

P A I D  
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. PUD 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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