



**CITY OF SOUTHPORT  
BOARD OF ALDERMEN AND PLANNING BOARD  
SPECIAL JOINT MEETING AGENDA  
223 E. BAY STREET  
MARCH 24, 2022  
6:00 p.m.**

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual.

If you are unable to attend the Board of Aldermen meetings in person, they 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.

**A. CALL TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF AGENDA-Board of Aldermen and Planning Board**

**E. AGENDA**

1. Indigo Phase 2 Presentation

**F. PUBLIC COMMENTS**

**G. BOARD COMMENTS**

**H. ADJOURN**



## **BOARD OF ALDERMEN & PLANNING BOARD SPECIAL JOINT MEETING**

### **MEMORANDUM**

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**To:** Members of the Board of Aldermen, Members of the Planning Board  
**From:** Thomas Lloyd, City Planner  
**Re:** Indigo PUD Master Development Plan & Zoning Map Amendment Application,  
Submitted by East-West Partners in partnership with Bald Head Island Limited, designed  
by LandDesign  
**Date:** March 16, 2022

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### **BACKGROUND**

In partnership with Bald Head Limited, East-West Partners has submitted a PUD Master Development Plan and Rezoning application that would rezone 346.57 acres of undeveloped property adjacent to Smithville Woods, Cades Cove, and Indigo Plantation from R-20 to PUD. A small portion of the property is within our corporate limits, with the majority of it being located within the Extra-Territorial Jurisdiction. Since it is split between the two, all of it is within our zoning jurisdiction. The developer intends to annex into the City as well. In addition to this meeting, the developer is also planning on having a separate community meeting for questions from the public to introduce the project further.

### **PROCESS**

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

The application for a PUD must be accompanied by an application to amend the zoning map (rezoning) to the planned unit development zoning district. The rezoning application should be submitted concurrently with the PUD master development plan. The approval process for a PUD Master Development Plan is the same as a zoning map amendment. The Planning Board shall

provide an advisory recommendation on the PUD master development plan and rezoning within 90 days after introducing such petition at a regularly scheduled meeting and submit its recommendation to the Board of Aldermen. In terms of timing, the PUD master development plan must be approved before the zoning map amendment. If the PUD master development plan is approved, it provides the framework for development within the PUD. The master development plan includes the bubble diagram that illustrates the densities in different areas of the PUD, supporting information, and text which specifies the use or uses intended for the property, dimensional standards, and any development standards to be approved concurrently with the application. This could include features like parking, landscaping design guidelines, buffers, and streetscapes. The master development plan must also be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer. A licensed landscape architect sealed this plan.

The City established a technical review committee for this project. I will go into more detail about that process later. As I stated earlier, the Planning Board has 90 days following the receipt of the PUD master development plan and zoning map amendment application to make a recommendation on both. To be clear, this means that a recommendation by the Planning Board will need to be made no later than at the June 16<sup>th</sup> Planning Board meeting. The Planning Board shall advise and comment on whether the proposed text or zoning map amendment is consistent with the comprehensive plan or any other officially adopted applicable plans. The Planning Board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters deemed appropriate by the Planning Board. However, a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the Board of Aldermen.

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

## **PROPOSAL**

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

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

## **INFRASTRUCTURE**

The neighborhood's primary entrance is proposed to be off Robert Ruark Dr. There will also be an additional village entrance off of Indigo Plantation D on 9<sup>th</sup> street. For water and sewer, the City has communicated to the developer that it would be in their best interest to receive service from Brunswick County. The City does not have the excess capacity to serve this project, but the City is open to looping the project into the City's waterlines with an emergency valve for emergencies. For streets, three different types of ROWs are proposed. The first is the Avenue Street. The avenue street is a 61 ft ROW with sidewalks and on-street parking on both sides of the street. The second street type is A-1. A-1 streets will be composed of 54 ft ROWs and will be located adjacent to park spaces where alley-loaded lots are designed to provide visitor parking. Street type A-2 is a 49 ft ROW with ribbon curb and ditch/swale sections along the road. The last street type is Type B. Type B is a 47' ROW and is what the developer envisions as the typical street section in the community where front-loaded lots exist. There will also be 20 ft alleys for the rear entry areas. All street types will have pedestrian sidewalks on both sides. In the same format as early 20th-century villages and neighborhoods oriented towards pedestrian walkability, these street types are akin to traditional neighborhood street designs. The UDO allows ROWs less than 60 ft with the approval of the Fire Chief/Fire Marshal and if they are designed to NCDOT's Subdivision Design Manual. When they come back for preliminary plat approval, the street design must meet NCDOT's guidelines and be approved by the Fire Chief and Fire

Marshal. The applicant has expressed the desire for the streets within the development to be publicly maintained. Public maintenance is preferable to the potential for private street networks. Private street networks often become dilapidated due to improperly funded Property Owner Association agreements, which may result in a request for the City to assume ownership and responsibility of substandard roadways down the road.

## **TRAFFIC IMPACT ANALYSIS STUDY**

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

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

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

- **NC 211 (N. Howe Street) at SR 1209 (9th Street)** (Signalized 4-legged Intersection)
  - Construct an exclusive southbound right turn lane on NC 211 with 300 feet of storage, 50 feet of full-width deceleration, and 100 feet of taper
  - Extend the existing eastbound left-turn lane on 9th Street up to the intersection of Lord Street
  - Optimize the signal timings
- **NC 211 (N. Howe Street) at 12th Street/Stuart Avenue** (Unsignalized 4-legged Intersection)
  - Install a traffic signal and the necessary communication equipment for the bordering signals on NC 211, including NC 87/Robert Ruark Drive, Fodale Avenue, and 9th Street
- **SR 1852 (Robert Ruark Drive) at Site Access 1** (Proposed unsignalized T-intersection)

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

## TRC COMMENTS

A Technical Review Committee composed of senior city staff met regarding this project in December of 2021. Staff explained the proposal in detail. Staff explained that while they are asking for 1534 units, some of that may change once they get into more detailed engineering on the site. Each department spoke about how their services would be affected by the proposed master development plan. Parks and Recreation indicated that the current city facilities are inadequate for our current needs and that we would need additional facilities if this proposed development were approved. The Parks and Recreation Director is interested in a land swap to have better connectivity for a City Park. The Parks and Recreation Director indicated that her vision for the City-owned land adjacent to the proposed development is a recreation hub with ball fields and a multi-purpose recreation center. She mentioned that we could also partner with the Board of Education to enhance the facilities in this area so the Elementary School could make use of it, too. It was indicated that the developer is interested in working with the City to help make the recreation hub happen. Further discussions will need to be on this during the development agreement process. The Parks and Recreation Director also mentioned that staffing would need to be increased if the proposed development happens.

The Police and Fire Departments also provided comments on the proposed master development plan. The Fire Chief mentioned that even if the County provided water service, it would be good to work with the engineer to loop the water line to have an emergency valve in case of emergencies. Chief Drew also mentioned that staffing would need to be increased for both Fire and EMS. He indicated that a new ambulance would be needed and additional personnel to staff the ambulance. The Police Department indicated that their current facility isn't conducive to their needs if the proposed development happens. More evidence storage and storage would be needed. Depending on how much the population increase would be at build-out, the Department indicated that they would need 3-5 more staff members, including an additional detective.

The Public Works Department indicated that they had questions about the City ROWs and whether the City would be responsible for maintaining them. Staff indicated that the developer's intent is for the streets to be Public R/W and publicly maintained. We do not have an exact mileage of streets yet, which will come further during the engineering and design process. The Public Works Director also had questions about their stormwater system and what type of maintenance would be required. The infrastructure impact analysis that the City is undertaking with WithersRavenel will do more to answer these questions. Depending on these two variables, city staff and equipment will need to be increased to provide these additional services. Lastly, the Public Works Director mentioned that the City's Electric Infrastructure would have to be upgraded.

For the Electric Department, staff indicated that the Developer plans to be served by the City's Electric Utility. At the February 20<sup>th</sup> Board Workshop, Brunswick Electric explained how the City's Electric Infrastructure would need to be upgraded to serve the development and gave the City two options. The options are to add a new substation to serve the development or add 2 new feeders from spare circuit bays. The Electrical Superintendent indicated that the City had already discussed upgrading the substation. The Electrical Superintendent also reminded everyone that load management switches are required for all new development.

From an Administration standpoint, staff believes that if the proposed development occurs, it will require additional administrative staff, including finance staff and additional building inspectors. Staff pointed out that there would be a Development Fiscal Impact Analysis on the General Fund and City Services completed by DPFG to examine further what these impacts will be if the development were to move forward. The City is also working on an infrastructure impact analysis with WithersRavenel to estimate the impacts on the City's existing infrastructure. The City is implementing both of those projects now. The City will share the results of these analyses as they are completed.

PAID  
MAR 10 2022



# Planned Unit Development Permit

City of Southport, North Carolina

BY: .....

1029 N. Howe St, Southport NC 28461

[www.southportnc.org](http://www.southportnc.org)

Planning & Inspections

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

**\*For Staff Use Only\***

PERMIT No. P4D 21-1104-01 FEE: \$ 2,000 Date Received: 11/4/2021

Applicant's Name: East West Partners Management Co., inc  
Mailing Address: 226 N Front St City: Wilmington  
State: NC Zip Code: 28401 Phone: 910-386-8683  
Email: msiegel@ewpnc.com

Property Owner's Name: Bald Head Island Limited, LLC  
Address of Owner: PO Box 3069 City: Bald Head Island  
State: NC Zip Code: 28461 Phone: 910-457-7358  
Email: cpaul@bhisland.com

Property Address: Survey Attached City: Annexing - Southport  
Parcel Size (acres): 346.57 AC Number of Dwellings: 1,542  
Open Space Area: 75.4 Acres Right-of-way Area: \_\_\_\_\_

Surveyor: Michael Underwood and Associates, PA License #: \_\_\_\_\_  
Mailing Address: 102 Cinema Dr, Suite A City: Wilmington  
State: NC Zip Code: 28403 Phone: 910-815-0650  
Email: \_\_\_\_\_

Per Section 2.9 of the UDO, the purpose of a Planned Unit Development (PUD), is planned and developed as an integral unit, in a single development operation or a definitely programmed series of development operations and according to an approved master development plan. All PUDs require an amendment to the city's zoning map and master development plan approval, followed by the major subdivision approval process as specified in this ordinance.

The minimum amount of land (unified control to be planned and developed as a whole) required for a PUD district shall be eight (8) acres of net buildable area within the city corporate limits, on one or more contiguous parcels or 25 acres of net buildable area in the ETJ, on one (1) or more parcels (this may include parcels on both sides of a street).

Application and Planned Unit Development Review Procedure is found in Section 2.9.C

**Minimum Dimensional Standards:**

1. Lot area. Not less than 60 percent of the minimum lot area which would normally be required under the single-family standards of the prevailing zoning district.
2. Lot width. 40 feet.
3. Lot frontage. 40 feet, except on the radius of a cul-de-sac where such distance may be reduced to 20 feet.
4. Public or private street setback. No principal or accessory structure shall be closer than 10 feet to a public street right-of-way or private street easement.
5. Side yard setback. Not less than 8 feet. Dwellings which do not utilize zero lot line provisions shall maintain a minimum side setback of not less than six (6) feet.
6. Rear yard setback. Not less than 15 feet.
7. Building separations. No portion of any principal structure shall be located less than 10 feet from any accessory structure as measured to the closest point.
8. Periphery boundary setback. No principal or accessory structure shall be located less than 25 feet from the peripheral boundaries of the development.
9. Maximum height. 40 feet.
10. Detached accessory structure requirements.
  - a) Shall not be located within any front yard setback;
  - b) Shall not be located within five (5) feet of any other accessory structure;
  - c) Shall not cover more than twenty (20) percent of any side or rear yard; and
  - d) The side or rear yard requirement for detached accessory structures shall not be less than five (5) feet.
  - e) Shall not be greater than 30 feet in height.

\_\_\_\_\_  
Signature (Owner or Authorized Applicant)

\_\_\_\_\_  
Date

**APPROVED BY:**

\_\_\_\_\_  
UDO Administrator

\_\_\_\_\_  
Date

AUTHORITY FOR APPOINTMENT OF PERSON  
TO ACT ON MY BEHALF

The undersigned owner, Bald Head Island Limited, LLC, hereby appoints East West Partners Management Company, Inc. to act on its behalf for the purpose of petitioning the City of Southport for: a) an amendment to the zoning text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district; e) annexation of property; and/or f) street closure, as applicable to the property described in the attached petition.

The owner does hereby covenant and agree with the City of Southport that said appointee has the authority to do the following acts for and on behalf of the owner with respect to the subject property:

- (1) to submit a proper petition and the required supplemental materials;
- (2) to appear at public meetings to give testimony and make commitments on behalf of the owner;
- (3) in the case of a special use permit, to accept conditions or recommendations made for issuance of the special use permit on the owner's said property; and
- (4) to act on the owner's behalf with regard to any and all things directly or indirectly connected with or arising out of any petition for the purposes and property described herein.

