been met.*
 - ii. Projecting entryways, such as stoops, balconies, porticoes, bay windows, arcades, or porches
 - iii. Changes in roof elevations, roof dormers, hips, or gables; or
 - iv. Open balconies that project at least six (6) feet from the front building plane.
 - *This has been met.*

Parking

Per the submitted site plan, the development proposes a total of twenty-eight (28) parking spaces through a shared parking arrangement between the proposed development and the existing Brunswick Partnership for Housing building. Parking calculations are as follows:

- Seven proposed units requiring sixteen (16) spaces including visitor parking;
- Existing building requiring twelve (12) spaces;
- Total required parking: twenty-eight (28) spaces;
- Total provided parking: twenty-eight (28) spaces.

ADA-compliant parking spaces and associated access aisles are illustrated on the submitted site plan. Prior to issuance of a Certificate of Occupancy, all parking facilities shall be inspected for compliance with applicable UDO standards.

Pedestrian Facilities

The site plan includes internal pedestrian facilities connecting:

- Residential units;
- Shared parking areas;
- Trash and recycling facilities;
- Existing residential structures.

A five-foot-wide sidewalk connection is proposed to provide safe pedestrian circulation throughout the development site. Planning Staff finds the pedestrian facilities consistent with Section 3.15 of the UDO.

Landscaping, Buffers, and Tree Protection

A twenty-foot bufferyard is proposed along the rear property line. Existing vegetation is proposed to remain where feasible and will be supplemented as necessary to meet the requirements of the UDO. The submitted landscape information identifies:

- Canopy trees;
- Understory trees;
- Shrub plantings;
- Existing vegetation preservation areas.

Staff find the proposal generally consistent with the landscaping and buffering requirements of Section 3.17 of the UDO. Final landscaping quantities and species verification shall occur during permitting review.

Stormwater

The applicant proposes the use of pervious pavement systems and stormwater infrastructure including an infiltration basin or stormwater pond. The total proposed impervious area is approximately 10,516 square feet, representing approximately 35% of the site area, which is the maximum permitted impervious threshold for the site.

Pervious paving maintenance requirements are identified on the submitted site plan and shall remain the responsibility of Brunswick Partnership for Housing. Final stormwater permitting and engineering approvals shall be completed prior to issuance of construction permits.

Utilities

Water and sewer services are available to the site through existing municipal and county infrastructure. Electrical utilities are available to serve the proposed development. All applicable utility permits and approvals shall be obtained prior to construction.

Lighting

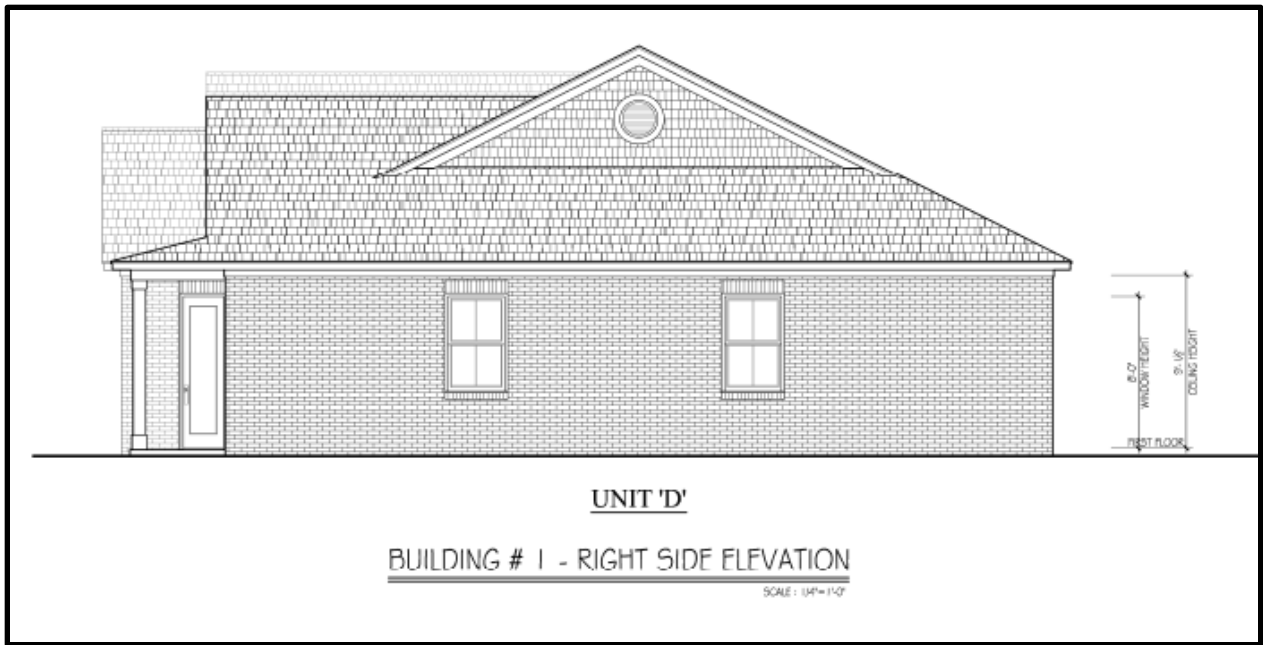
All lighting will conform to Section 3.16 of the UDO. A lighting plan has been submitted detailing a total of (10) light poles not exceeding 20 feet high with a small housing lightbox emitting a maximum color temperature of 3000 Kelvins.

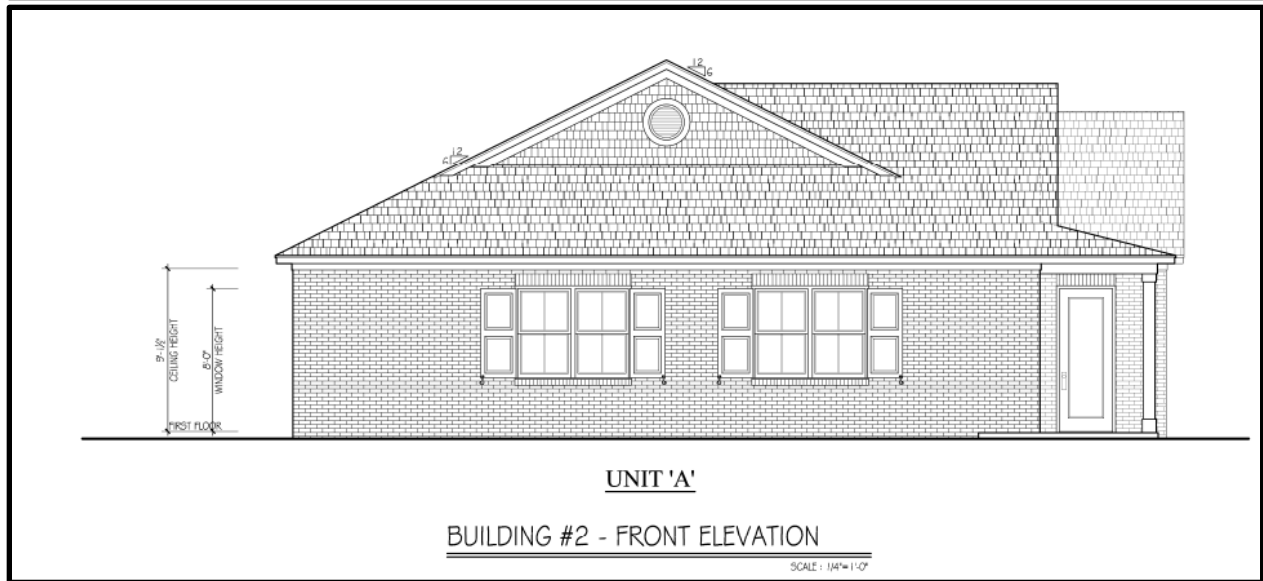
Signage

Approval of a SUP does not also convey sign permit approval. All future signs associated with the project shall require separate review and approval by Planning Staff based on conformance with Section 3.19 of the City of Southport UDO.

Building Design Standards

The applicant has modified the orientation of the façade of building #2 so that it faces East 11th Street.





TECHNICAL REVIEW COMMITTEE

City of Southport Planning Staff and the applicant presented a site plan to the Technical Review Committee (TRC) at their March 31, 2025, meeting. Written comments from the members of the Committee are provided as attachments to this Report. For the purposes of clarity and transparency, many of the comments received from other Departments or outside agencies are of a nature that they are to be addressed following the issuance of zoning approval through the course of building plan and permit review and issuance.

