



AGENDA | BOARD OF COMMISSIONERS REGULAR MEETING

August 12, 2025 at 4:30 PM

Burgaw Town Center
108 E Wilmington St

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Consent Agenda

*Items under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.

A. Approval of the July 8, 2025 Regular Meeting Minutes

B. Approval of the July 8, 2025 Closed Session Minutes

C. Ordinance 2025-16 Amending the FY 25-26 budget to reflect changes to the Parks and Recreation's Facilities Rentals section of the Schedule of Fees

6. Special Requests/Presentations

A. Employee Recognitions

B. NC Blueberry Festival Association - Street Closure Request

7. Departmental Items

A. Public Works Department

Alan Moore, Public Works Director

B. Fire Department

Johnathan Prevatte, Fire Chief

- I. Ordinance 2025-17 Amending the Town of Burgaw Code of Ordinances, Chapter 6, Buildings and Building Regulations, Article II, Section 6-32 and Chapter 16, Fire Prevention and Protection, Article II, Section 16-31
- II. Ordinance 2025-18 Amending the FY 25-26 budget to reflect changes to the Fire Marshal's section of the Schedule of Fees

C. Facilities & Grounds Department

Damon Stanley, Facilities & Grounds Director

D. Parks, Recreation & Tourism Department

Cody Suggs, Parks & Recreation Director

- I. Street Closure Request for Cycle NC Event

E. Planning Department

Ron Meredith, Planning Director

F. Building Inspections Department

Louis Hesse, Building Code Administrator

G. Finance Department

Tiffany Byrd, Finance Officer

H. Human Resources Department

Kimberly Rivenbark, Human Resources Director/Deputy Town Clerk

I. Police Department

Jim Hock, Police Chief

8. Public Forum

9. Public Hearings

A. Consideration of a preliminary plat for a Major Subdivision (Quasi-Judicial) on an existing RA, Rural Agricultural district for a 191-lot single-family detached residential development located at 2630 NC HWY 53 W (PIN: 3218-28-4425-0000).

- I. Resolution 2025-15 Resolution for a Major Subdivision for property located on NC Highway 53 and Henry Brown Road, Weldon Village, to allow a proposed 191-lot single-family detached development in the existing RA, Rural Agricultural District.

- II. Ordinance 2025-19 Consideration of a Major Subdivision for property located on NC Highway 53 and Henry Brown Road, Weldon Village, to allow a proposed 191-lot single-family detached development in the existing RA, Rural Agricultural District.

B. Consideration of a Special Use Permit (Quasi-Judicial) for a Planned Building Group to be on an existing O&I (Office & Institutional) district for a 135-unit townhome development located on the east side of US HWY 117 and North of Annie P. Faison Rd (PIN: 3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, and 3229-90-7421-0000).

- I. Resolution 2025-16 Special Use Permit for a Planned Building Group (residential), Burgaw Townhomes, to be located on the east side of US Highway 117 and north of Annie P. Faison Road to allow a proposal for a 135-unit townhome development in the existing O&I District.

10. Items from Assistant Manager

- A. Updates on current projects

11. Items from Manager

- A. Updates on current projects

12. Items from Attorney

13. Items from Mayor and Board of Commissioners

14. Closed Session

- A. Pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege and NC GS 143-318.11(a)(6) Personnel

15. Adjournment

**TOWN OF BURGAW BOARD OF COMMISSIONERS
REGULAR MEETING**

DATE: July 8, 2025
TIME: 4:30 PM
PLACE: Burgaw Town Center
108 E Wilmington St
BOARD MEMBERS PRESENT: Mayor Olivia Dawson
Mayor Pro-tem James Malloy
Commissioner Jan Dawson
Commissioner Bill George
Commissioner Michael Pearsall
Commissioner William Rivenbark

BOARD MEMBERS ABSENT:

1. Call to Order

The meeting was called to order by Mayor Dawson.

2. Invocation

The invocation was led by Commissioner Malloy.

3. Pledge of Allegiance

The Pledge of Allegiance was said by all.

4. Approval of Agenda

Commissioner Pearsall made a motion to approve the agenda as presented. The motion was seconded by Commissioner Dawson and carried by unanimous vote.

5. Approval of Consent Agenda

*Items under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.

Commissioner Malloy made a motion to approve the consent agenda as presented. The motion was seconded by Commissioner George and carried by unanimous vote.

A. Approval of the June 10, 2025 Regular Meeting Minutes

B. Approval of the June 10, 2025 Closed Session Minutes

- C. Ordinance 2025-15 Amending the FY 25-26 budget to recognize USTA Tennis Venue Services Grant funding

6. Special Requests/Presentations

Chief Hock introduced Dillon Byrd as the newest Patrol Officer in the Burgaw Police Department. He also introduced Glenn Sholar as the newest Water and Sewer Maintenance Worker. Mr. Suggs introduced Eli Smith as the Summer Intern for the Parks, Recreation & Tourism Department. Ms. Rivenbark noted new part-time Firefighter, Dakota Toms, will begin soon with the Burgaw Fire Department.

- A. Parks & Recreation Month Proclamation - Mayor Dawson

Mayor Dawson read aloud the Parks & Recreation Month Proclamation.

- B. NC Blueberry Festival Association

Crystal Batts with the NC Blueberry Festival Association commented on the recent annual NC Blueberry Festival that took place in June and thanked the town for their continued support.

7. Departmental Items

- A. **Information Technology Department**

Dustin McCullen, IT Director

Dustin McCullen, IT Director, advised there were approximately 25 service tickets resolved, commented on the benefits of having new fiber connections with town facilities and parks, as well as ongoing system maintenance.