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: November 3, 2021

Appointee's Name, Address & Telephone:

McKay Siegel - East West Partners

226 N Front St

Wilmington, NC 28401

910-386-8683

Signature of Owner:

Bald Head Island Limited, LLC

By: 

Charles A. Paul, III, Manager

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McKay Siegel - East West Partners

226 N Front St

Wilmington, NC 28401

910-386-8683

Signature of Owner:

Bald Head Island Limited, LLC

By: 

Charles A. Paul, III, Manager

REZONING PACKAGE

INDIGO

MASTER PLANNED COMMUNITY

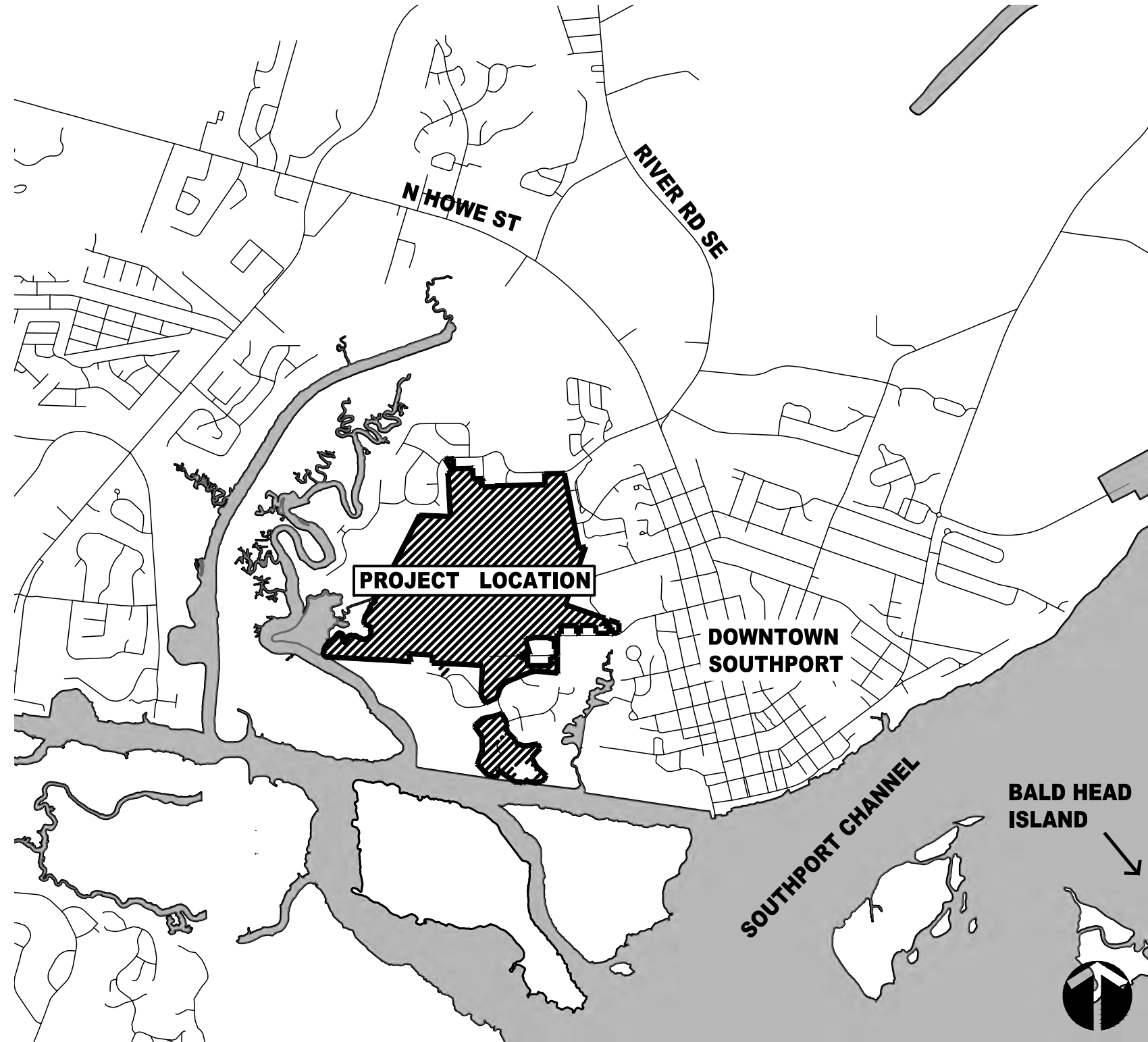
SOUTHPORT, NORTH CAROLINA

DATE: 02.09.2022

SHEET INDEX

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|------------------|--------------------------|
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| RZ-0             | COVER                    |
| RZ-1             | SURVEY                   |
| RZ-2             | EXISTING CONDITIONS      |
| RZ-3             | MASTER DEVELOPMENT PLAN  |
| RZ-4             | PROPOSED STREET TYPOLOGY |
| RZ-5             | STREET SECTIONS          |
| RZ-6             | PROPOSED OPEN SPACE      |
| RZ-7             | CHARACTER IMAGERY        |

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

INDIGO  
EAST WEST PARTNERS  
226 N FRONT ST  
WILMINGTON, NC 28401  
910.386.8683

LANDSCAPE ARCHITECT

LANDDESIGN  
223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
704.333.0325  
CONTACT NAME:ERIC POHLMANN

SURVEYOR

MICHAEL UNDERWOOD & ASSOCIATES, P.A.  
102 CINEMA DR, SUITE A  
WILMINGTON, NC 28403  
910.815.0650

CIVIL ENGINEER

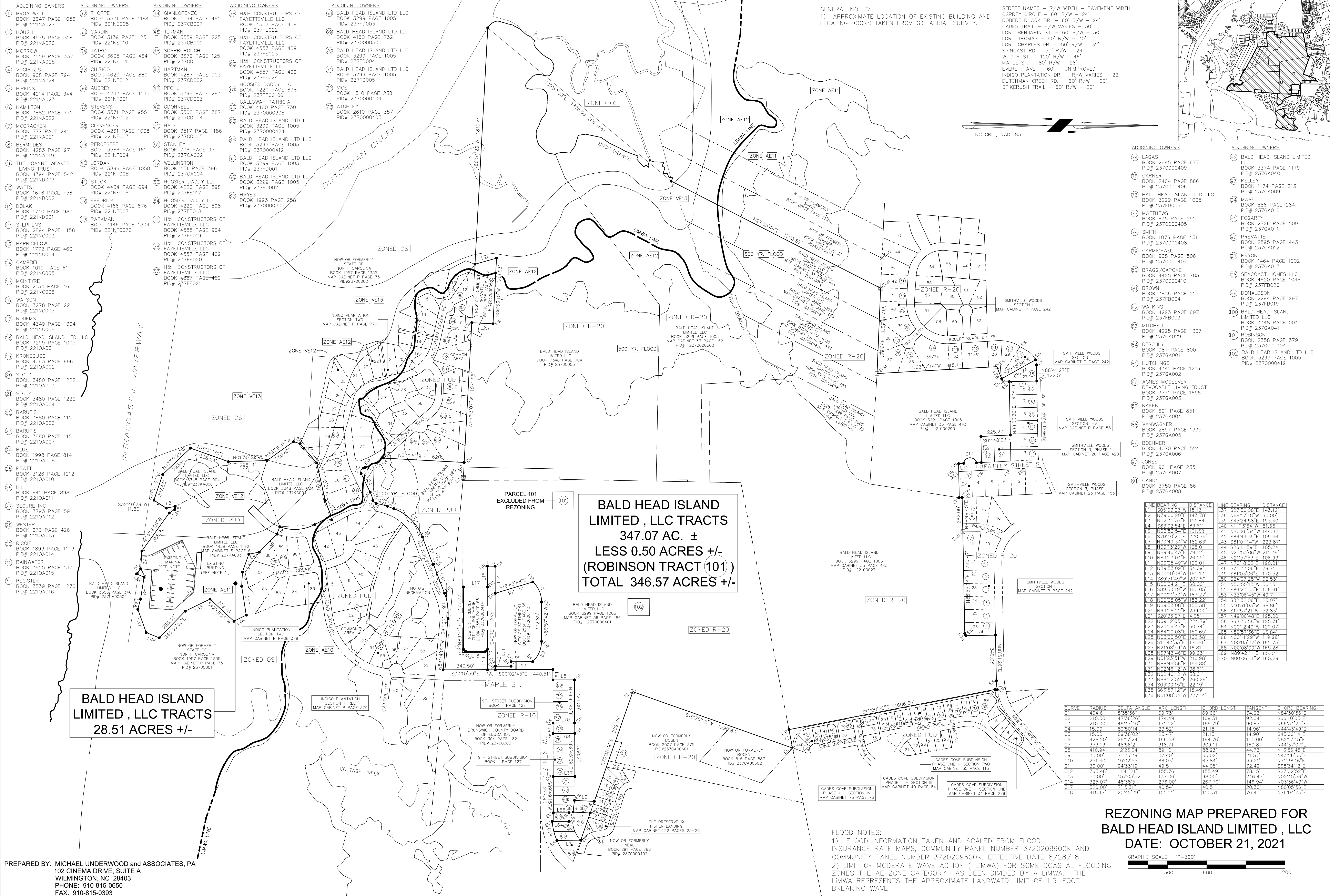
NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.  
2602 IRON GATE DR. SUITE 102  
WILMINGTON, NC 28412  
910.343.9653

INDIGO

LD PN 1021180

COVER

LandDesign.





BALD HEAD ISLAND, LLC  
SOUTHPORT, NC  
28461

LANDDESIGN PROJ.# 1021180

## REVISION / ISSUANCE

[illegible]

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

SCALE

NORTH

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



0 150.0001 300.0002 600.0005

## EXISTING CONDITIONS

SHEET NUMBER

RZ-2



DEVELOPMENT SUMMARY

PROPOSED ZONING: PUD  
OVERALL TRACT AREA: 375.08 TOTAL ACRES  
APPROXIMATE DEVELOPABLE AREA: 220.7 AC (AREAS A-D), DEVELOPABLE AREA ESTIMATED AT 75% IMPERVIOUS COVERAGE  
PROPOSED IMPERVIOUS AREA COVERAGE: 165.08 AC  
TOTAL TRACT % IMPERVIOUS: 44%

AREA A: MARINA VILLAGE : 9.4 TOTAL ACRES  
RESIDENTIAL USES: SINGLE FAMILY ATTACHED, MULTI-FAMILY, DUPLEX, CONDO  
20 DUA MAX = 188 TOTAL UNITS

NON-RESIDENTIAL USES: RETAIL, RESTAURANT, MARINA-COMMERCIAL  
20,000 SF MAX.

LOT SIZES:  
SINGLE FAMILY ATTACHED: 60 UNITS  
-WIDTH - MIN. 18' WIDE INTERIOR, 20' WIDE END UNIT  
-DEPTH - MIN. 60'  
DUPLEX: 8 UNITS  
-WIDTH - MIN. 60'  
-DEPTH - MIN. 80'  
MULTI-FAMILY: 120 UNITS

AREA B: RESIDENTIAL CORE : 58.1 TOTAL ACRES  
RESIDENTIAL USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTI-FAMILY, DUPLEX, ASSISTED LIVING, OR SENIOR LIVING FACILITY  
10 DUA MAX. = 581 TOTAL UNITS

NON-RESIDENTIAL USES: RETAIL, OFFICE  
60,000 SF MAX.

LOT SIZES:  
SINGLE FAMILY DETACHED COTTAGE HOMES: 23 LOTS  
LOT SIZE: 35'-50' REAR LOADED  
SINGLE FAMILY DETACHED: 13 LOTS  
-LOT SIZE: 60'-70'  
SINGLE FAMILY DETACHED LARGE LOTS: 5 LOTS  
-LOT SIZE: 80'-90'  
SINGLE FAMILY ATTACHED: 140 UNITS  
-WIDTH - MIN. 18' WIDE INTERIOR, 20' WIDE END UNIT  
-DEPTH - MIN. 60'  
DUPLEX: 100 UNITS  
-WIDTH - MIN. 60'  
-DEPTH - MIN. 80'  
MULTI-FAMILY: 300 UNITS

AREA C: RESIDENTIAL CENTER : 105.0 TOTAL ACRES  
RESIDENTIAL USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTI-FAMILY, DUPLEX  
6 DUA MAX. = 630 TOTAL UNITS

NON-RESIDENTIAL USES: NA

LOT SIZES:  
SINGLE FAMILY DETACHED COTTAGE HOMES: 158 LOTS  
LOT SIZE: 35'-50' REAR LOADED  
SINGLE FAMILY DETACHED: 344 LOTS  
-LOT SIZE: 60'-70'  
SINGLE FAMILY DETACHED LARGE LOTS: 90 LOTS  
-LOT SIZE: 80'-90'  
SINGLE FAMILY ATTACHED: 30 UNITS  
-WIDTH - MIN. 18' WIDE INTERIOR, 20' WIDE END UNIT  
-DEPTH - MIN. 60'  
DUPLEX: 8 UNITS  
-WIDTH - MIN. 60'  
-DEPTH - MIN. 80'

AREA D: RESIDENTIAL EDGE : 47.6 TOTAL ACRES  
RESIDENTIAL USES: SINGLE FAMILY DETACHED  
3 DUA MAX. = 143 TOTAL UNITS

NON-RESIDENTIAL USES: NA

LOT SIZES:  
SINGLE FAMILY DETACHED COTTAGE HOMES: 25 LOTS  
LOT SIZE: 35'-50' REAR LOADED  
SINGLE FAMILY DETACHED: 93 LOTS  
-LOT SIZE: 60'-70'  
SINGLE FAMILY DETACHED LARGE LOTS: 25 LOTS  
-LOT SIZE: 80'-90'

TOTALS:  
-NON-RESIDENTIAL: 80,000 SF MAX.  
-RESIDENTIAL: 1,542 TOTAL UNITS (AVG 4.1 DUA)'

\*NOTE:  
1. CITY OF SOUTHPORT UDO ALLOWS MAXIMUM SIX (6) DWELLING UNITS PER ACRE WITHIN PUD AREAS OR 2,250 UNITS ON THIS PARCEL.  
2. THESE USES AND LOT SIZES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE. OVERALL DENSITIES ARE NOTED ABOVE, AND FINAL LOT SIZES AND BUILDING TYPES WILL BE REGULATED BY SOUTHPORT UDO.