STAFF FINDINGS & RECOMMENDATION
--

Planning Staff finds that the proposed development:

- Is consistent with the intent and standards of the Office and Institutional zoning district;
- Provides needed residential housing opportunities;
- Meets applicable density and dimensional standards;
- Includes adequate parking and pedestrian circulation;
- Is compatible in scale with surrounding development patterns;
- Provides buffering and landscaping measures to reduce impacts on adjacent properties;
- Will not materially endanger public health or safety if developed in accordance with the approved plans and applicable regulations.

Planning Staff submits this application for the Board of Adjustment's review in accordance with the standards and procedures established within the City of Southport Unified Development Ordinance.

The application has been reviewed for compliance with applicable ordinance requirements. Staff finds the proposal generally consistent with the development standards of the UDO and recommends APPROVAL of the Special Use Permit and Major Site Plan subject to the following conditions:

1. All development shall occur in substantial conformance with the approved site plan.
2. Final engineering and stormwater approvals shall be obtained prior to construction permit issuance.
3. Shared parking agreements shall be finalized and recorded prior to issuance of building permits.
4. All landscaping and buffering improvements shall be installed prior to issuance of Certificates of Occupancy.
5. All applicable local, state, and federal permits shall be obtained prior to development activity.

Attachments:

1. Application
2. Technical Review Committee Comments
3. Site Plan
4. Statements of Consistency



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

When conducting a review of proposed Special Use Permit to this section, the Board of Adjustment shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Board of Adjustment shall provide a written findings of fact that addresses plan consistency and other matters as deemed appropriate by the Board.

SPECIAL USE PERMIT : SUP-26-06

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Board of Adjustment hereby finds that the proposed Special Use Permit is **consistent** with the City’s 2050 CAMA Comprehensive Plan adopted October 9, 2025. More specifically, the proposed amendment is consistent with Policy 1.1 (Encourage a development pattern that honors Southport’s character and respects the natural environment). Specifically, Action 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. The Board of Adjustment **APPROVES** the proposed Special Use Permit requesting a multi-family development in the Office & Institute zoning district

The statement and motion was seconded and passed _____.

Ayes: _____

Noes: _____

Absent or Excused: _____

Scott Baillargeon, Deputy City Clerk | Date

Pete Haislip, Chairman | Date



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

When conducting a review of proposed Special Use Permit to this section, the Board of Adjustment shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Board of Adjustment shall provide a written findings of fact that addresses plan consistency and other matters as deemed appropriate by the Board.

SPECIAL USE PERMIT : SUP-26-06

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Board of Adjustment hereby finds that the proposed Special Use Permit is **inconsistent** with the City’s 2050 CAMA Comprehensive Plan, adopted October 9, 2025. More specifically, the proposed Special Use Permit is **inconsistent** with Policy 1.1 (Encourage a development pattern that honors Southport’s character and respects the natural environment). Specifically, Action 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. The Board of Adjustment **DENY** the proposed Special Use Permit requesting a multi-family development in the Office & Institute zoning district.

The statement and motion was seconded and passed _____.

Ayes: _____

Noes: _____

Absent or Excused: _____

Scott Baillargeon, Deputy City Clerk | Date

Pete Haislip, Chairman | Date

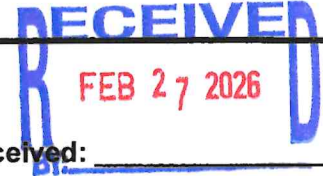


Special Use Permit

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461
www.southportnc.org

Planning & Inspections
Phone 910-457-7961 Fax 910-457-7957



For Staff Use Only

PERMIT No. SUP-26-06 FEE: \$ 750.00 Date Received: _____

Applicant's Name: Brunswick Partnership for Housing, Inc
Mailing Address: 250 E 11th Street City: Southport
State: NC Zip Code: 28461 Phone: 949.533.5537
Email: Barry Fulton, Executive Board Member barryfulton@gmail.com

Property Owner's Name: Brunswick Partnership for Housing, Inc
Address of Owner: 250 E 11th Street City: Southport
State: NC Zip Code: 28461 Phone: 949.533.5537
Email: Barry Fulton, Executive Board Member barryfulton@gmail.com


Address of the property: Lot 50 & 51, btwn 250&254 E.11th St City: Southport
State: NC Zip Code: 28461 Zoning District of Property: O&I
Overall Acreage: +/- 0.7 ac Minimum Area Requirement for Zoning District: 237DB00101
237DB002
Special Use Permit Request: allow townhomes in O&I district adjacent to the existing Brunswick Partnership for Housing units located at 250 E. 11th St.; allow shared parking between units
Zoning of Adjacent Lots: O&I, R-10 (see plan)

Design Professional: Paramounte Engineering, Inc. License #: C-2846
Mailing Address: 122 Cinema Drive City: Wilmington
State: NC Zip Code: 28403
Phone: 910.791.6707 Email: aengebretson@paramounte-eng.com

Per Section 2.7.A of the UDO, special use permits may be issued by the UDO Administrator, after approval by the Board of Adjustment. The petition for a special use permit and accompanying plans shall be submitted to the UDO Administrator.

Application Materials and Submittal:

1. One (1) digital copy and 12 hard copies of the special use permit site plan shall be submitted with all such applications.
2. The special use permit site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North Carolina, and shall include all of the required information as provided in Appendix A: Submission Requirements.



Signature (Owner or Authorized Applicant)

2/25/24

Date

APPROVED:



UDO Administrator

Mar 17, 2026

Date

BRUNSWICK PARTNERSHIP FOR HOUSING INC

250 E 11TH ST
SOUTHPORT, NC 28461

2690

60-1809/433
1034

DATE 0/25/26

CHECK ARMOR
PROTECTION

PAY
TO THE
ORDER OF

City of Southport

\$ 750⁰⁰

seven hundred fifty and ⁰⁰/₁₀₀

DOLLARS

Photo
Safe
Deposit
Details on back



First National Bank

FOR

Special Use Permit

Kally Trained

[Signature]