OPEN SPACE: 20% REQUIRED BASED ON OVERALL DEVELOPMENT EXCLUSIVE OF 404 WETLANDS  
-TOTAL REQUIRED: 75.0 ACRES  
-TOTAL PROPOSED: 75.4 ACRES

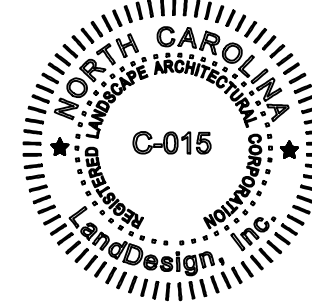
LEGEND

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

NOTE: PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED PLANTS, TREES, OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

KEY MAP

SEAL



PROJECT

INDIGO

BALD HEAD ISLAND, LLC

SOUTHPORT, NC

28461

LANDDESIGN PROJ.# 1021180

REVISION / ISSUANCE

| NO. | DESCRIPTION        | DATE       |
|-----|--------------------|------------|
| 1   | REZONING SUBMITTAL | 11.01.2021 |
| 2   | REZONING SUBMITTAL | 02.09.2022 |

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

SCALE

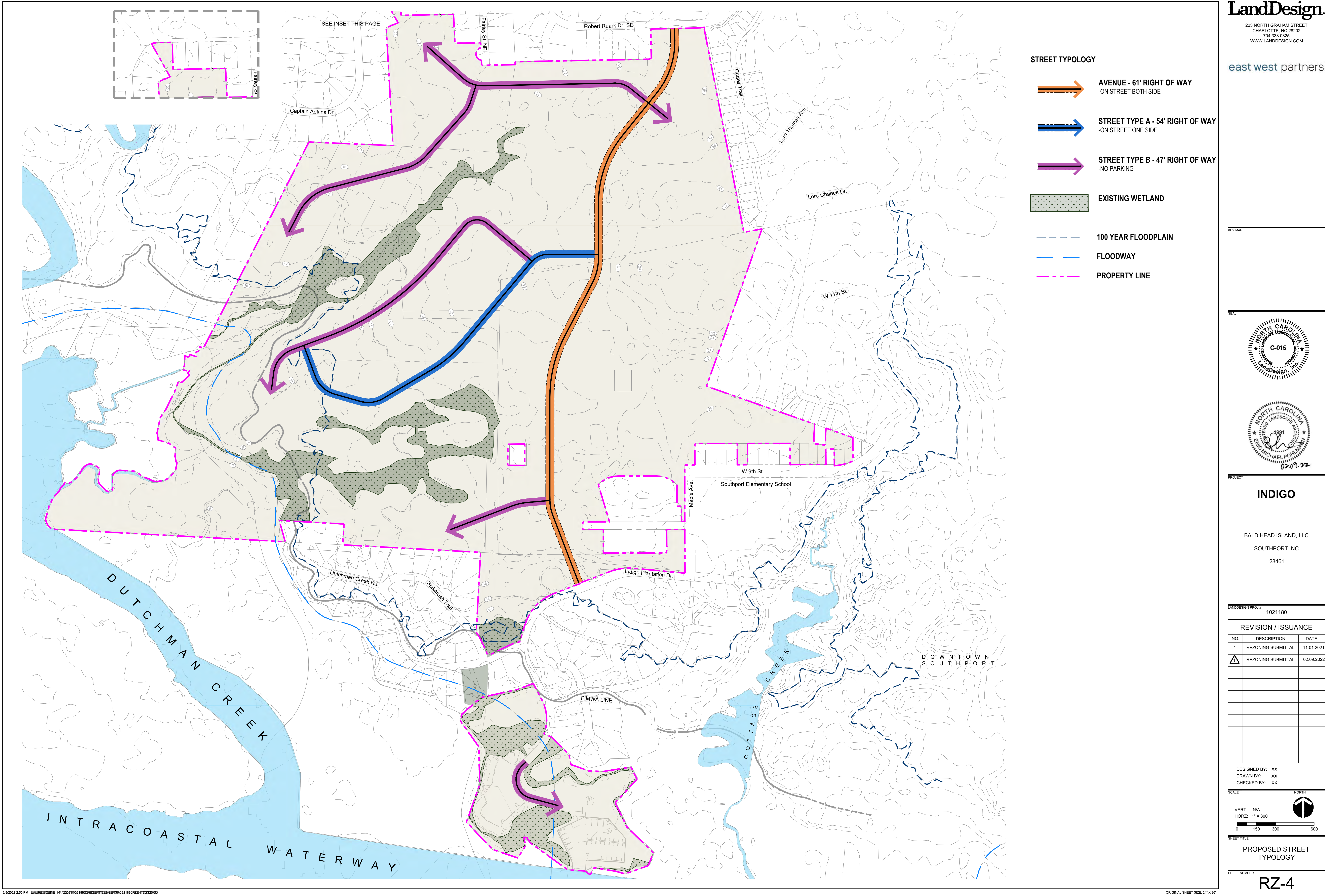
VERT: N/A  
HORZ: 1" = 300'

SHEET TITLE

MASTER DEVELOPMENT PLAN

SHEET NUMBER

RZ-3



**STREET TYPOLOGY**

**AVENUE - 61' RIGHT OF WAY**  
-ON STREET BOTH SIDE

**STREET TYPE A - 54' RIGHT OF WAY**  
-ON STREET ONE SIDE

**STREET TYPE B - 47' RIGHT OF WAY**  
-NO PARKING

**EXISTING WETLAND**

**100 YEAR FLOODPLAIN**

**FLOODWAY**

**PROPERTY LINE**

KEY MAP

SEAL



PROJECT

**INDIGO**

BALD HEAD ISLAND, LLC  
SOUTHPORT, NC  
28461

LANDDESIGN PROJ.# 1021180

**REVISION / ISSUANCE**

| NO. | DESCRIPTION        | DATE       |
|-----|--------------------|------------|
| 1   | REZONING SUBMITTAL | 11.01.2021 |
|     | REZONING SUBMITTAL | 02.09.2022 |
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |
|     |                    |            |