⑈002690⑈ ⑆043318092⑆ 96584569⑈

LOTS 50 & 51

SECTION 1A - HIGHLAND HEIGHTS

EAST 11th STREET

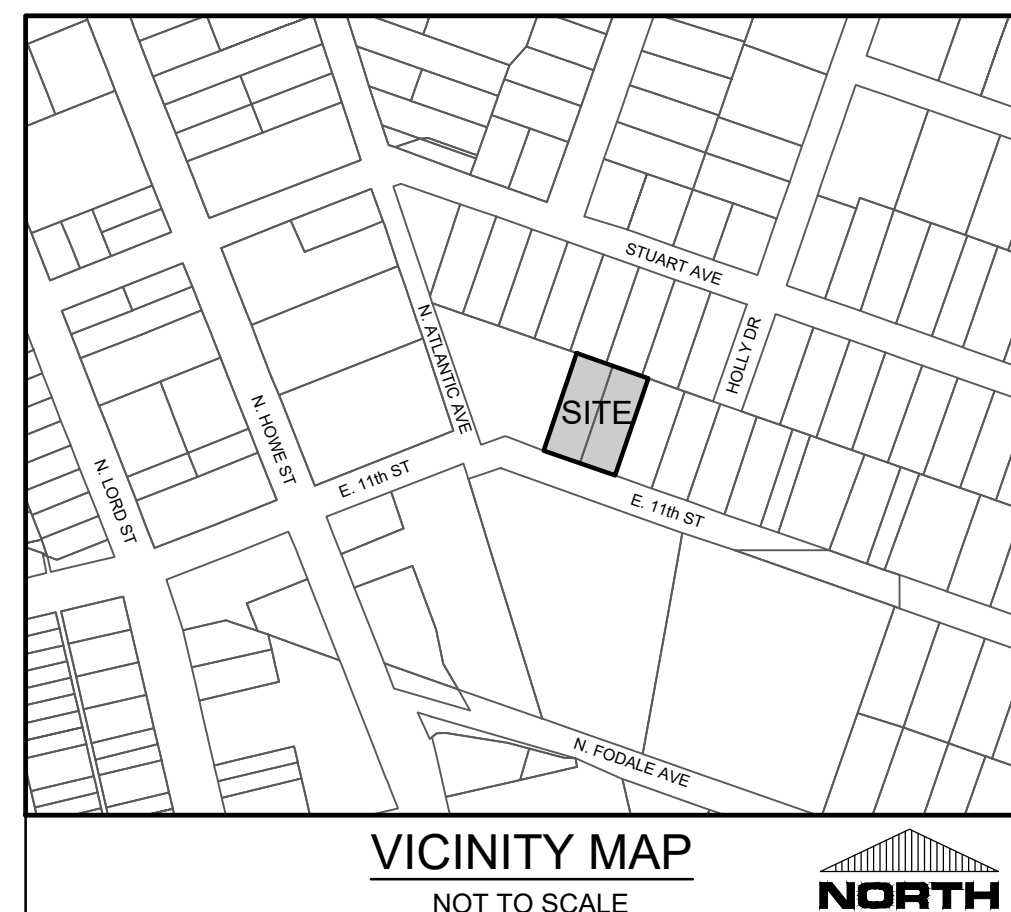
SOUTHPORT, NORTH CAROLINA

SPECIAL USE/ MAJOR SITE PLAN

TRC REVISIONS FEBRUARY 2026

TRC REVISIONS APRIL 2026

APPLICANT:
 BRUNSWICK PARTNERSHIP FOR HOUSING, INC
 250 E. 11th STREET
 SOUTHPORT, NC 28461



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTRACTOR SHALL CONTACT AT&T PRIOR TO ANY DEMOLITION TO ALLOW FOR AT&T TO DISCONNECT COMMUNICATIONS CABLES COMING INTO THE SITE.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

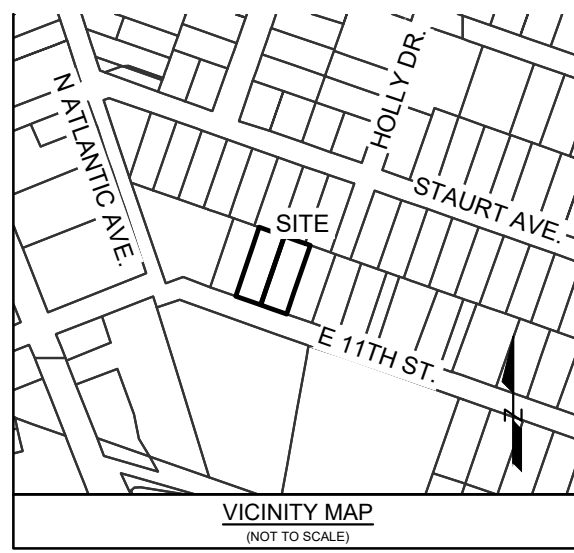
SOUTHPORT DEVELOPMENT SERVICES PLANNING & ZONING ATTN: WENDELL BIDDLE, CITY PLANNER PH: 910-457-7900, EXT. 1010	BRUNSWICK COUNTY ENGINEERING PH: 910-253-2408
BEMC PH: 1-800-842-5871	CITY OF SOUTHPORT ENGINEER TOM ZILINEK PH: 910-457-7900 Ext 1021
PIEDMONT NATURAL GAS PH: 910-799-7185	ATMC PH: 1-910-754-4311

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE



LOTS 50 & 51 E. 11th STREET	
SPECIAL USE PLAN/MAJOR SITE PLAN	
PROJECT # 26123.PE	APRIL 1, 2026
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
EX-1	EXISTING CONDITIONS
C-2.0	SPECIAL USE/ MAJOR SITE PLAN
L-1.0	TREE REMOVAL PLAN
L-1.1	LANDSCAPE PLAN
PROJECT CONSULTANTS	
DEVELOPER BRUNSWICK PARTNERSHIP FOR HOUSING, INC. 250 E. 11th STREET SOUTHPORT, NC 28461 CONTACT: BARRY FULTON	ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 CIVIL: JEREMY BLAIR, PE (910-791-6707) LANDSCAPE ARCHITECT: ALLISON ENGBRETSON, RLA (910-791-6707)
SURVEYOR PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 JOSHUA TAYLOR, PLS (910-791-6707)	
PREPARED BY:	
PARAMOUNTE ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	

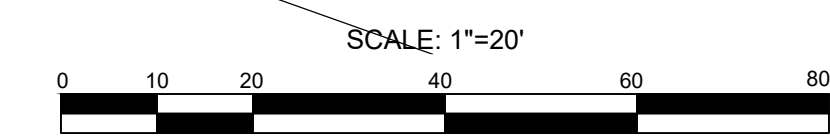
PRELIMINARY DESIGN - NOT ISSUED FOR CONSTRUCTION



- NOTES**
- AREA CALCULATED BY COORDINATE METHOD.
 - HORIZONTAL (NAD 83-2011) AND VERTICAL (NAVD 88) DATUMS WERE ESTABLISHED UTILIZING A TOPCON HIPER-V GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
 - THIS PARCEL IS LOCATED IN ZONE X or Y (SHADED) - NOT A SPECIAL FLOOD HAZARD AREA - AS SHOWN ON FEMA FLOOD MAP NO. 372029900K BEARING AN EFFECTIVE OR REVISED DATE OF 08/28/2018.
 - 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 EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
 - CONTOUR INTERVAL: +1'



- LEGEND:**
- PF IRON PIPE FOUND
 - RF IRON ROD FOUND
 - IRON ROD SET
 - CMF CONCRETE MONUMENT FOUND
 - PNF PK NAIL FOUND
 - LP LIGHT POLE
 - PP POWER POLE
 - GA GUY ANCHOR
 - TR TELEPHONE RISER
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - CO CLEAN-OUT
 - ☼ TREES
 - - - - - EXISTING CONTOUR
 - - - - - ESMT LINE
 - - - - - ADJOINER PROPERTY LINE
 - - - - - SETBACK LINE
 - - - - - R.O.W. LINE
 - - - - - OVERHEAD ELECTRIC LINE



REVISIONS:

OWNER INFORMATION:
 BRUNSWICK PARTNERSHIP FOR HOUSING INC
 250 E. 11TH ST.
 SOUTHPORT, NC 28461

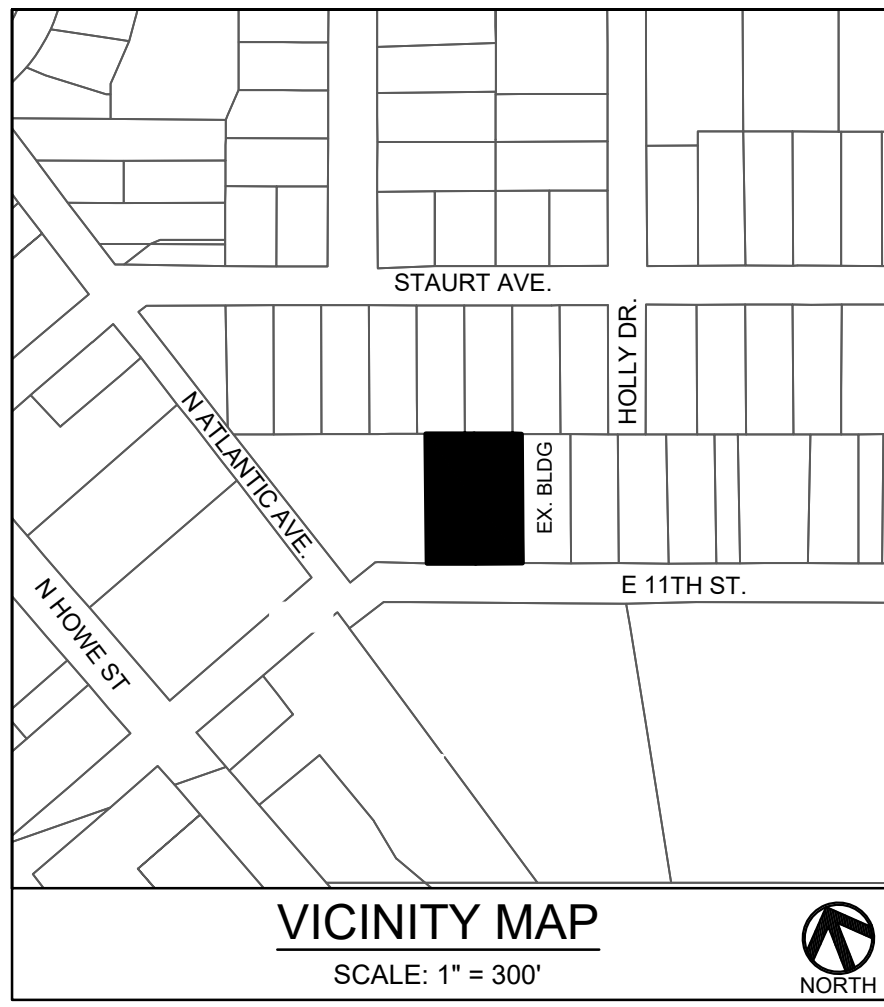
PARAMOUNT
 ENGINEERS, ARCHITECTS & PLANNERS
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

EXISTING CONDITIONS
 250 E. 11TH ST
 HIGHLAND HEIGHTS LOT 51 & 52
 SMTHVILLE TOWNSHIP
 BRUNSWICK COUNTY, NC

PROJECT STATUS
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONST:
 DRAWING INFORMATION
 DATE: 02/24/2020
 DESIGNED: 172-20
 DRAWN: 172-20
 CHECKED: 172-20

SEAL
 PRELIMINARY DRAWING
 DO NOT USE FOR
 CONSTRUCTION,
 RECORDATION,
 CONVEYANCES, OR
 SALES.

EX-1
 PEI JOB#: 26123.PE



SITE INFORMATION
 OWNER & APPLICANT INFORMATION:
 BRUNSWICK PARTNERSHIP FOR HOUSING INC.
 250 E. 11th STREET
 SOUTHPORT, NC 28461

PARCEL ID: 237DB002, 237DB003

RECORDED DEED / PLAT BOOK:

CURRENT ZONING: O&I
 PROPOSED ZONING: O&I (SPECIAL USE PERMIT)
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: TOWNHOMES

TOTAL SITE AREA: ± 0.7 AC

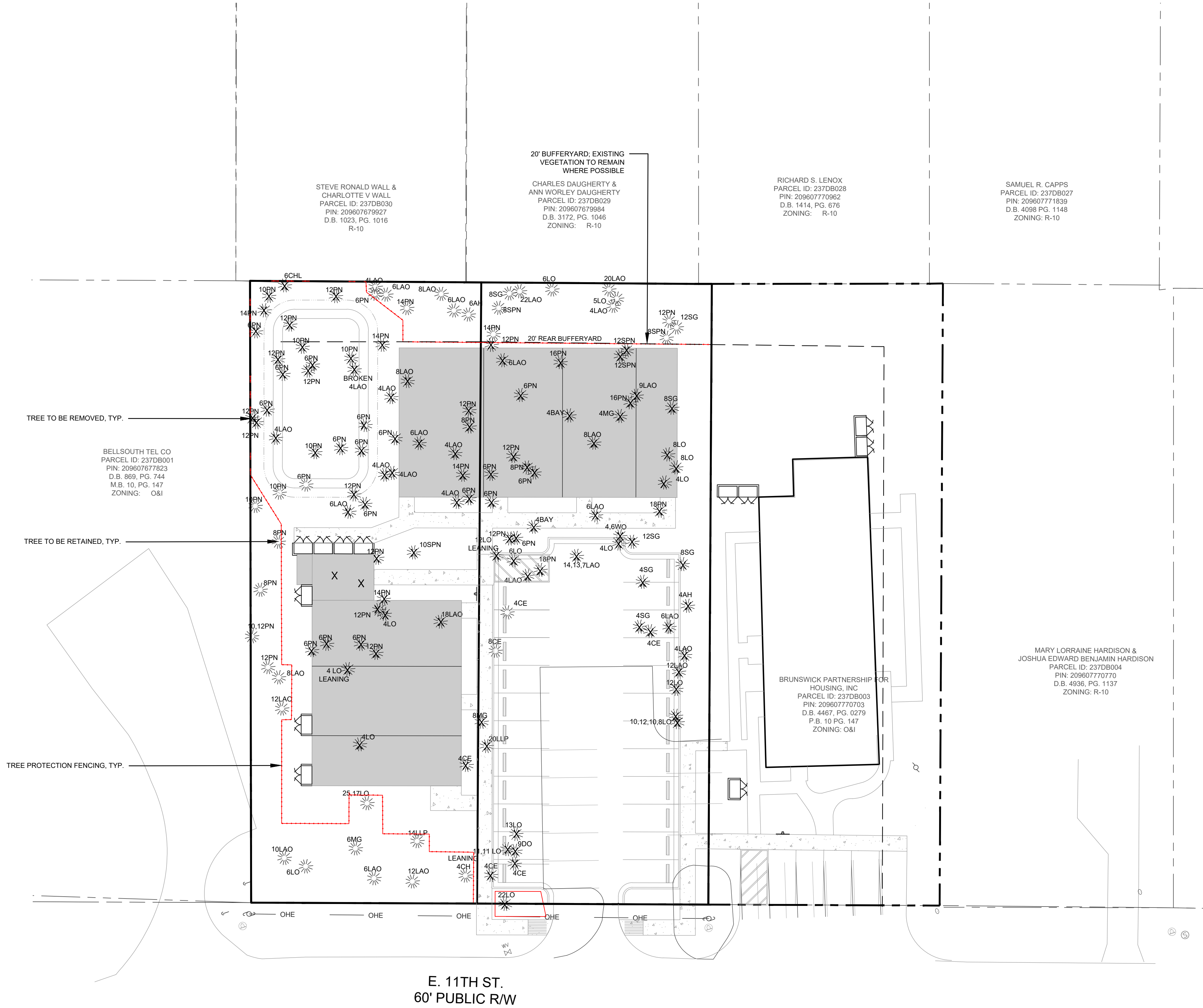
- TREE PRESERVATION NOTES:**
- REGULATED TREES CONSIST OF HARDWOOD TREES WITH A DBH OF AT LEAST 8 INCHES AND CONIFER TREES WITH A DBH OF AT LEAST 12 INCHES. SPECIMEN TREES CONSIST OF ANY TREE SPECIES WITH A DBH OF AT LEAST 30 INCHES.
 - TREE PROTECTION FENCING 4' HT MIN. SHALL BE INSTALLED IN LOCATIONS SHOWN ON LANDSCAPE & TREE REMOVAL PLANS
 - TREE REMOVAL PERMIT WILL BE OBTAINED FROM CITY OF SOUTHPORT PRIOR TO CLEARING OR GRADING THE SITE.
- TREE REMOVAL NOTES:**
- MITIGATION FOR SIGNIFICANT TREE SHALL OCCUR AT A RATE OF 1 INCH REMOVED:1 INCH REPLACED.
 - MITIGATION TREES PLANTED ON SITE SHALL BE AT LEAST 25% LIVE OAKS, 50% CANOPY TREES, AND AT LEAST 1 TREE OF THE SAME SPECIES FOR EACH TYPE REMOVED.
 - UNDERSTORY TREES PLANTED FOR MITIGATION SHALL NOT EXCEED 50% OF ALL MITIGATION PLANTINGS.
 - SPECIES OF UNDERSTORY TREES REQUIRED. SEE PLAN THIS SHEET
 - MINIMUM MITIGATION PLANTINGS: 3" DBH CANOPY TREES, 2" DBH UNDERSTORY TREES.
 - TREE INVENTORY VERIFIED BY ALLISON ENGBRETSON, RLA

Tree Removal Calculations						
Quantity	Tree Caliper	Tree Symbol	Tree Type	Unregulated Inches Removed	Regulated Inches Removed	Specimen Inches Removed
1	4	AH	AMERICAN HOLLY	4		
2	4	BAY	RED BAY	8		
5	4	CE	EASTERN RED CEDAR	20		
1	8	CE	EASTERN RED CEDAR	8		
1	6	CHL	CHERRY LAUREL	6		
1	9	DO	DARLINGTON OAK		9	
9	4	LAO	LAUREL OAK	36		
5	6	LAO	LAUREL OAK	30		
2	8	LAO	LAUREL OAK		16	
1	9	LAO	LAUREL OAK		9	
1	12	LAO	LAUREL OAK		12	
1	18	LAO	LAUREL OAK		18	
5	4	LO	LIVE OAK	20		
1	6	LO	LIVE OAK	6		
2	8	LO	LIVE OAK		16	
2	12	LO	LIVE OAK		24	
1	13	LO	LIVE OAK		13	
1	22	LO	LIVE OAK		22	
1	11,11	LO	LIVE OAK		22	
1	14,13,7	LO	LIVE OAK	7	27	
1	10,12,10,8	LO	LIVE OAK			40
1	20	LLP	LONG LEAF PINE		20	
1	4	MG	SOUTHERN MAGNOLIA	4		
1	8	MG	SOUTHERN MAGNOLIA		8	
19	6	PN	LOBLOLLY PINE	114		
2	8	PN	LOBLOLLY PINE	16		
5	10	PN	LOBLOLLY PINE	50		
15	12	PN	LOBLOLLY PINE		180	
5	14	PN	LOBLOLLY PINE		70	
3	16	PN	LOBLOLLY PINE		48	
2	18	PN	LOBLOLLY PINE		36	
1	8	SPN	SLASH PINE	8		
1	10	SPN	SLASH PINE		10	
2	12	SPN	SLASH PINE		24	
2	4	SG	SWEETGUM	8		
2	8	SG	SWEETGUM		16	
1	12	SG	SWEETGUM		12	
1	4,6	WO	WATER OAK	10		
Total Inches Removed				365	602	40
Total Regulated Inches Requiring Mitigation:					642	