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

SCALE

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

0 150 300 600

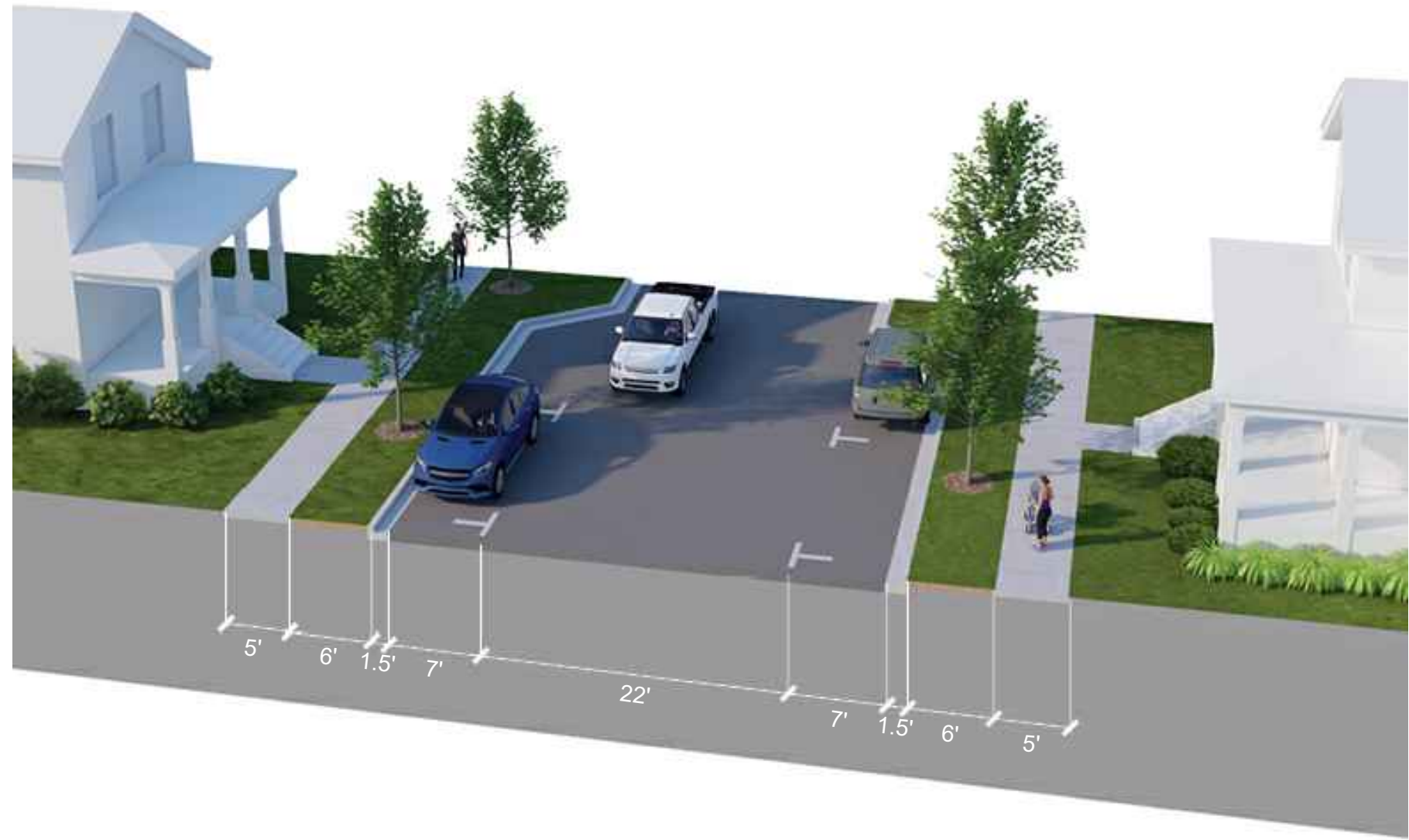
NORTH

SHEET TITLE

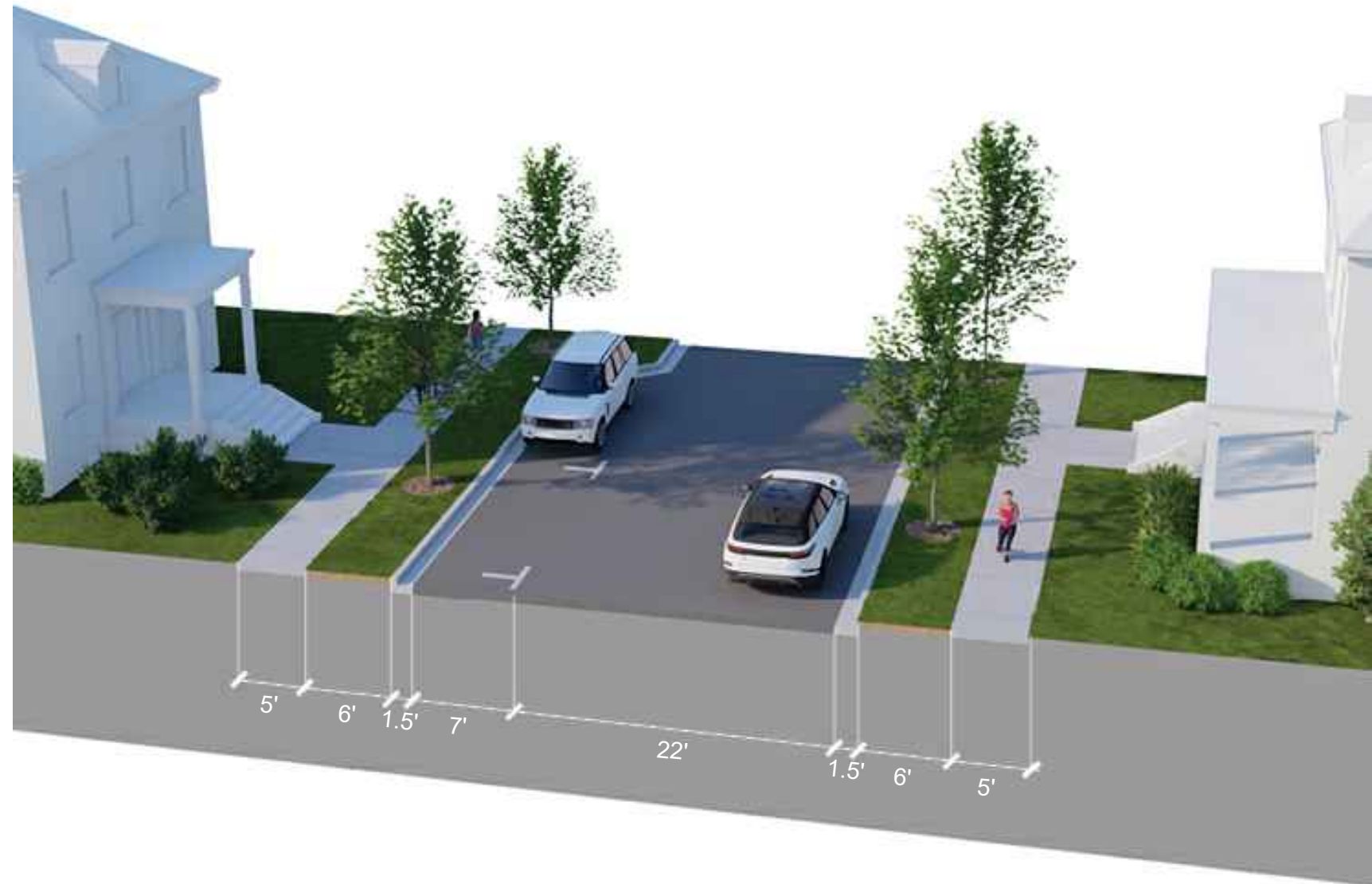
**PROPOSED STREET  
TYPOLOGY**

SHEET NUMBER

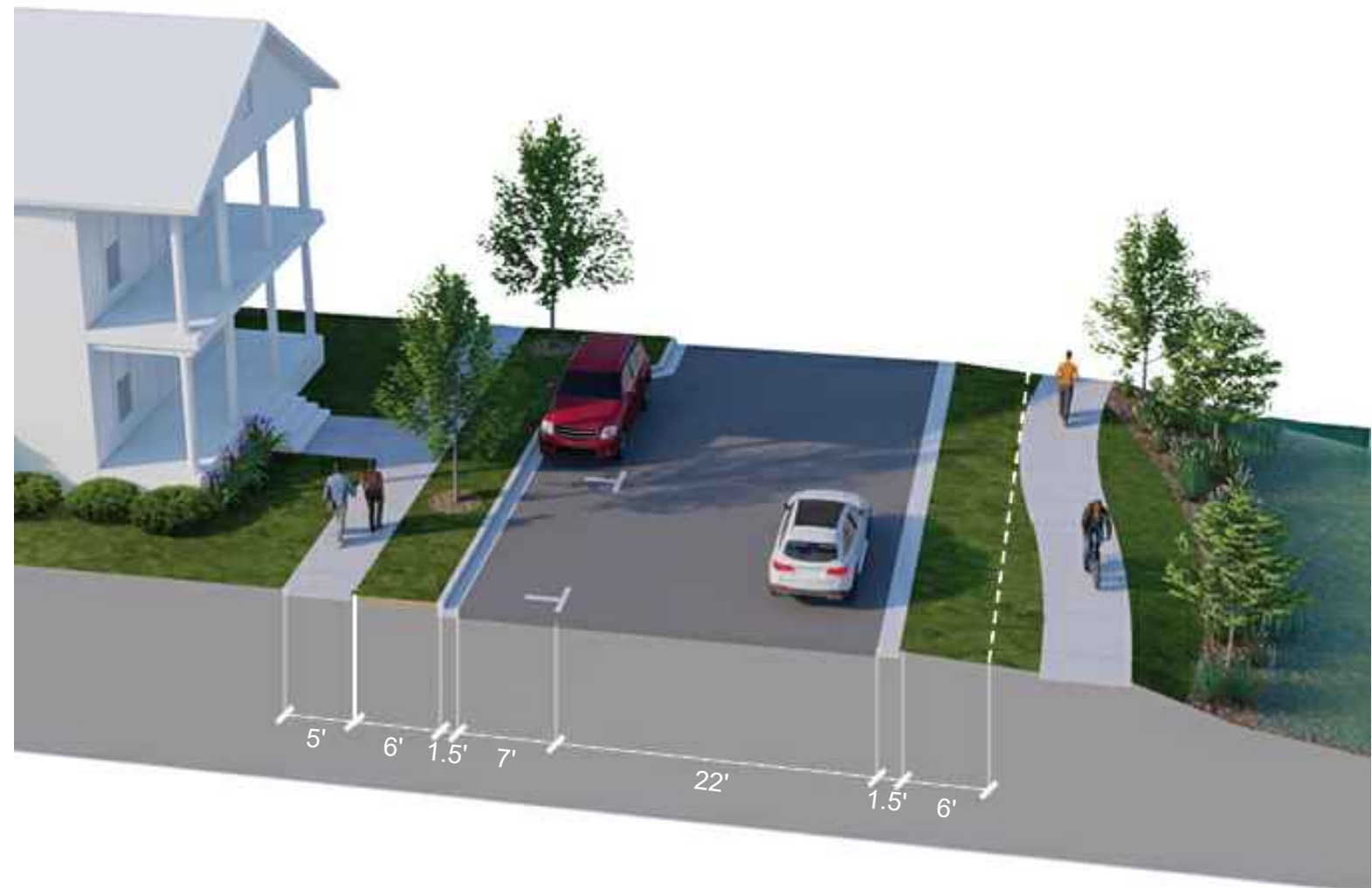
**RZ-4**



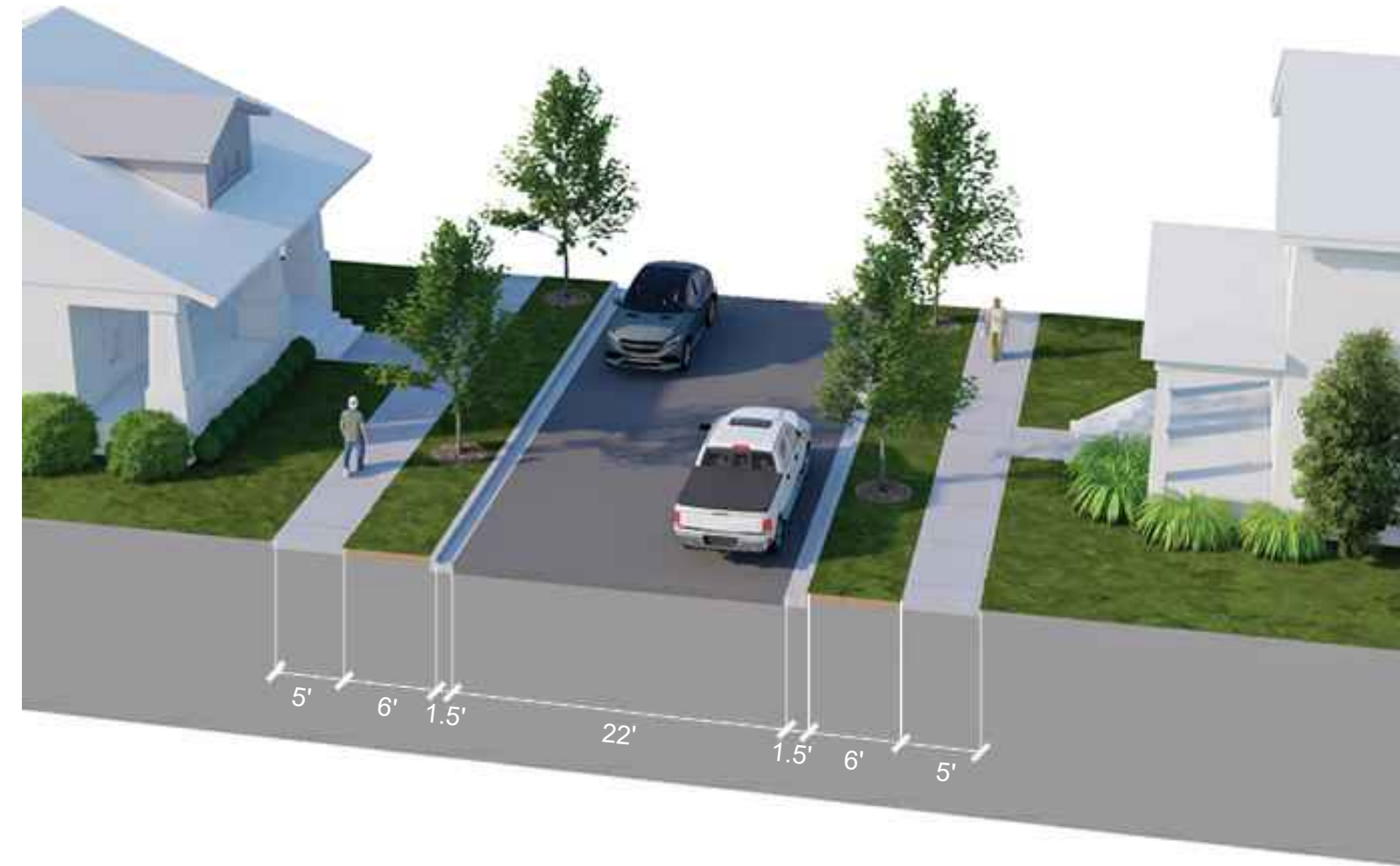
**→ AVENUE STREET: 61' ROW**  
- LOCATED ALONG THE MAIN NORTH/SOUTH STREET THROUGH THE COMMUNITY. PEDESTRIAN-ORIENTED WITH ON-STREET PARKING ON BOTH SIDES OF THE STREET.



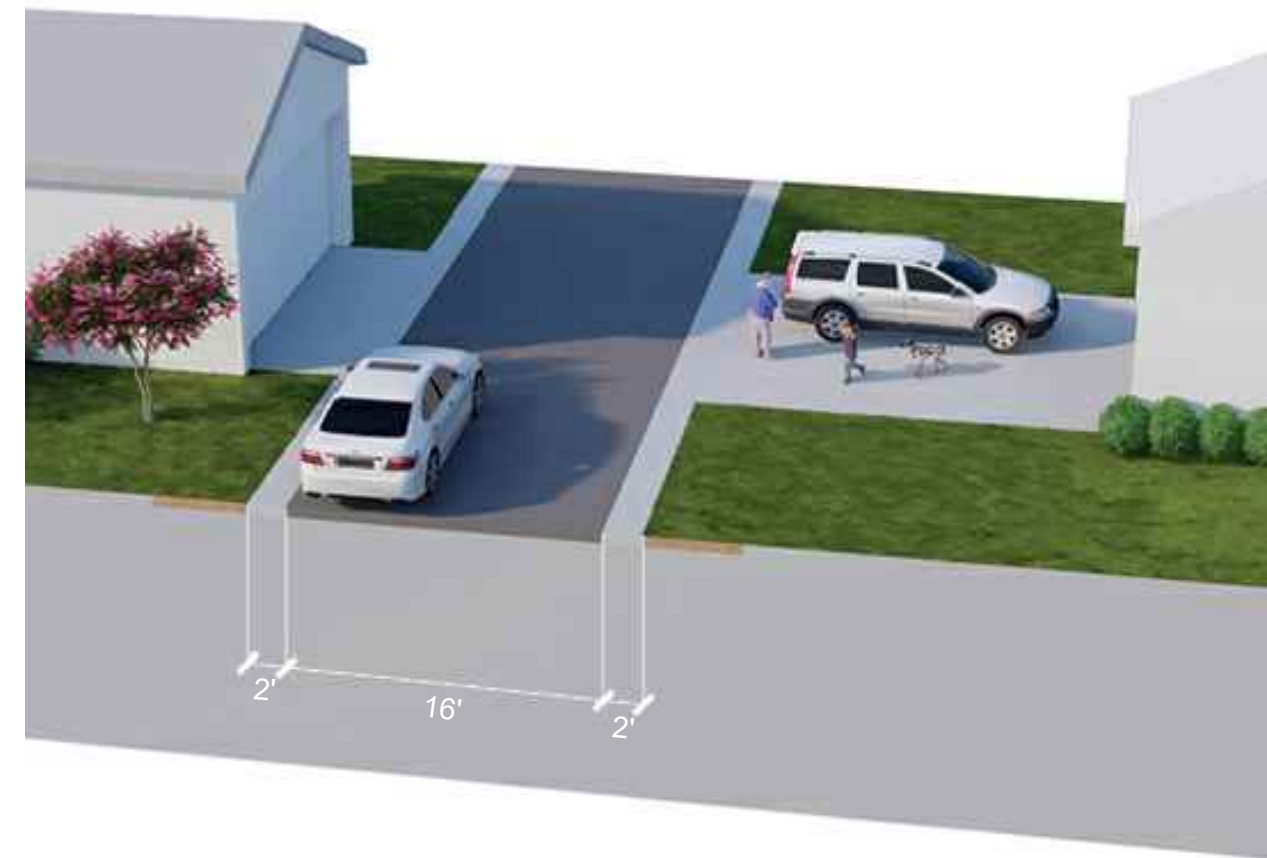
**→ STREET TYPE A-1: 54' ROW**  
- LOCATED ADJACENT TO PARK SPACES AND WHERE ALLEY-LOADED LOTS ARE DESIGNED TO PROVIDE VISITOR PARKING.



**→ STREET TYPE A-2: 49' ROW**  
- WHERE OPPORTUNITIES EXIST ALONG THE GREAT PARK AND OTHER LOCATIONS WHERE STORMWATER ELEMENTS MAY BE DESIGNED, A RIBBON CURB AND DITCH/SWALE SECTION MAY BE UTILIZED.



**→ STREET TYPE B: 47' ROW**  
- THE TYPICAL STREET SECTION IN THE COMMUNITY WHERE FRONT-LOADED LOTS EXIST, WHILE ALSO PROVIDING PEDESTRIAN ORIENTED SIDEWALKS/STREET TREES ON BOTH SIDES OF THE STREET.



**ALLEY, TYP.: 20' ROW**

KEY MAP

SEAL



PROJECT

**INDIGO**

BALD HEAD ISLAND, LLC  
SOUTHPORT, NC  
28461

LANDDESIGN PROJ.# 1021180

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| Δ   | REZONING SUBMITTAL | 02.09.2022 |
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DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE NORTH

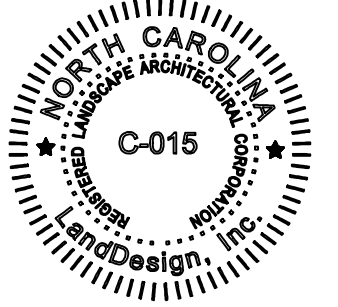
VERT: N/A  
HORZ:

SHEET TITLE

**STREET SECTIONS**

SHEET NUMBER

**RZ-5**



BALD HEAD ISLAND, LLC  
SOUTHPORT, NC  
28461

LANDDESIGN PROJ.# 1021180

## REVISION / ISSUANCE

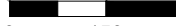
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DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE

NORTH

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



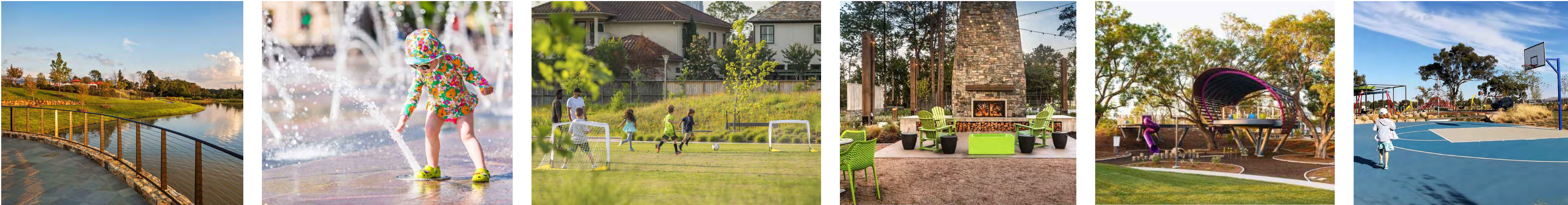
A graphic scale bar and north arrow. The scale bar is horizontal, with markings at 0, 150, 300, and 600 feet. The north arrow is a circle with an arrow pointing upwards, labeled 'NORTH'.