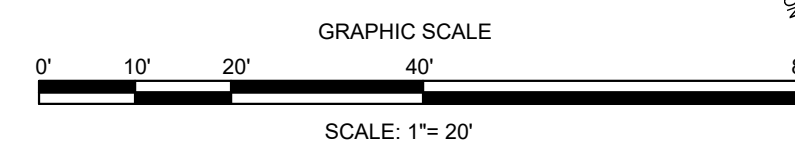
Tree Mitigation Credit Calculations								
# TREES	SYM	TREE NAME	INCHES	DOCUMENTED INCHES RETAINED	SIGNIFICANT INCHES RETAINED	SPECIMIN INCHES RETAINED	CREDIT MULTIPLIER	CREDIT INCHES
1	LO	LIVE OAK	42		42		4	168
				0	42			

Total Credit Inches 168

REMAINING MITIGATION REQUIRED TO BE PLANTED IN LANDSCAPE: 474 INCHES



E. 11TH ST.
60' PUBLIC RW



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

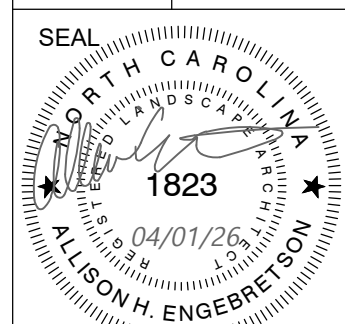
CLIENT INFORMATION:
 BRUNSWICK PARTNERSHIP FOR HOUSING, INC.
 250 E. 11th STREET
 SOUTHPORT, NC 28461

PARAMOUNT
 ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6766 (F)
 NC License #: C-2846

TREE REMOVAL PLAN
 BRUNSWICK PARTNERSHIP FOR HOUSING
 CITY OF SOUTHPORT
 BRUNSWICK COUNTY, NC

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONST.

DRAWING INFORMATION:
 DATE: 02/27/20
 1" = 20'
 SHEET: 1 OF 1
 DESIGNED: ALISON H. ENGBRETSON
 CHECKED: ALISON H. ENGBRETSON



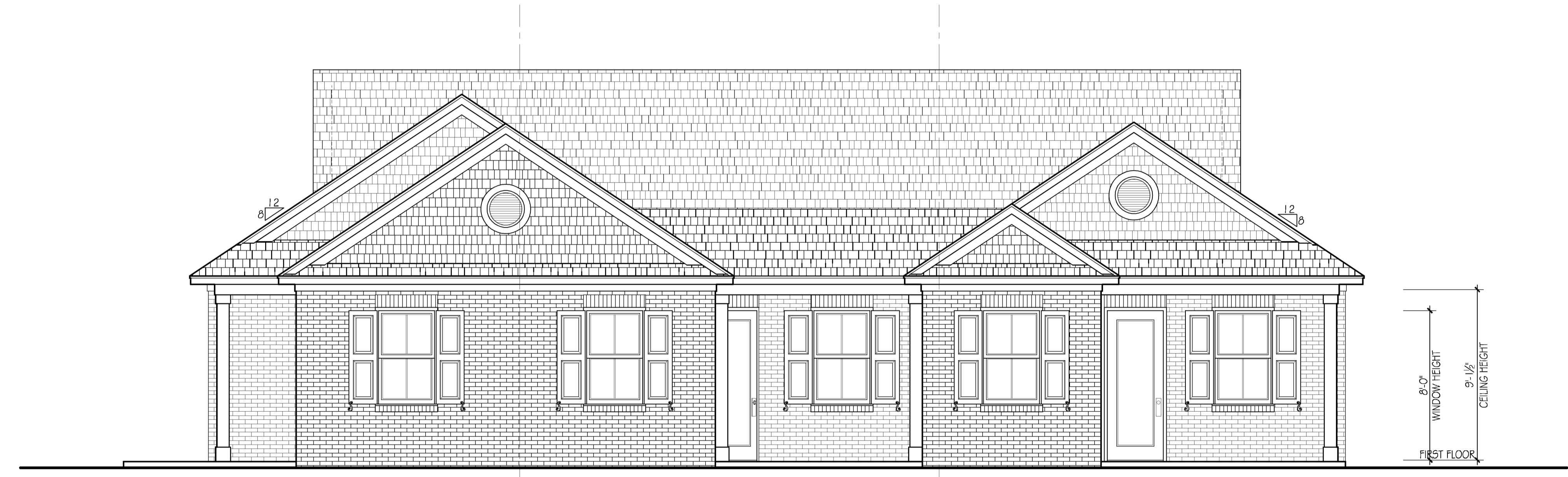
L-1.0
 PEI JOB#: 26123.PE

REVISIONS:

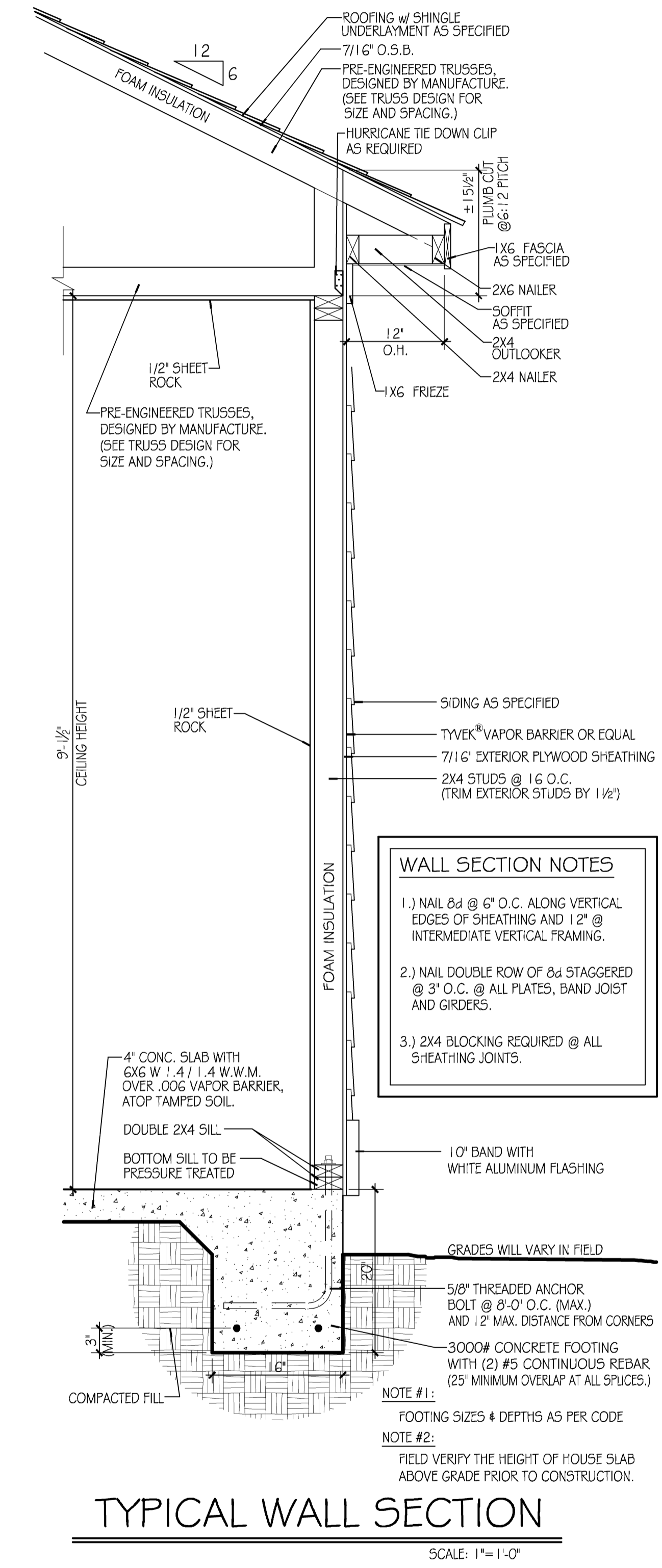
REV	1 PER TRC COMMENTS
41/26	



UNIT 'A'
BUILDING #2 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

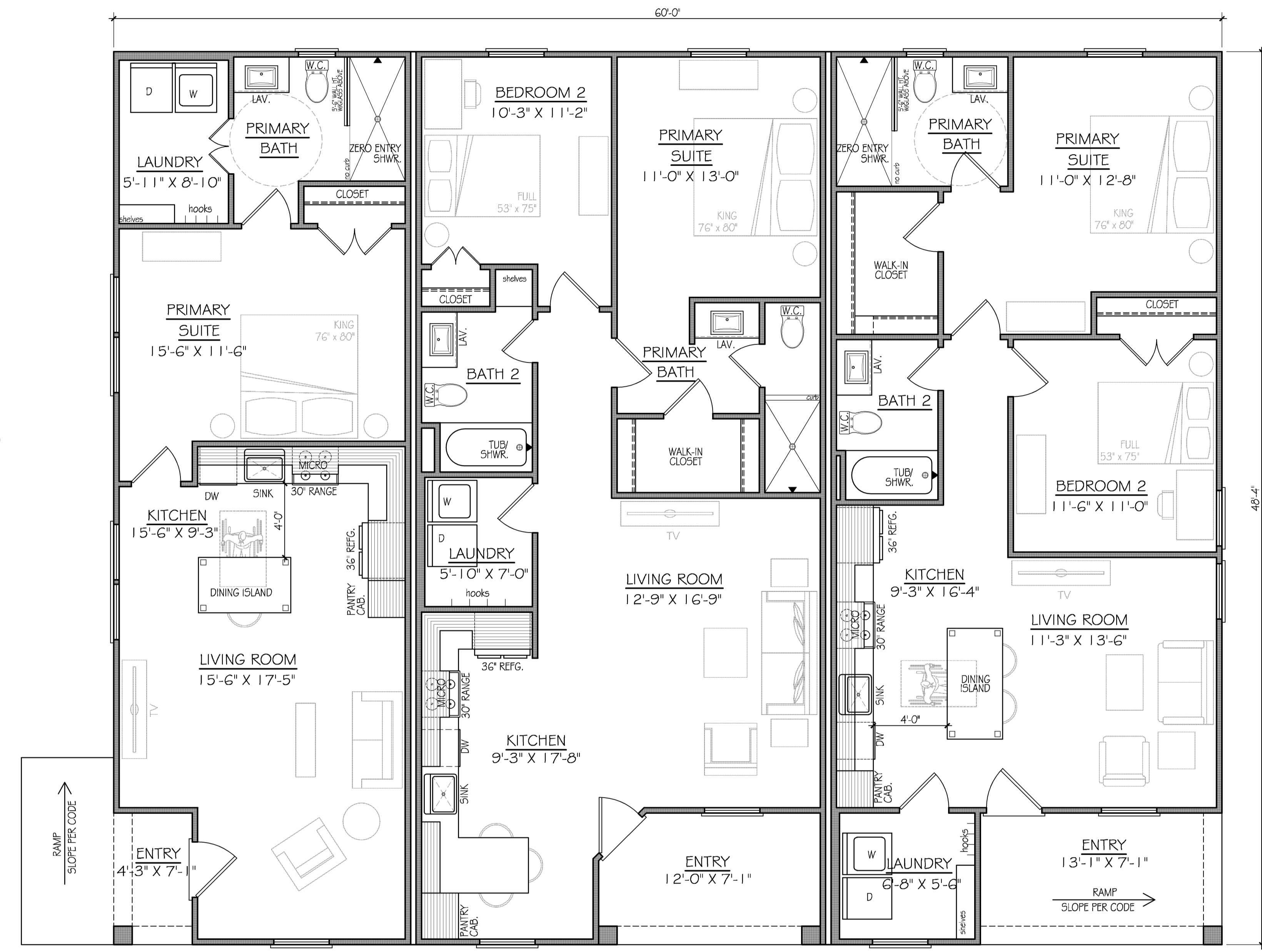


UNIT 'A' **UNIT 'B'** **UNIT 'C'**
BUILDING #2 - RIGHT ELEVATION
SCALE: 1/4"=1'-0"



TYPICAL WALL SECTION
SCALE: 1"=1'-0"

DESIGN HOUSE DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF DESIGN HOUSE ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.



**UNIT 'A' - 1BR/1BA
 HANDICAP**

UNIT 'B' - 2BR/2BA

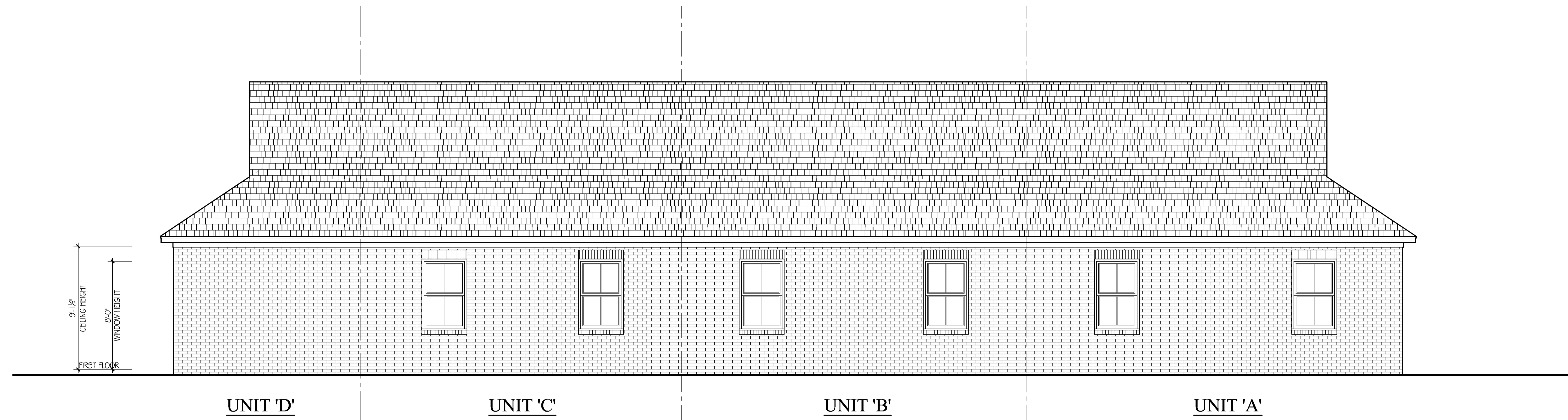
**UNIT 'C' - 2BR/2BA
 HANDICAP**

BUILDING #2 FLOOR PLAN
 9'-1 1/2" CEILING HEIGHT SCALE: 1/4"=1'-0"

BUILDING #2 SQUARE FOOTAGE CALCULATIONS	
UNIT 'A'	
HEATED	747 SQ. FT.
UNHEATED	30 SQ. FT.
TOTAL SQ. FT.	777 SQ. FT.
UNIT 'B'	
HEATED	987 SQ. FT.
UNHEATED	84 SQ. FT.
TOTAL SQ. FT.	1,071 SQ. FT.
UNIT 'C'	
HEATED	930 SQ. FT.
UNHEATED	93 SQ. FT.
TOTAL SQ. FT.	1,023 SQ. FT.