PROPOSED OPEN SPACE

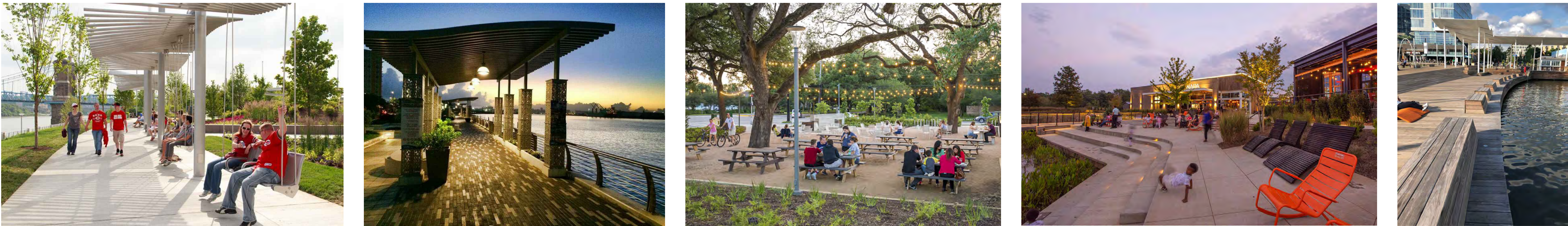
SHEET NUMBER

RZ-6

CENTRAL PARKS/POCKET PARKS



MARINA



NATURE PARK

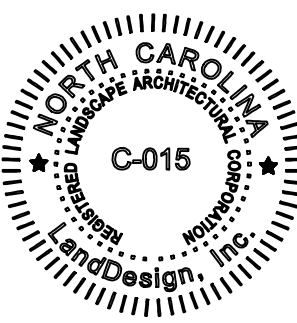


LINEAR GREENS



KEY MAP

SEAL



PROJECT

INDIGO

BALD HEAD ISLAND, LLC  
SOUTHPORT, NC  
28461

LANDDESIGN PROJ.# 1021180

REVISION / ISSUANCE

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|-----|--------------------|------------|
| 1   | REZONING SUBMITTAL | 11.01.2021 |
| △   | REZONING SUBMITTAL | 02.09.2022 |

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

SCALE NORTH

VERT: N/A  
HORZ:

SHEET TITLE

CHARACTER IMAGERY

SHEET NUMBER

RZ-7

# Southport Mixed-Use Development

## Traffic Impact Analysis

Southport, North Carolina

*Prepared for*

East West Partners

*Prepared by*

**Kimley»Horn**

February 2022

© Kimley-Horn and Associates, Inc.

# Southport Mixed-Use Development

## Traffic Impact Analysis

Southport, NC

*Prepared for*  
East West Partners

*Prepared by*  
**Kimley»Horn**  
NC #F-0102



February 2022  
© Kimley-Horn and Associates, Inc.  
115 Fairchild Street, Suite 250  
Charleston, South Carolina, 29492

## 1 Executive Summary

The proposed Southport Mixed-Use Development is located in Southport, NC west of the Southport city limits within a currently vacant parcel bounded by Robert Ruark Drive (to the north), W 11<sup>th</sup> Street/W 9<sup>th</sup> Street (to the east), Indigo Plantation Drive (to the south), and the Dutchman Creek floodplain (to the west). Based on the current site plan, the proposed development is anticipated to consist of the following land uses:

- Residential Land Uses
  - 330 single-family detached homes
  - 340 single-family attached townhomes
  - 480 recreational homes
  - 120 senior adult detached housing units
  - 200 senior adult attached housing units
- Office Land Uses
  - 80,000 square feet of medical-dental office space
- Retail Land Uses
  - 8,000 square feet of retail shopping center space

The full build of the proposed development is anticipated to be complete in 2032 with access to be provided as follows:

- Connection to existing Robert Ruark Drive approximately 800 feet west of Forest Oak Drive/Cades Trail
- Connection to existing W 9<sup>th</sup> Street in front of Southport Elementary School

The North Carolina Department of Transportation (NCDOT) has a project identified (STIP Project R-5021) which will widen NC 211 (N. Howe Street) from NC 87 (River Drive) to NC 906. In coordination with NCDOT, it was determined that the future year analysis from this TIP project (2040) would be analyzed as part of the Southport Mixed-Use Development analysis. This traffic impact analysis (TIA) evaluates traffic operations under 2021 Existing, 2032 No-Build, 2032 Build, 2040 No-Build, and 2040 Build traffic conditions during the AM and PM peak hours at the following intersections:

1. NC 211 (N. Howe Street) at NC 87 (River Road)/Robert Ruark Drive
2. NC 211 (N. Howe Street) at 11<sup>th</sup> Street
3. NC 211 (N. Howe Street) at Fodale Avenue
4. NC 211 (N. Howe Street) at 9<sup>th</sup> Street
5. NC 211 (N. Howe Street) at West Street
6. NC 211 (N. Howe Street) at Moore Street

7. NC 211 (N. Howe Street) at 12<sup>th</sup> Street/Stuart Avenue
8. NC 211 (S. Howe Street) at Bay Street
9. Robert Ruark Drive at Proposed Site Access #1

The NCDOT TIA scoping document associated with this project was originally approved by NCDOT on July 21, 2021. This NCDOT TIA scoping document is included in **Appendix A** for reference. The Town of Southport requested the addition of the Bay Street intersection in January of 2022. This report has been amended to include this intersection at this request.

Kimley-Horn was retained to determine the potential traffic impacts of this development and identify transportation improvements that may be required to accommodate these impacts in accordance with the guidelines set forth in the North Carolina Department of Transportation (NCDOT) *Congestion Management Capacity Analysis Guidelines* and NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. This report presents trip generation, trip distribution, capacity analyses, and recommendations for transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

Based on the results of the analyses described within this report, the following improvements are recommended to accommodate site traffic associated with the proposed development:

#### **NC 211 (N. Howe Street) at NC 87 (River Road)/Robert Ruark Drive**

- Construct one (1) additional eastbound left-turn lane to form dual left-turn lanes with approximately 350 feet of full-width storage and an appropriate taper length.
- Construct one (1) eastbound right turn lane with approximately 350 feet of full-width storage and an appropriate taper length.
- Modify signal timing and phasing to accommodate the proposed improvements and changes in traffic volumes on each approach.

#### **NC 211 (N. Howe Street) at 9<sup>th</sup> Street**

- Construct a southbound right-turn lane with a minimum of 300 feet of full-width storage and an appropriate taper length, as utility and right-of-way constraints allow.
- Optimize signal timing in the context of the proposed improvements and increases in traffic volumes on each approach.

The following additional improvements have been identified based on No-Build traffic volumes (i.e., without the proposed Southport Mixed-Use Development) and are not the responsibility of the developer:

#### **NC 211 (N. Howe Street) at 12<sup>th</sup> Street**

- Install a fully actuated traffic signal to operate with existing geometry and permitted phasing on all approaches.
- Install a westbound right turn lane with 175 feet of storage and appropriate taper

**Robert Ruark Drive at Site Access #1**

- Construct a westbound left-turn lane with a minimum of 150 feet of full-width storage and an appropriate taper length.
- Construct the site access point to include one ingress lane and two egress lanes:
  - One northbound left-turn lane
  - One northbound right-turn lane with a minimum of 175 feet of full-width storage and an appropriate taper length

Based on forecasted traffic volumes developed through coordination with NCDOT, additional improvements may be warranted at the intersections of NC 211 (N. Howe Street) with 11<sup>th</sup> Street and Fodale Avenue. The need for these improvements was identified through the analyses described herein, but the design and construction of these improvements are not the responsibility of the developer.

**Figure ES-1** shows the recommended roadway geometry and traffic control at the study area intersections as described above.





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

March 03, 2022

**Jonathan Guy, PE**

Kimley Horn

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

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

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

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

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

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

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

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

Telephone: 910-398-9100  
Customer Service: 1-877-368-4968

Website: [ncdot.gov](http://ncdot.gov)

Location:  
300 DIVISION DRIVE  
WILMINGTON, NC 28401

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

- No improvements are required.

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

- No improvements are required.

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

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

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

- No improvements are required.

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

- No improvements are required.

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

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

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

- No improvements are required.

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

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

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

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE  
District Engineer  
Division 3, District 3

ec: Jon Roan, Deputy District Engineer, NCDOT  
Aaron LeBeau, Assistant District Engineer, NCDOT  
Jessi Leonard, PE, Division Traffic Engineer, NCDOT  
Stonewall Mathis, PE, Deputy Division Traffic Engineer, NCDOT  
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT  
Marc Pages, Brunswick County Planning  
Helen Bunch, Brunswick County Zoning Administrator  
Thomas Llyod, Development Services Director, City of Southport

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

*Telephone:* 910-398-9100  
*Customer Service:* 1-877-368-4968

*Website:* [ncdot.gov](http://ncdot.gov)

*Location:*  
300 DIVISION DRIVE  
WILMINGTON, NC 28401

# Zoning Map Amendment

City of Southport, North Carolina

**PAID**  
MAR 10 2022



BY: .....

1029 N. Howe St, Southport NC 28461

[www.southportnc.org](http://www.southportnc.org)

Planning & Inspections

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

**For Staff Use Only**

PERMIT No. EZ 21-1104-01 FEE: \$ 35,700 Date Received: 11/4/2021

Applicant's Name: East West Partners Management Co., inc.

Mailing Address: 226 N Front St City: Wilmington

State: NC Zip Code: 28401 Phone: 910-386-8683

Email: msiegel@ewpnc.com

Property Owner's Name: Bald Head Island Limited, LLC

Address of Owner: PO Box 3069 City: Bald Head Island

State: NC Zip Code: 28461 Phone: 910-457-7358

Email: cpaul@bhisland.com

Project Name: Indigo

Project Address and/or Description of Location: Survey Attached

Parcel ID #: Survey attached Number of Lots: 29 Site Acreage: 346.57

Current Zoning District: ETJ (R-20), PUD Proposed Zoning District: PUD

A complete application for any amendment shall contain a description of the proposed zoning regulation or zoning map amendment. The application shall state in detail whether the proposed amendment is consistent with the CAMA Core Land Use Plan and any other officially adopted plan that is applicable. The application shall also give detailed evidence that the proposed amendment is in the interest and will benefit the general public and not solely be of benefit to the applicant; that the uses within the proposed zoning district are similar or comparable to the uses in the district as currently zoned, or that none of the uses permitted in the proposed zoning district may potentially adversely affect property values or the health, safety, morals, or general welfare of the residents of the surrounding area. Such application shall be filed with the Administrator to be processed in accordance with Section 2.7.D of the UDO.

The Planning Board and Board of Aldermen may consider the following when deciding: Impact on neighbors and neighborhood, traffic, environment, utilities, suitability of land, harmony with area, schools, economic impact, tax base increase, spot zoning created, road capacity, adequate infrastructure, community opinion, property values, consistency with the Land Use Plan, future land use map, jobs, public services, buffering requirements, environmental impact, site limitations, and consistency with plans and prior decisions. The Boards cannot consider ethnicity, income of future residents, owner vs. renter housing, or who the owner is when deciding.

If the proposed change would require a change in the zoning map, attach an accurate diagram of the property proposed for rezoning showing:

- A. Boundaries indicated as approximately following the centerlines of alleys, streets, highways, streams, or railroads shall be construed to follow such centerline;
- B. Boundaries indicated as approximately following lot lines, city limits, or extraterritorial boundary lines, shall be construed as following such lines, limits, or boundaries;
- C. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such shorelines;
- D. Where a district boundary divides a lot each part of the lot or tract so divided shall be used in conformity with the regulations established by this ordinance for the district in which said part is located, nor shall a change in lot line be construed to have modified a zoning district boundary;
- E. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- F. Where any further uncertainty exists, the UDO Administrator shall interpret the intent of the map as to location of such boundaries.

Future Land Use Map Designation: PUD

Is the proposed zoning consistent with the Land Use Plan? (Check One and Describe Below):

☐ Yes ☒ No

Narrative Attached.

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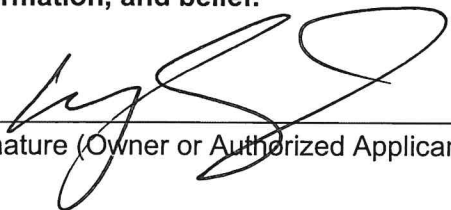


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Please describe the changing conditions in the area or in the City of Southport that makes the proposed amendment necessary to the promotion of the public health, safety and general welfare, or that identifies an obvious error in the zoning map based upon the zoning classification or current land use of surrounding properties. Also include an explanation on why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary)

Narrative attached.