DESIGN HOUSE DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF DESIGN HOUSE ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

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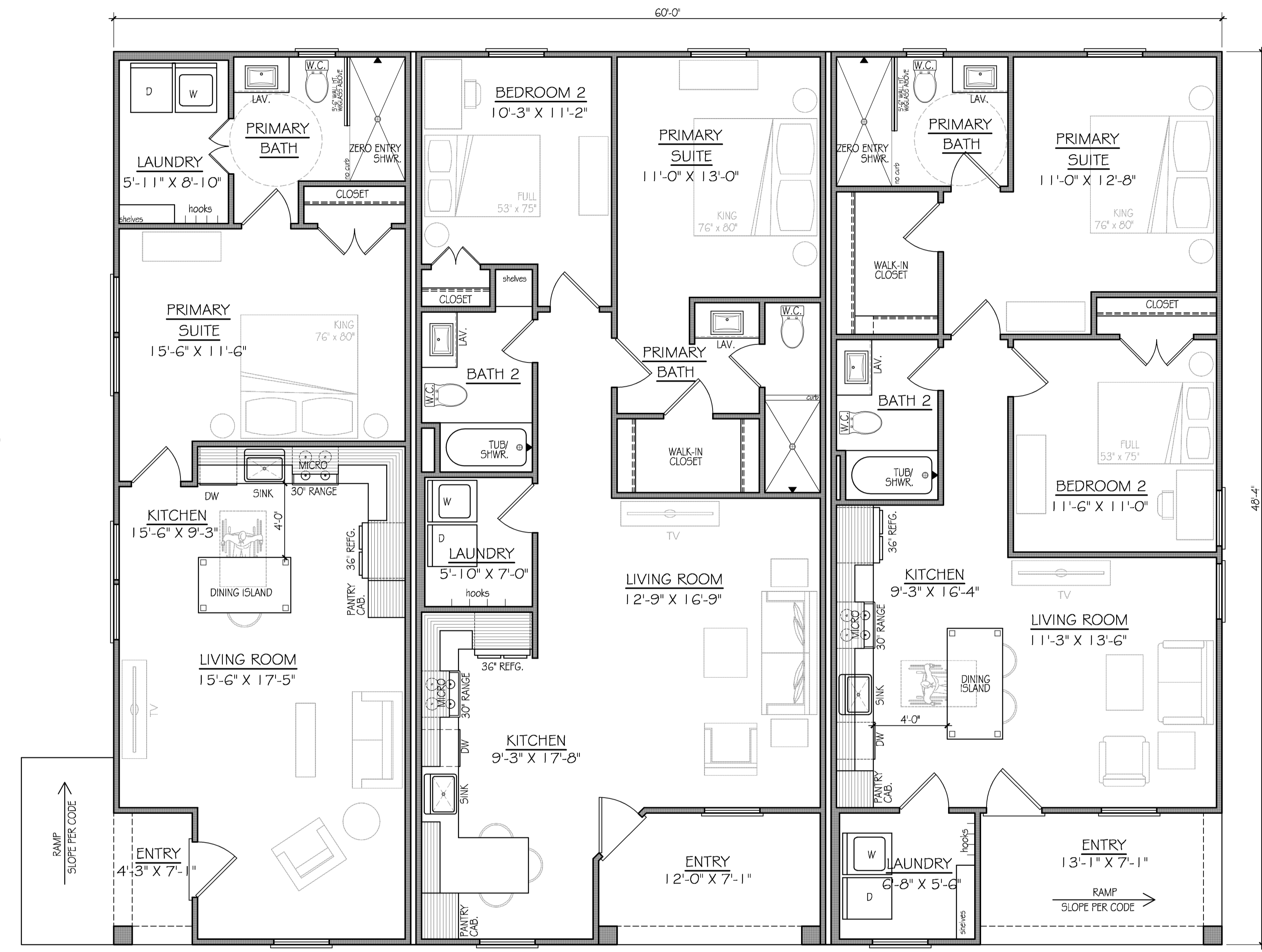
UNIT 'D' UNIT 'C' UNIT 'B' UNIT 'A'

BUILDING #1 - REAR ELEVATION
 SCALE : 1/4"=1'-0"



UNIT 'A'

BUILDING #1 - LEFT SIDE ELEVATION
 SCALE : 1/4"=1'-0"



UNIT 'A' - 1BR/1BA
 HANDICAP

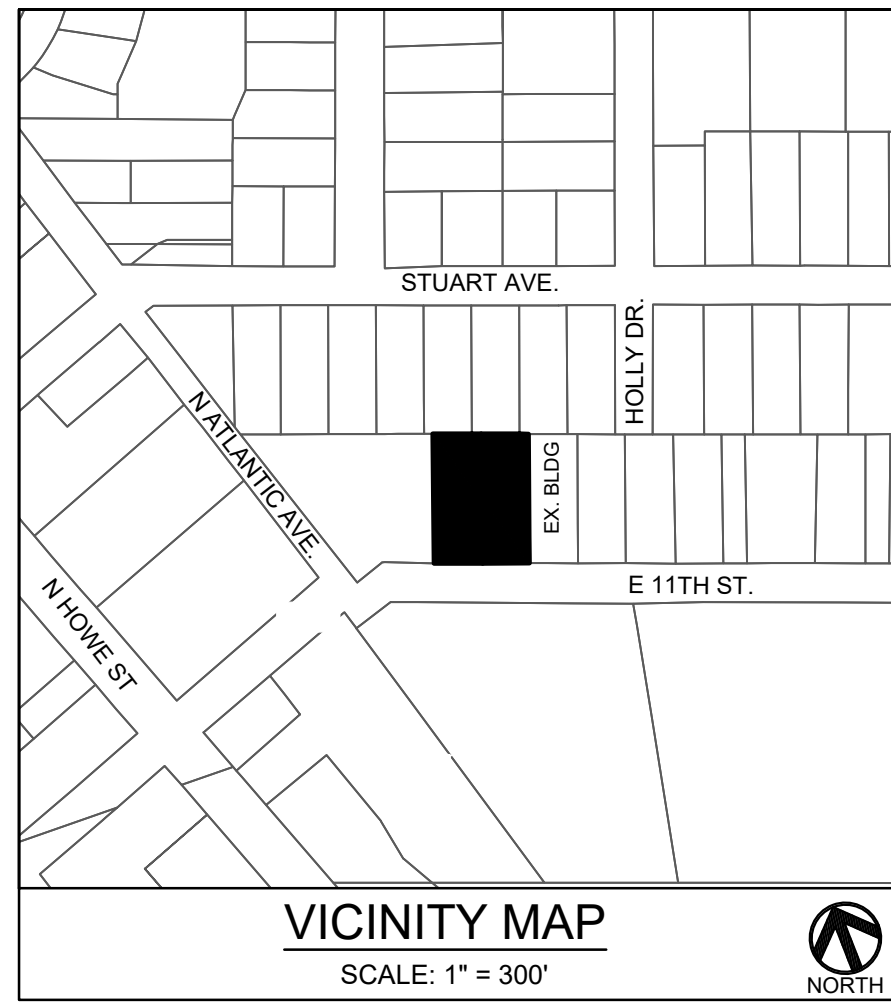
UNIT 'B' - 2BR/2BA

UNIT 'C' - 2BR/2BA
 HANDICAP

BUILDING #2 FLOOR PLAN
 9'-1 1/2" CEILING HEIGHT SCALE: 1/4"=1'-0"

BUILDING #2 SQUARE FOOTAGE CALCULATIONS	
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HEATED	747 SQ. FT.
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UNIT 'B'	
HEATED	987 SQ. FT.
UNHEATED	84 SQ. FT.
TOTAL SQ. FT.	1,071 SQ. FT.
UNIT 'C'	
HEATED	930 SQ. FT.
UNHEATED	93 SQ. FT.
TOTAL SQ. FT.	1,023 SQ. FT.

DESIGN HOUSE DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF DESIGN HOUSE ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.



SITE INFORMATION
OWNER & APPLICANT INFORMATION: BRUNSWICK PARTNERSHIP FOR HOUSING INC.
250 E. 11th STREET
SOUTHPORT, NC 28461

PARCEL ID: 237DB002, 237DB003

RECORDED DEED / PLAT BOOK :
LOT 50
PARCEL ID 237DB00101
15,246 SQ. FT.
40.35 ACRES
DB: 6322 PG: 67
PB:10 PG: 147

LOT 51
PARCEL ID 237DB002
14,810 SQ. FT.
40.34 ACRES
DB: 4487 PG: 279
PB:10 PG: 147

TOTAL SITE AREA: ± 0.69 AC

CURRENT ZONING: O&I
PROPOSED ZONING: O&I (SPECIAL USE PERMIT)
EXISTING USE: UNDEVELOPED
PROPOSED USE: TOWNHOMES

DEVELOPMENT DATA
MAXIMUM DENSITY: 11 DU / AC
MAXIMUM UNITS: 7 UNITS
PROPOSED UNITS: 7 TOWNHOME UNITS (10 DU / AC)

DIMENSIONAL STANDARDS
SETBACKS*
FRONT: 25'
SIDE: 10'
REAR: 15'
MAX HEIGHT: 40'
FRONT PARKING SETBACK: 5'

*SETBACKS SHALL BE APPLIED TO THE PERIMETER BOUNDARY OF THE PUD.
TOWNHOME BUILDINGS SHALL BE SEPARATED 20' MIN.

PARKING STANDARDS
NEW BUILDINGS REQUIRED: 16 SPACES (2 PER UNIT, 2 VISITOR SPACES UNDER 10 UNITS)
EXISTING BUILDING REQUIRED: 12 SPACES (2 PER UNIT, 2 VISITOR SPACES + 450 SF OFFICE 1 / 300 SF = 2 SPACES)
TOTAL REQUIRED: 28 SPACES
PROVIDED: 28 SPACES

PARKING NOTE: 7 NEW UNITS WILL SHARE PARKING WITH EXISTING 4 UNIT / 1 OFFICE BUILDING (250 E. 11th STREET). SHARED PARKING AGREEMENT IN PROGRESS.

BUFFER STANDARDS
A MINIMUM 20' BUFFER SHALL BE PROVIDED ALONG THE REAR PROPERTY LINE. THE BUFFER SHALL CONSIST OF EXISTING VEGETATION AND BE AUGMENTED AS NECESSARY TO IN ACCORDANCE WITH THE UDO BUFFER REQUIREMENTS.
a. BUFFERYARD TYPE B PRESCRIBES 1 CANOPY & 2 UNDERSTORY TREES PER 1000 SQUARE FEET WITH A MINIMUM OF 8 SHRUBS PER 1,000 SQUARE FEET.

IMPERVIOUS DATA
SIDEWALKS: 2,102 SF
ROADWAY / PARKING: 0 SF (6250 PERVIOUS PAVING CREDIT)
CURB & GUTTER: 659 SF
STORAGE BUILDING: 353 SF
TOWNHOMES: 7,288 SF
FUTURE: 117 SF
TOTAL: 10,519 (35% OF SITE)

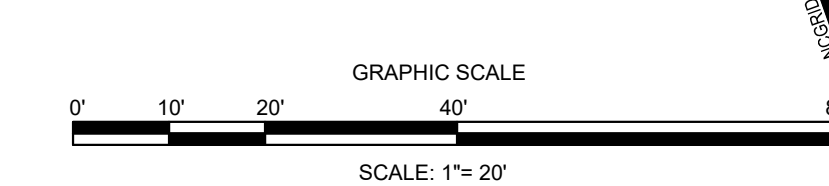
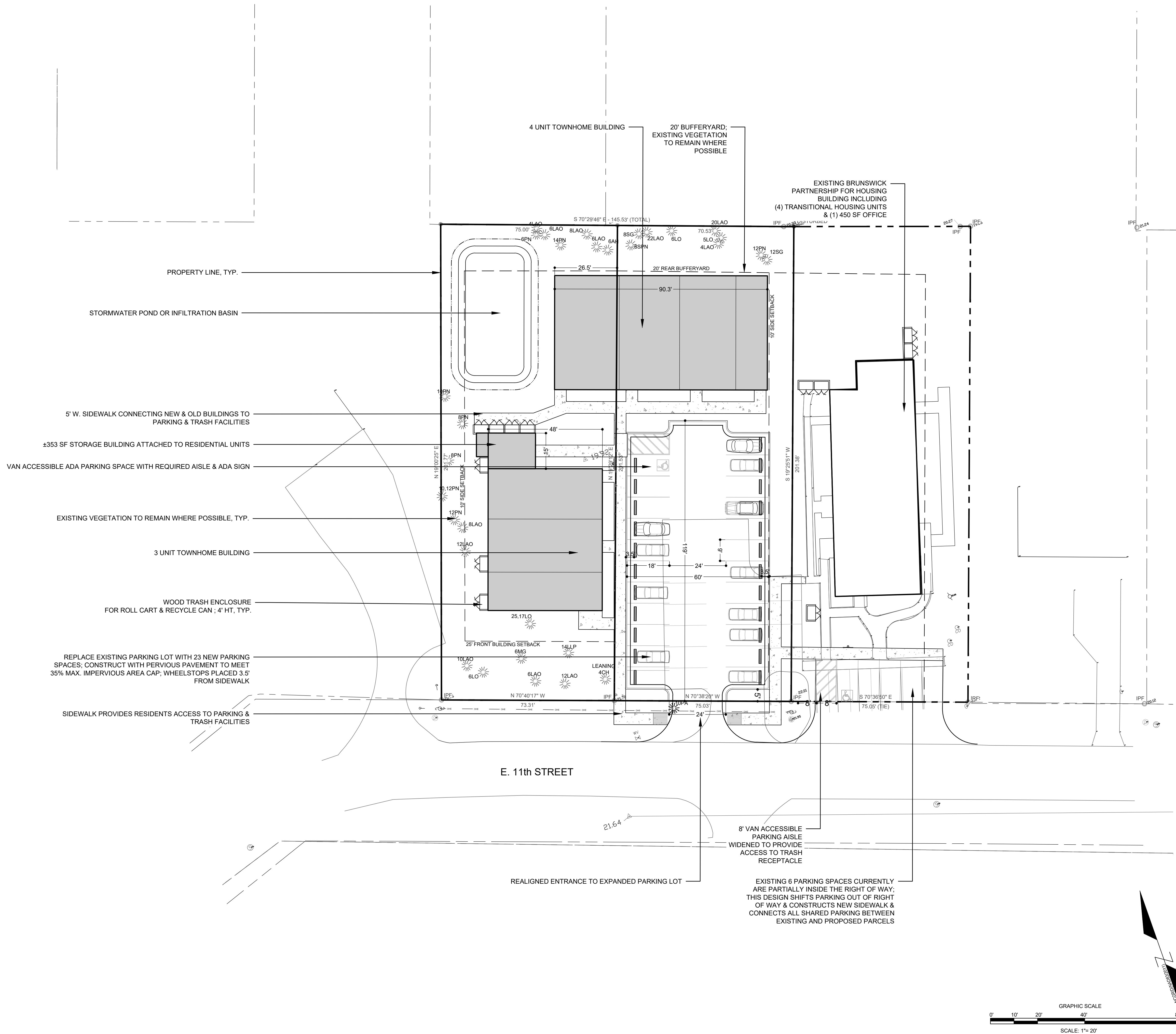
*IMPERVIOUS AMOUNTS FOR EACH CATEGORY ARE APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DESIGN AND PERMITTING PROCESS. TOTAL IMPERVIOUS SURFACE SHALL NOT EXCEED 35% (10,519 SF MAX.) OF SITE AREA.

PERVIOUS PAVING MAINTENANCE
PERVIOUS PAVING WILL BE MAINTAINED BY BRUNSWICK PARTNERSHIP FOR HOUSING. ANY PERVIOUS CONCRETE SHALL BE VACUUMED ANNUALLY OR AS OTHERWISE RECOMMENDED BY THE INSTALLER. ANY PERVIOUS PAVERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO KEEP JOINTS FREE OF DEBRIS AND ASSURE INFILTRATION OF WATER.

ENVIRONMENTAL DATA:
FLOODPLAIN NOTE: THIS PARCEL IS LOCATED IN ZONE X OR X (SHADED) - NOT A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP NO. 372020600K BEARING AN EFFECTIVE OR REVISED DATE OF 08/28/2018.
WETLAND NOTE: NO KNOWN WETLANDS EXIST ON SITE

FLOOR AREA RATIO (FAR):
MAX ALLOWED: 3:1 (TOTAL FLOOR AREA : SF OF LAND AREA) = 90,168 SF MAX FAR
PROVIDED FAR: 7,641 SF TOTAL (0.25:1); ALL 1 STORY UNITS

OPEN SPACE RATIO (OSR):
MIN. OSR ALLOW: 55% MIN. = 16,530.8 SF
PROVIDED OSR: 17,264 SF (57%), EXCLUDES STORMWATER AREA



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>PROJECT STATUS CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST:</p>	<p>CLIENT INFORMATION: BRUNSWICK PARTNERSHIP FOR HOUSING, INC. 250 E. 11th STREET SOUTHPORT, NC 28461</p>
<p>DRAWING INFORMATION DATE: 02/27/20 DESIGNED: T.A.H. DRAWN: B.W. CHECKED:</p>	<p>REVISIONS: REV 1 PER TRC COMMENTS</p>
<p>SPECIAL USE / MAJOR SITE PLAN BRUNSWICK PARTNERSHIP FOR HOUSING CITY OF SOUTHPORT BRUNSWICK COUNTY, NC</p>	<p>PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License #: C-2846</p>
<p>SEAL</p>	<p>C-2.0</p>
<p>PEI JOB#: 26123.PE</p>	<p>Page 50 of 50</p>