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

  
\_\_\_\_\_  
Signature (Owner or Authorized Applicant)

11/4/21  
\_\_\_\_\_  
Date

**APPROVED BY:**

  
\_\_\_\_\_  
UDO Administrator

11/4/21  
\_\_\_\_\_  
Date

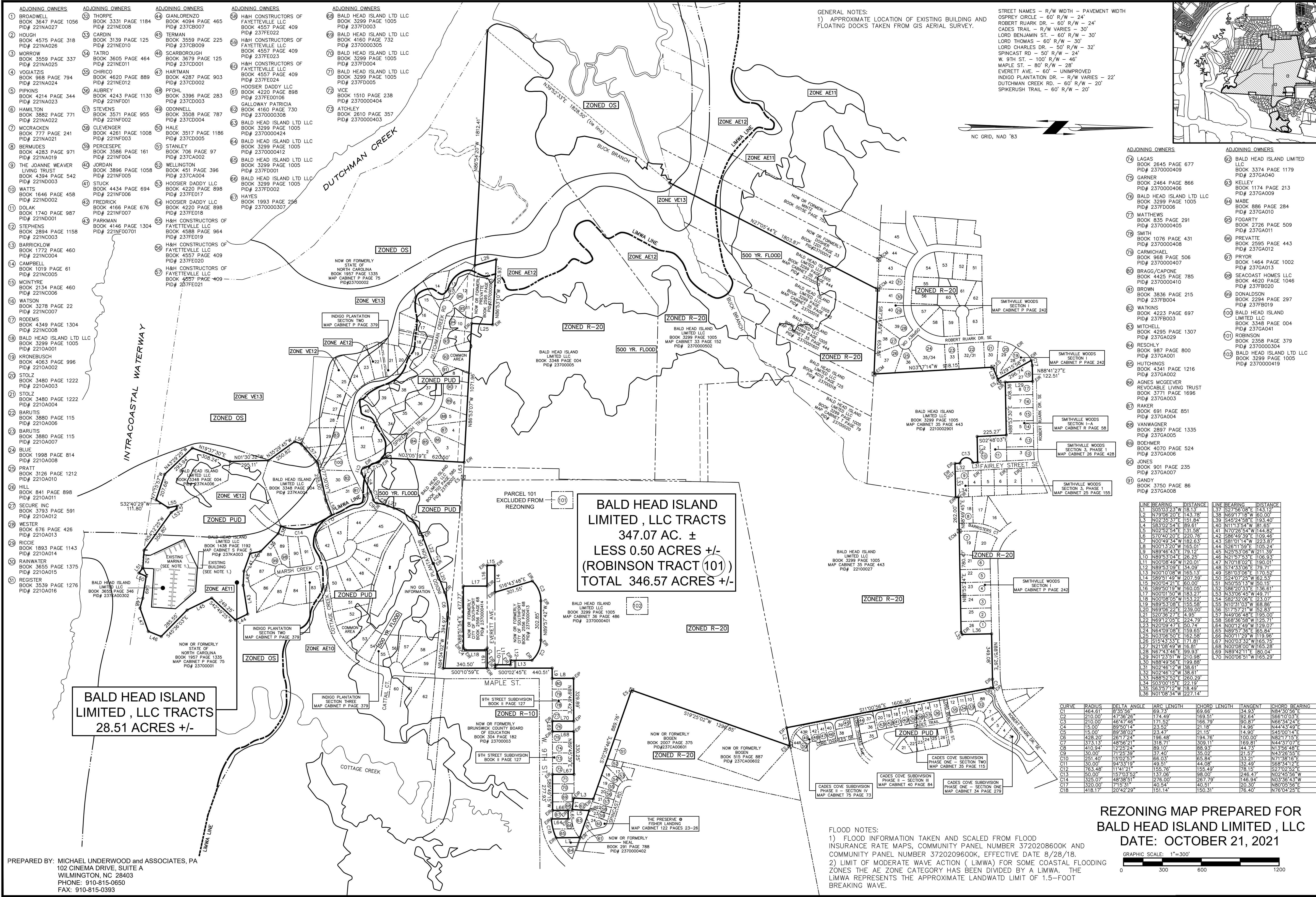


Rezoning Narrative

Plan Set

Metes and Bounds

Traffic Impact Analysis



ADJOINING OWNERS

1 BROADWELL BOOK 3647 PAGE 1056 PID# 221NA027

2 HOUGH BOOK 4575 PAGE 318 PID# 221NA026

3 MORROW BOOK 3559 PAGE 337 PID# 221NA025

4 VOGATZIS BOOK 968 PAGE 794 PID# 221NA024

5 PIPKINS BOOK 4214 PAGE 344 PID# 221NA023

6 HAMILTON BOOK 3882 PAGE 771 PID# 221NA022

7 MCCracken BOOK 777 PAGE 241 PID# 221NA021

8 BERMUDEZ BOOK 4283 PAGE 971 PID# 221NA019

9 THE JOANNE WEAVER LIVING TRUST BOOK 4394 PAGE 542 PID# 221ND003

10 WATTS BOOK 1646 PAGE 458 PID# 221ND002

11 DOLAN BOOK 1740 PAGE 987 PID# 221ND001

12 STEPHENS BOOK 2894 PAGE 1158 PID# 221NC003

13 BARRICKLOW BOOK 1772 PAGE 460 PID# 221NC004

14 CAMPBELL BOOK 1019 PAGE 61 PID# 221NC005

15 MCINTYRE BOOK 2134 PAGE 460 PID# 221NC006

16 WATSON BOOK 3278 PAGE 22 PID# 221NC007

17 RODRIGUEZ BOOK 4349 PAGE 1304 PID# 221NC008

18 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 221OA001

19 KRONEBUSCH BOOK 4063 PAGE 996 PID# 221OA002

20 STOLZ BOOK 3480 PAGE 1222 PID# 221OA003

21 STOLZ BOOK 3480 PAGE 1222 PID# 221OA004

22 BARUTIS BOOK 3880 PAGE 115 PID# 221OA006

23 BARUTIS BOOK 3880 PAGE 115 PID# 221OA007

24 BLUE BOOK 1998 PAGE 814 PID# 221OA008

25 PRATT BOOK 3126 PAGE 1212 PID# 221OA010

26 HILL BOOK 841 PAGE 898 PID# 221OA011

27 SECURE INC BOOK 3793 PAGE 591 PID# 221OA012

28 WESTER BOOK 676 PAGE 426 PID# 221OA013

29 RICCIO BOOK 1893 PAGE 1143 PID# 221OA014

30 RAINWATER BOOK 3655 PAGE 1375 PID# 221OA015

31 REGISTER BOOK 3539 PAGE 1276 PID# 221OA016

ADJOINING OWNERS

32 THORPE BOOK 3331 PAGE 1184 PID# 221NE008

33 CARDIN BOOK 3139 PAGE 125 PID# 221NE010

34 TATRO BOOK 3605 PAGE 464 PID# 221NE011

35 CHIRICO BOOK 4620 PAGE 889 PID# 221NE012

36 AUBREY BOOK 4214 PAGE 1130 PID# 221NF001

37 STEVENS BOOK 3571 PAGE 955 PID# 221NF002

38 CLEVELER BOOK 4261 PAGE 1008 PID# 221NF003

39 PERCEPSE BOOK 3586 PAGE 161 PID# 221NF004

40 JORDAN BOOK 3896 PAGE 1058 PID# 221NF005

41 STUCK BOOK 4434 PAGE 694 PID# 221NF006

42 FREDRICK BOOK 4166 PAGE 676 PID# 221NF007

43 PARKMAN BOOK 4146 PAGE 1304 PID# 221NF00701

ADJOINING OWNERS

44 GIANLORENZO BOOK 4094 PAGE 465 PID# 237CB007

45 TERMAN BOOK 3559 PAGE 225 PID# 237CB009

46 SCARBOROUGH BOOK 3679 PAGE 125 PID# 237CD001

47 HARTMAN BOOK 3587 PAGE 903 PID# 237CD002

48 PFOHL BOOK 3396 PAGE 283 PID# 237CD003

49 O'DONNELL BOOK 3508 PAGE 787 PID# 237CD004

50 HALE BOOK 3517 PAGE 1186 PID# 237CD005

51 STANLEY BOOK 706 PAGE 97 PID# 237CA002

52 WELLINGTON BOOK 451 PAGE 396 PID# 237CA004

53 HOOSIER DADDY LLC BOOK 4220 PAGE 898 PID# 237FE017

54 HOOSIER DADDY LLC BOOK 4220 PAGE 898 PID# 237FE018

55 H&H CONSTRUCTORS OF FAYETTEVILLE LLC BOOK 4588 PAGE 964 PID# 237FE019

56 H&H CONSTRUCTORS OF FAYETTEVILLE LLC BOOK 4557 PAGE 409 PID# 237FE021

ADJOINING OWNERS

58 H&H CONSTRUCTORS OF FAYETTEVILLE LLC BOOK 4557 PAGE 409 PID# 237FE022

59 H&H CONSTRUCTORS OF FAYETTEVILLE LLC BOOK 4557 PAGE 409 PID# 237FE023

60 H&H CONSTRUCTORS OF FAYETTEVILLE LLC BOOK 4557 PAGE 409 PID# 237FE024

61 HOOSIER DADDY LLC BOOK 4220 PAGE 898 PID# 237FE00106

62 GALLOWAY PATRICIA BOOK 4160 PAGE 730 PID# 2370000308

63 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 2370000424

64 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 2370000412

65 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 2370000413

66 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 2370000414

67 HAYES BOOK 1993 PAGE 256 PID# 2370000307

ADJOINING OWNERS

68 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 237FD003

69 BALD HEAD ISLAND LTD LLC BOOK 4160 PAGE 732 PID# 2370000305

70 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 237FD004

71 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 237FD005

72 VICE BOOK 1510 PAGE 238 PID# 2370000404

73 ATCHLEY BOOK 2610 PAGE 357 PID# 2370000403

ADJOINING OWNERS

74 LAGAS BOOK 2645 PAGE 677 PID# 2370000409

75 GARNER BOOK 2464 PAGE 866 PID# 2370000406

76 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 237FD006

77 MATTHEWS BOOK 835 PAGE 291 PID# 2370000405

78 SMITH BOOK 1076 PAGE 431 PID# 2370000408

79 CARMICHAEL BOOK 968 PAGE 506 PID# 2370000407

80 BRAGG/CAPONE BOOK 4425 PAGE 785 PID# 2370000410

81 BROWN BOOK 3836 PAGE 215 PID# 237FB004

82 WATKINS BOOK 4223 PAGE 697 PID# 237FB003

83 MITCHELL BOOK 4295 PAGE 1307 PID# 237GA029

84 RESCHLY BOOK 987 PAGE 800 PID# 237GA001

85 HUTCHINGS BOOK 4341 PAGE 1216 PID# 237GA002

86 AGNES MCGEEVER REVOCABLE LIVING TRUST BOOK 3771 PAGE 1696 PID# 237GA003

87 RAKER BOOK 691 PAGE 851 PID# 237GA004

88 VANWAGNER BOOK 2897 PAGE 1335 PID# 237GA005

89 BOEHMER BOOK 4070 PAGE 524 PID# 237GA006

90 JONES BOOK 901 PAGE 235 PID# 237GA007

91 GANDY BOOK 3750 PAGE 86 PID# 237GA008

ADJOINING OWNERS

92 BALD HEAD ISLAND LIMITED BOOK 3374 PAGE 1179 PID# 237GA040

93 KELLEY BOOK 1174 PAGE 213 PID# 237GA009

94 MAGE BOOK 886 PAGE 284 PID# 237GA010

95 FOGARTY BOOK 2726 PAGE 509 PID# 237GA011

96 PREVATTI BOOK 2595 PAGE 443 PID# 237GA012

97 PRYOR BOOK 1464 PAGE 1002 PID# 237GA013

98 SEACAST HOMES LLC BOOK 4620 PAGE 1046 PID# 237FB020

99 DONALDSON BOOK 2294 PAGE 297 PID# 237FB019

100 BALD HEAD ISLAND LIMITED LLC BOOK 3348 PAGE 004 PID# 237GA041

101 ROBINSON BOOK 2358 PAGE 379 PID# 2370000504

102 BALD HEAD ISLAND LTD LLC BOOK 3299 PAGE 1005 PID# 2370000419

GENERAL NOTES:

1) APPROXIMATE LOCATION OF EXISTING BUILDING AND FLOATING DOCKS TAKEN FROM GIS AERIAL SURVEY.

STREET NAMES - R/W WIDTH - PAVEMENT WIDTH

OSPREY CIRCLE - 60' R/W - 24'

ROBERT RUARK DR. - 60' R/W - 24'

CADES TRAIL - R/W VARIES - 30'

LORD BENJAMIN ST. - 60' R/W - 30'

LORD THOMAS - 60' R/W - 30'

LORD CHARLES DR. - 50' R/W - 32'

SPINCAST RD - 50' R/W - 24'

W. 9TH ST. - 100' R/W - 46'

MAPLE ST. - 80' R/W - 28'

EVERETT AVE. - 60' - UNIMPROVED

INDIGO PLANTATION DR. - R/W VARIES - 22'

DUTCHMAN CREEK RD. - 60' R/W - 20'

SPIKERUSH TRAIL - 60' R/W - 20'



ADJOINING OWNERS

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| LINE BEARING            | DISTANCE                | LINE BEARING           | DISTANCE |
|-------------------------|-------------------------|------------------------|----------|
| L1 S05°03'23"W 181.13'  | L37 S27°56'08"E 143.12' | L38 N69°17'18"W 60.00' |          |
| L2 N79°09'20"E 143.78'  | L38 S45°24'58"E 193.40' |                        |          |
| L3 N02°35'37"E 151.84'  | L40 N11°53'54"W 81.65'  |                        |          |
| L4 S83°02'54"E 89.61'   | L41 N70°26'54"W 144.82' |                        |          |
| L5 N02°52'54"E 131.58'  | L42 S86°49'59"E 109.48' |                        |          |
| L6 S70°40'20"E 122.76'  | L43 S81°01'14"W 223.87' |                        |          |
| L7 N00°49'54"W 182.63'  | L44 S26°11'59"E 105.24' |                        |          |
| L8 N00°13'20"W 165.01'  | L45 N25°53'06"W 211.33' |                        |          |
| L9 N69°46'43"E 79.12'   | L46 N21°57'53"E 106.93' |                        |          |
| L10 N89°53'04"E 26.25'  | L47 N70°18'02"E 190.01' |                        |          |
| L11 N00°08'49"W 120.01' | L48 S74°33'06"E 79.71'  |                        |          |
| L12 N89°53'09"E 34.09'  | L49 S81°03'06"E 170.52' |                        |          |
| L13 N00°10'08"W 165.13' | L50 S24°07'25"W 62.53'  |                        |          |
| L14 S89°51'49"W 207.59' | L51 N50°55'13"W 50.15'  |                        |          |
| L15 N00°04'21"E 60.00'  | L52 S86°20'35"E 136.61' |                        |          |
| L16 S89°50'19"W 160.05' | L53 N33°06'43"W 49.71'  |                        |          |
| L17 N00°01'50"W 183.27' | L54 S82°32'06"E 23.07'  |                        |          |
| L18 N00°08'05"W 153.22' | L55 N10°31'03"W 68.86'  |                        |          |
| L19 N89°53'08"E 155.58' | L56 S17°57'21"W 152.83' |                        |          |
| L20 N69°05'23"E 239.00' | L57 N49°06'48"E 195.00' |                        |          |
| L21 S20°36'27"E 4.35'   | L58 S68°36'58"W 125.71' |                        |          |
| L22 N69°12'05"E 224.79' | L59 N00°12'49"W 129.07' |                        |          |
| L23 N20°09'47"E 50.74'  | L60 N89°57'56"E 65.84'  |                        |          |
| L24 N64°03'08"E 159.63' | L61 N00°11'29"W 119.96' |                        |          |
| L25 N03°06'50"E 162.58' | L62 N00°03'32"W 165.75' |                        |          |
| L26 S15°43'33"E 171.81' | L63 N00°08'00"W 165.28' |                        |          |
| L27 N21°08'49"W 16.81'  | L64 N89°42'11"E 80.04'  |                        |          |
| L28 N67°43'46"E 99.93'  | L65 N00°06'51"W 165.29' |                        |          |
| L29 N01°23'51"W 210.98' |                         |                        |          |
| L30 N89°49'56"E 199.88' |                         |                        |          |
| L31 N02°48'12"W 38.61'  |                         |                        |          |
| L32 N02°46'12"W 38.61'  |                         |                        |          |
| L33 N88°52'52"E 260.29' |                         |                        |          |
| L34 S03°00'15"E 22.19'  |                         |                        |          |
| L35 S65°51'12"W 18.49'  |                         |                        |          |
| L36 N01°08'34"W 227.14' |                         |                        |          |

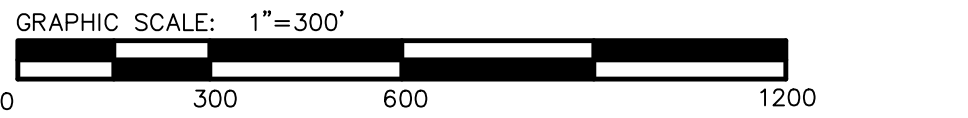
| CURVE | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD LENGTH | TANGENT | CHORD BEARING |
|-------|---------|-------------|------------|--------------|---------|---------------|
| C1    | 64.61   | 87°53'58"   | 174.49'    | 169.51'      | 92.84'  | N44°30'56"E   |
| C2    | 210.00' | 47°36'26"   | 174.49'    | 169.51'      | 92.84'  | S66°10'03"E   |
| C3    | 210.00' | 46°47'46"   | 171.52'    | 166.79'      | 90.87'  | N66°34'24"E   |
| C4    | 15.00'  | 89°50'14"   | 23.52'     | 21.18'       | 14.96'  | N44°43'49"E   |
| C5    | 15.00'  | 89°50'14"   | 23.52'     | 21.18'       | 14.96'  | S45°00'14"E   |
| C6    | 428.20' | 26°17'24"   | 196.48'    | 194.76'      | 100.00' | N82°17'15"E   |
| C7    | 373.13' | 48°56'21"   | 318.71'    | 309.11'      | 169.81' | N44°37'07"E   |
| C8    | 410.94' | 12°23'24"   | 88.93'     | 86.93'       | 44.73'  | N17°50'48"E   |
| C9    | 30.00'  | 71°25'39"   | 37.40'     | 35.02'       | 21.57'  | N43°28'55"E   |
| C10   | 251.40' | 15°02'57"   | 66.03'     | 65.84'       | 33.21'  | N71°38'16"E   |
| C11   | 30.00'  | 94°33'19"   | 49.51'     | 44.08'       | 32.49'  | S68°34'12"E   |
| C12   | 763.48' | 11°41'21"   | 155.76'    | 155.49'      | 78.15'  | S27°07'52"E   |
| C13   | 50.00'  | 157°03'52"  | 137.06'    | 98.00'       | 246.47' | N02°45'56"W   |
| C14   | 325.07' | 48°38'51"   | 276.00'    | 267.79'      | 146.94' | N03°36'43"W   |
| C17   | 320.00' | 71°53'31"   | 40.50'     | 40.50'       | 20.50'  | N60°03'56"E   |
| C18   | 418.17' | 20°42'29"   | 151.14'    | 150.31'      | 76.40'  | N76°04'25"E   |

FLOOD NOTES:

1) FLOOD INFORMATION TAKEN AND SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 3720208600K AND COMMUNITY PANEL NUMBER 3720209600K, EFFECTIVE DATE 8/28/18.

2) LIMIT OF MODERATE WAVE ACTION (LIMWA) FOR SOME COASTAL FLOODING ZONES THE AE ZONE CATEGORY HAS BEEN DIVIDED BY A LIMWA. THE LIMWA REPRESENTS THE APPROXIMATE LANDWATD LIMIT OF 1.5-FOOT BREAKING WAVE.

REZONING MAP PREPARED FOR  
BALD HEAD ISLAND LIMITED, LLC  
DATE: OCTOBER 21, 2021



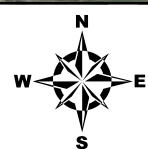
PREPARED BY: MICHAEL UNDERWOOD and ASSOCIATES, PA  
102 CINEMA DRIVE, SUITE A  
WILMINGTON, NC 28403  
PHONE: 910-815-0650  
FAX: 910-815-0393



- Property Line
- Approx. Wetland Waters of the US
- Approx. Excluded (Isolated) Wetlands
- TNW
- Data Point

0 350 700 1,400 2,100 2,800 Feet  
1 inch = 700 feet

**Field Sketch of Wetlands**  
**Project Indigo**  
**Southport, Brunswick Co., N.C.**  
**8/9/2021 021-105.01**





## Project Indigo Rezoning Narrative

Submitted by East West Partners

4 November 2021

The Cape Fear region is one of the fastest growing areas of North Carolina. This growth requires proper planning and preparation to be successful. Project Indigo endeavors to rezone 347 acres as a Planned Unit Development (PUD) within the Unified Development Ordinance (UDO) of the City of Southport, NC. The purpose of PUD zoning is for large projects to be planned and developed as an integral unit with known and programmed development operations. The proposed PUD for Project Indigo is the best way to provide for orderly, programmed growth of a large tract of land for sustainability and success in Southport as well as integration into the current development patterns and neighborhoods. PUD zoning for Project Indigo is consistent with Southport's relevant adopted plans.

Presently, +/- 38 of the included acres are within the City of Southport and zoned with an existing PUD. The remaining 309 acres are within the Extra-Territorial Jurisdiction (ETJ) of Southport, and currently included in considerations of Brunswick County. Therefore, in addition to rezoning, Project Indigo will be seeking annexation into the City of Southport, and that annexation will be conditional upon the approval of the rezoning and PUD proposed. This zoning request creates continuity and harmony with the area.

The subject property covers areas ranging from least suitability to high suitability as defined in Section 5. E. of the CLUP under the section "Suitability of Land." As stated in the CLUP "Several factors are considered during the analysis, including the natural system constraints, compatibility with existing land uses and development patterns, existing land use policies, and the availability of community facilities." Many of the areas identified as least suitable are further west, and presumably less suitable because they are further from utilities, which will be included in course of development. Project Indigo is in close proximity to community amenities such as schools and The Southport Senior Center, Town Hall, and a fire station while creating additional community facilities. A major benefit of this request is that PUD as it requires a master development plan approval so the issues listed as determining the suitability of development can be addressed systematically at the beginning of the project.

The design of Project Indigo accounts for the location and the environmental requirements of the area. A 404 Wetlands Delineation is included as part of this submission. Project Indigo will not be a clear-cut-style development and will comply with all stormwater permitting requirements. Project Indigo provides for multiple large open spaces shown as Central Park and Nature Park on the project plans. The open space will be connected by linear green space to ensure an interconnected network of greenspaces and trails.

The Comprehensive Pedestrian Plan (CPP) shows areas adjacent to Project Indigo currently have good sidewalk connectivity which will be enhanced by the pedestrian system within Project Indigo. A Traffic Impact Analysis is provided in conjunction with this submission.

Project Indigo seeks to bring a potential for 1,540 homes to Southport. As identified in the CLUP, the typical Southport resident is 45 years old or older, and aging; indicating that Project Indigo will attract early-or-near retirees. This age demographic will produce a lower impact on the school system than other

age demographics. In addition, the mix of housing types will also provide a lower impact on schools than all single family residential as evidenced by data provided by the National Center for Education Statistics, a division of the US Department of Education. Early estimates put the project at a valuation in excess of \$500,000,000 in taxable value, in today's dollars.

The overwhelming majority of the property under consideration is envisioned as R-20 by the current Land Use Plan, roughly 2 homes per acre, however the southern parcel which is already included within the city as a Planned Unit Development is zoned for higher density. Likewise, the Future Land Use Map places different portions of Project Indigo at either "Low Density Residential," (2-3 units per acre) or "Medium Density Residential," (4 units per acre). The proposed PUD would total 4.1 units per acre and mimic the current LUP and FLUP of lower density on the northern parcels, higher density on the southern parcels around the marina. Project Indigo provides a range of housing types and price points for residents in a planned neighborhood with ample amenities, open space, and connectivity.

**Legal Description**  
**Prepared for Rezoning**  
**Bald Head Island Limited, LLC**  
**346.57 Acres +/-**  
**Southport, NC**

**Beginning** at a point located in the eastern line of Lot 1, Section 1, Smithville Woods as recorded at Map Cabinet P, Page 242, Brunswick County Registry at its intersection with the southern R/W line of Robert Ruark Drive SE (60' Public R/W); said beginning point also being the southeastern corner of Lot 1, Section 1, Smithville Woods; thence rom said **Point of Beginning** along and with the southern R/W line of Robert Ruark Drive SE the following courses and distances North 88 degrees 51 minutes 26 seconds East a distance of 349.08 feet to a point; thence following a curve to the left (R=464.61', Arc=69.73') having a chord which bears North 84 degrees 30 minutes 56 seconds East a chord distance of 69.66 to a point located western line of a common area tract of Cades Cove Subdivision, Phase One, Section One as recorded at Map Cabinet 34 Page 279 Brunswick County Registry; thence along and with the western line of a common area tract of Cades Cove Subdivision the following courses and distances; South 05 degrees 03 minutes 23 seconds West a distance of 18.13 feet to a point; thence South 11 degrees 00 minutes 56 seconds East a distance of 1,606.36 feet to a point located in the southern line of a common area tract of Phase II, Section IV, Cades Cove Subdivision as recorded at Map Cabinet 75 Page 73, Brunswick County Registry; thence along and with the common area tract of Phase II, Section IV, Cades Cove Subdivision North 79 degrees 06 minutes 20 seconds East a distance of 143.78 feet to a point located in the western line of the now or formerly Bogen tract as recorded at Book 515, Page 887, Brunswick County Registry; thence along and with the western line of the now or formerly Bogen tracts South 19 degrees 25 minutes 02 seconds West a distance of 1,296.85 feet to a point located in the southern line of the now or formerly Bogen tract as recorded at Book 2007, Page 375, Brunswick County Registry; thence along and with the now or formerly Bogen tract, the now or formerly Stanley tract as recorded at Book 706, Page 97 Brunswick County Registry and The Preserve at Fisher Landing as recorded at Map Cabinet 122, Pages 23-26 Brunswick County Registry South 70 degrees 38 minutes 46 seconds East a distance of 889.76 feet to a point located in the western line of the Galloway tract as recorded in Book 4160 Page 730, Brunswick County Registry; thence along and with the western line of the Galloway tract South 02 degrees 35 minutes 37 seconds West a distance of 151.84 feet to a point located in the southern line of the Galloway tract; thence along and with the southern line of the Galloway tract South 83 degrees 02 minutes 54 seconds East a distance of 89.61 feet to a point located in the western line of the now or formerly Bald Head Island Limited, LLC tract as recorded at Book 3299 Page 1005, Brunswick County Registry; thence along and with the western line of the western line of the Bald Head Island Limited, LLC tract North 02 degrees 52 minutes 54 seconds East a distance of 131.58 to a point located in the southern line of The Preserve at Fisher Landing as recorded at Map Cabinet 122 Pages 23-26, Brunswick County Registry; thence along and with the southern line of The Preserve at Fisher Landing South 70 degrees 40 minutes 20 seconds East a distance of 220.76 feet to a point located in the western line of the now or formerly Neal tract as recorded at Book 291, Page 788, Brunswick County Registry; thence along and with the western line of the Neal tract South 00 degrees 49 minutes 34 seconds East a distance of 182.63 feet to a point located in the northern line of West 9<sup>th</sup> Street (Public R/W); thence along and with the northern line of West 9<sup>th</sup> Street following a curve to the right (R=418.17', Arc=151.14') having a chord which bears South 76 degrees 04 minutes 25 seconds West a distance of 150.31 feet to a point located in the eastern line of the now or formerly Hayes tract as recorded at Book 1993 Page 258, Brunswick County Registry; thence along and with the eastern line of the Hayes tract North 00 degrees 12 minutes 49 seconds West a distance of 129.07 feet to a point located in the northern line of the Hayes tract; thence along and with the northern line of the Hayes tract South 89 degrees 57 minutes 36 seconds West a distance of 65.84 feet to

a point located in the western line of the Hayes tract; thence along and with the western line of the Hayes tract South 00 degrees 11 minutes 29 seconds East a distance of 119.96 feet to a point located in the northern line of West 9<sup>th</sup> Street (Public R/W); thence along and with the northern line of West 9<sup>th</sup> Street South 89 degrees 49 minutes 15 seconds West a distance of 277.93 feet to a point located in the eastern line of the now or formerly Vice tract as recorded in Book 1510, Page 238, Brunswick County Registry; thence along and with the eastern line of the Vice tract North 00 degrees 03 minutes 32 seconds West a distance of 165.75 feet to a point located in the northern line of the 9<sup>th</sup> Street Subdivision as recorded at Book II Page 127, Brunswick County Registry; thence along and with the northern line of the 9<sup>th</sup> Street Subdivision South 89 degrees 45 minutes 39 seconds West a distance of 330.25 feet to a point located in Western line of the now or formerly Garner tract as recorded at Book 2464, Page 866, Brunswick County Registry; thence along and with the western line of the Garner tract South 00 degrees 08 minutes 00 seconds East a distance of 165.28 feet to a point located in the northern R/W line of West 9<sup>th</sup> Street (public R/W); thence along and with the northern R/W line of West 9<sup>th</sup> Street South 89 degrees 42 minutes 11 seconds West a distance of 80.04 feet to a point located in the eastern line of the now or formerly Matthews tract as recorded at Book 835, Page 291, Brunswick County Registry; thence along and with the eastern line of the Matthews tract North 00 degrees 06 minutes 51 seconds West a distance of 165.29 feet to a point located northern line of the 9<sup>th</sup> Street Subdivision; thence along and with the northern line of the 9<sup>th</sup> Street subdivision South 89 degrees 48 minutes 42 seconds West a distance of 329.89 feet to a point located in the the western line of the now or formerly Bragg/Capone tract as recorded at Book 4425 Page 785, Brunswick County Registry; thence along and with the western line of the Bragg/Capone tract South 00 degrees 13 minutes 20 seconds East a distance of 165.01 feet to a point located in the northern R/W line of West 9<sup>th</sup> Street (100' Public R/W); thence along and with the northern R/W line of West 9<sup>th</sup> Street South 89 degrees 46 minutes 43 seconds West a distance of 79.12 feet to a point located in the eastern R/W line of Maple Street (80' Public R/W); thence along and with Maple Street South 00 degrees 02 minutes 45 second East a distance of 440.51 to a point located in the northern R/W line of Everett Ave. as shown on Map Cabinet 36 Page 487, Brunswick County Registry; thence along and with the northern R/W line of Everett Ave. (60' Public R/W) South 89 degrees 53 minutes 04 seconds West a distance of 25.26 feet to a point located in the eastern line of the now or formerly City of Southport tract as recorded at Book 2556 Page 68, Brunswick County Registry; thence along and with the City of Southport tract the following courses and distances; North 00 degrees 08 minutes 49 seconds West a distance of 120.01 feet to a point; thence South 89 degrees 53 minutes 09 seconds West a distance of 34.09 feet to a point; thence North 00 degrees 10 minutes 08 seconds West a distance of 165.13 feet to a point; thence following a curve to the left (R=210.00', Arc=174.49') having a chord which bears North 66 degrees 10 minutes 03 seconds West a chord distance of 169.51 feet to a point; thence North 89 degrees 57 minutes 42 seconds West a distance of 302.85 feet to a point; thence following a curve to the left (R=210.00', Arc=166.79') having a chord which bears South 66 degrees 34 minutes 24 seconds West a chord distance of 166.79 feet to a point; thence South 16 degrees 43 minutes 48 seconds East a distance of 301.55 feet to a point northern R/W line of Everett Avenue; thence along and with the northern line of Everett Avenue South 89 degrees 51 minutes 49 seconds West a distance of 207.59 feet a point located at the termination of Everett Avenue; thence along and with the termination of Everett Avenue South 00 degrees 04 minutes 21 seconds West a distance of 60.00 feet to a point located in the southern R/W line of Everett Avenue; thence along and with the southern R/W line of Everett Avenue North 89 degrees 50 minutes 19 seconds East a distance of 160.05 feet to a point located in the western line of the now or formerly City of Southport tract as recorded at Book 2556 Page 68, Brunswick County Registry; thence along and with the City of Southport tract the following courses and distances; South 00 degrees 01 minutes 50 seconds East a distance of 183.27 feet o a point; thence North 89 degrees 51 minutes 54 seconds East a distance of 477.77 feet to a point; thence following a curve to the left (R=15.00', Arc=23.52') having a chord which bears North 44 degrees 43 minutes 49 seconds East a chord distance of 21.18 feet to a point; thence North

00 degrees 08 minutes 05 seconds West a distance of 153.22 feet to a point; thence following a curve to the left (R=15.00', Arc=23.47') having a chord which bears North 45 degrees 00 minutes 14 seconds West a distance of 21.15 feet to a point located in the southern R/W line of Everett Ave ( 60' Public R/W); thence along and with the southern R/W line of Everett Ave., North 89 degrees 53 minutes 08 seconds East a distance of 155.58 feet to a point located in the western R/W line of Maple Street (80' Public R/W); thence along and with the western R/W line of Maple Street South 00 degrees 10 minutes 59 seconds East a distance of 340.50 feet to a point located in the northern R/W line of Indigo Plantation Drive (60' R/W) the following courses and distances; North 84 degrees 34 minutes 02 seconds West a distance of 394.97 feet to a point; thence following a curve to the left (R=428.20', Arc=196.48') having a chord which bears South 82 degrees 17 minutes 15 seconds West a distance of 194.76 feet to a point; thence South 69 degrees 06 minutes 22 seconds West a distance of 239.00 feet to a point; thence South 20 degrees 36 minutes 27 seconds East a distance of 4.95 feet to a point; thence South 69 degrees 12 minutes 05 seconds West a distance of 224.79 feet to a point; thence following a curve to the left (R=373.13', Arc=318.71') having a chord which bears South 44 degrees 37 minutes 07 seconds West a distance of 309.11 feet to a point; thence South 20 degrees 09 minutes 47 seconds West a distance of 50.74 feet to a point; thence following a curve to the left (R=410.94', R=89.10') having a chord which bears South 13 degrees 56 minutes 48 seconds West a distance of 88.93 feet to a point; thence following a curve to the right (R=30.00', Arc=37.40') having a chord which bears South 43 degrees 26 minutes 55 seconds West a distance of 35.02 feet to a point located in the northwestern R/W line of Dutchman Creek Road (60' R/W); thence along and with the northwestern R/W line of Dutchman Creek Rd. the following courses and distances; following a curve to the left (R=251.40', Arc=66.03') having a chord which bears South 71 degrees 38 minutes 16 seconds West a distance of 65.84 feet to a point; thence South 64 degrees 09 minutes 08 seconds West a distance of 159.65 feet to a point; thence following a curve to the right (R=30.00', Arc=49.51') having a chord which bears North 68 degrees 34 minutes 12 seconds West a distance of 44.08 feet to a point located in the northeastern R/W line of Spikerush Trail (60' R/W); thence along and with the northeastern R/W line of Spikerush Trail the following courses and distances; North 21 degrees 08 minutes 49 seconds West a distance of 16.81 feet to a point; thence following a curve to the left (R=763.48', Arc=155.76') having a chord which bears North 27 degrees 02 minutes 52 seconds West a distance of 155.49 feet to a point located in the eastern line of Indigo Plantation, Section Two as recorded at Map Cabinet P, Page 379, Brunswick County Registry; thence along and with the eastern line of Indigo Plantation, Section Two North 03 degrees 05 minutes 19 seconds East a distance of 620.50' to a point located in the northern line of the Indigo Plantation, Section Two; thence along and with the northern line of Indigo Plantation, Section Two North 86 degrees 53 minutes 07 seconds West a distance of 1,071.96 feet to a point located in the eastern line of the now or formerly Prevatte tract as recorded at Book 2595, Page 443, Brunswick County Registry; thence along and with the Prevatte tract the following courses and distances; North 03 degrees 06 minutes 50 seconds East a distance of 162.58 feet to a point; thence North 86 degrees 53 minutes 10 seconds West a distance of 503.93 feet to a point; thence South 15 degrees 43 minutes 33 seconds East a distance of 171.81 feet to a point located in the northern line of the Indigo Plantation, Section Two as recorded at Map Cabinet 9 Page 379, Brunswick County Registry at its intersection with the now or formerly State of North Carolina tract as recorded at Book 1957 Page 1335, Brunswick County Registry; thence along and with the northern line of Sate of North Carolina tract North 86 degrees 54 minutes 20 seconds West a distance of 1,812.41 feet to a point located in the run of Buck Branch; thence along with the run of Buck Branch as it meanders in a northerly direction to a point located in the southeastern line of the now or formerly Doshier tract as recorded at 1201 Page 33, Brunswick County Registry; said point being located North 39 degrees 52 minutes 33 seconds East a distance of 1,828.50 feet from the previous point; thence along and with the southeastern line of the Doshier tract North 27 degrees 05 minutes 44 seconds East a distance of 1,803.87 feet to a point located in the southern line of Smithville Woods, Section 1 as recorded at Map Cabinet P, Page 242; thence along

and with the southern line of Smithville Woods, Section 1 South 87 degrees 34 minutes 39 seconds East a distance of 653.86 feet to a point located in the eastern line of Smithville Woods, Section 1; thence along and with the eastern line of Smithville Woods, Section 1 North 03 degrees 17 minutes 14 seconds West a distance of 918.15 feet to a point located in the southern line of Smithville Woods, Section 1; thence along and with the southern line of Smithville Woods, Section 1 North 67 degrees 43 minutes 46 seconds East a distance of 99.93 feet to a point located in the northeastern line of the Kronebusch tract as recorded at Book 4063, Page 996, Brunswick County Registry; thence along and with the northeastern line of the Kronebusch tract North 29 degrees 15 minutes 58 seconds West a distance of 296.74 feet to a point located in the southern R/W line of Robert Ruark Drive SE (Public R/W); thence along and with the southern R/W line of Robert Ruark Drive SE the following courses and distances; following a curve to the right (R=300.20', Arc=40.54') having a chord which bears North 80 degrees 05 minutes 56 seconds East a distance of 40.51 feet to a point; thence North 88 degrees 41 minutes 27 seconds East a distance 122.51 feet to a point located in the western line of the now or formerly Rodems tract as recorded at Book 4349, Page 1304, Brunswick County Registry; thence along and with the western line of the Rodems tract South 01 degrees 23 minutes 51 seconds East a distance of 210.98 feet to a point located in the northern line of Smithville Woods Section 1-A as recorded at Map Cabinet R Page 58, Brunswick County Registry; thence along and with the northern line of Smithville Woods Section 1-A North 88 degrees 53 minutes 30 seconds East a distance of 408.36 feet to a point located in the western line of Smithville Woods, Section 3, Phase 1 as recorded at Map Cabinet 26 Page 428, Brunswick County Registry; thence along and with the western line of Smithville Woods, Section 3, Phase 1 South 02 degrees 48 minutes 03 seconds East a distance of 225.27 feet to a point located in the southern line of Smithville Woods, Section 3, Phase 1; thence along and with the southern line of Smithville Woods, Section 3, Phase 1 North 88 degrees 49 minutes 56 seconds East a distance of 199.88 feet to a point located in the western line of R/W line of Fairley Street SE (60' Public R/W); thence along and with the western R/W line of Fairley Street SE the following courses and distances; South 02 degrees 46 minutes 12 seconds East a distance of 38.61 feet to a point; thence following a curve to the left (R=50.00', Arc=137.06') having a chord which bears South 02 degrees 45 minutes 56 seconds East a distance of 98.00' to a point; thence South 02 degrees 46 minutes 12 seconds East a distance of 38.61 feet to a point located in the southern line of Smithville Woods, Section 3, Phase 1 as recorded at Map Cabinet 25 Page 155, Brunswick County Registry; thence along and with the southern line of Smithville Woods, Section 1 the following courses and distances; North 88 degrees 52 minutes 52 seconds East a distance of 260.29 feet to a point; thence North 03 degrees 00 minutes 15 seconds West a distance of 22.19 feet to a point; thence North 88 degrees 49 minutes 45 seconds East a distance of 262.00 feet to a point; thence North 88 degrees 55 minutes 24 seconds East a distance of 780.47 feet to a point; thence North 63 degrees 57 minutes 12 seconds East a distance of 18.49 feet to a point located in the eastern line of Lot 1, Smithville Woods, Section 1 as recorded at Map Cabinet 25, Page 155, Brunswick County Registry; thence along and with the eastern line of Lot 1 North 01 degrees 08 minutes 34 seconds West a distance of 227.14 feet to the **Point of Beginning**; containing 347.07 Acres, more or less.

**EXCLUDING from the above 347.07 Acre description**, the now or formerly ALBERT M. ROBINSON or CAROLYN M. ROBINSON, TRUSTEES OF THE ALBERT M. ROBINSON AND CAROLYN M. ROBINSON REVOCABLE LIVING TRUST tract; PID: 2370000304; and recorded at Book 2358 Page 379, Brunswick County Registry; and being more particularly described below:

Property Description (including any improvements): A tract of land in Brunswick County, North Carolina described as Lots 6 and 7, both in Block 3 of the E.B. Stevens Subdivision of Cottage Place as more particularly described in the plat thereof recorded at Book "FF", Pages 126 in the

office of the Register of Deeds of Brunswick County, North Carolina. Tax Lot No. L. 6 & 7 83 Plat 1/176, Parcel Identifier No. 2370000304 and being noted on the Rezoning Map as Parcel 101 and containing 0.50 Acres, more or less for a net acreage of 346.57 Acres, more or less.

AUTHORITY FOR APPOINTMENT OF PERSON  
TO ACT ON MY BEHALF

The undersigned owner, Bald Head Island Limited, LLC, hereby appoints East West Partners Management Company, Inc. to act on its behalf for the purpose of petitioning the City of Southport for: a) an amendment to the zoning text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district; e) annexation of property; and/or f) street closure, as applicable to the property described in the attached petition.

The owner does hereby covenant and agree with the City of Southport that said appointee has the authority to do the following acts for and on behalf of the owner with respect to the subject property:

- (1) to submit a proper petition and the required supplemental materials;
- (2) to appear at public meetings to give testimony and make commitments on behalf of the owner;
- (3) in the case of a special use permit, to accept conditions or recommendations made for issuance of the special use permit on the owner's said property; and
- (4) to act on the owner's behalf with regard to any and all things directly or indirectly connected with or arising out of any petition for the purposes and property described herein.

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: November 3, 2021

Appointee's Name, Address & Telephone:

McKay Siegel - East West Partners

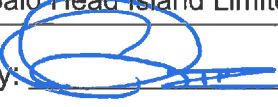
226 N Front St

Wilmington, NC 28401

910-386-8683

Signature of Owner:

Bald Head Island Limited, LLC

By: 

Charles A. Paul, III, Manager