- B. **Facilities & Grounds Department**

Damon Stanley, Facilities & Grounds Director

Damon Stanley, Facilities & Grounds Director, said his department remains busy with ongoing projects. He said he completed a few requests recently made by Commissioners Rivenbark and Malloy regarding clean up on Satchwell Street, including the remediation of the flower beds at the post office intersection. Commissioner Rivenbark thanked Mr. Stanley for his help in fixing the flower beds that are usually maintained by the Rotary Club. Mr. Stanley advised he is currently in process of repairing an electrical supply at Dees Park due to vandalism.

C. Parks, Recreation & Tourism Department

Cody Suggs, Parks & Recreation Director

Cody Suggs, Parks & Recreation Director, gave an update on the future Burgaw Bark Park and said the installation of fencing, signs, and benches will be complete soon. He advised the shade structure for the fitness equipment along the West Side Trail will be installed soon as well.

Mr. Suggs gave a brief update on the West Side Trail project and advised NC DEQ requested additional information for the permitting process, the town has responded, and was told it would be approximately 30 days to issue the permit. Commissioner Rivenbark said he is frustrated that NC DEQ keeps pushing us off and asked if engineers had visited town to proceed with the process. Mr. Suggs briefly explained their process. Commissioner Rivenbark confirmed with Mr. Suggs that the grant funding for the project has been extended to April 2026.

Mr. Suggs commented on the grant funding received for the tennis court upgrades, as approved in Ordinance 2025-15 on the consent agenda. He advised the total of \$25,300 will go towards resurfacing of the courts and lighting upgrades. Commissioner Rivenbark said the board had discussed the possibility of pickle ball courts and markings added to the existing tennis courts. Mr. Suggs advised the town would not be able to add lines for the pickle ball courts after the work is complete due to the grant funding stipulations. Mr. Suggs added he is working on getting quotes for pickle ball courts to be established and he is looking at the area in front of the tennis courts at the edge of the parking lot. Commissioner Rivenbark believes we will need more than one pickle ball court so we need to be mindful of additional courts in the future. Commissioner Pearsall asked about the possibility of expanding the courts to the left of the existing tennis courts, in the vacant lot currently owned by a private citizen. Mr. Suggs said he had not seen it posted for sale; Commissioner Malloy added the property owner was not interested in selling when this topic was brought up in the past.

Mr. Suggs advised his department is currently hosting summer camp, and updated the board that Ms. Augst is now the Recreation Supervisor and interviews are in progress for her previous position as Recreation Coordinator.

Mr. Suggs recognized Chief Hock for his assistance to the Parks, Recreation & Tourism Department over the years and announced a bench will be placed along the trail at Rotary Park in his honor. The board commended Chief Hock and agreed to placing the bench at Rotary Park.

D. Planning Department

Ron Meredith, Planning Director

Ron Meredith, Planning Director, said there are several projects going to TRC soon, and he is anticipating two quasi-judicial hearings at the August Board of Commissioners meeting. Mr. Meredith advised the wayfinding signage study and UDO

re-writes are on-going projects. Commissioner Pearsall commented on the graph that was included in the planning report and said it was easy to follow.

E. Building Inspections Department

Louis Hesse, Building Code Administrator

Louis Hesse, Building Code Administrator, gave a brief update on numerous projects around town and said minimal housing issues are making progress. Commissioner Pearsall said the monthly report from the Inspections Department shows how busy things are in town.

F. Finance Department

Tiffany Byrd, Finance Officer

Tiffany Byrd, Finance Officer, said she is finishing up the prior year budget and working on preparing for the audit. Commissioner Dawson thanked Ms. Byrd for working on the audit. Mayor Dawson announced Ms. Byrd has been promoted to Finance Officer for the town. The board congratulated Mrs. Byrd.

G. Human Resources Department

Kimberly Rivenbark, Human Resources Director/Deputy Town Clerk

Kimberly Rivenbark, Human Resources Director, updated the board on current employee opportunities, recently filled positions and promotions of current employees. Police Chief interviews are in progress since Chief Hock is retiring. She also said Assistant Chief Fuller has submitted his resignation due to moving out of state. Once the Police Chief position is filled, she will work on the hiring of an Assistance Police Chief. Ms. Rivenbark congratulated Tiffany Byrd on her promotion as Finance Officer and Jayna Augst on her promotion as Recreation Supervisor. Ms. Rivenbark advised interviews will be held soon for the vacant Recreation Coordinator position. She also added she is in the onboarding process of one Volunteer Firefighter and one Junior Firefighter. Michael Carlisle with the Burgaw Fire Department is heading up the Junior Firefighter Program.

Commissioner Malloy reminded everyone of the scholarship opportunities with Cape Fear Community College for anyone interested in the fire or police field.

Commissioner Rivenbark asked if anyone from the board is part of the interview process for the Police Chief position. Mayor Dawson and Ms. Rivenbark advised there is no one from the board participating in the interview process. Commissioner Rivenbark said he thinks one or two board members should be included in the process. Ms. Rivenbark and Attorney Blanchard said the Town Manager hires the Department Heads and the board being involved in the interview process is not typical done. Attorney Blanchard said the board can request to review the resumes if they wish. Commissioner Rivenbark said he accepted that response but thinks the board needs to be notified before the final decision. He asked Attorney Blanchard if it was illegal for

someone on the board to sit in on the interviews. Attorney Blanchard said he doesn't see a reason why it would be illegal. Commissioner Pearsall suggested the board review the final one or two candidates before making the final decision. Commissioner Rivenbark commented on his past with reviewing resumes and he says references and anything behind the scenes needs to be checked. Commissioner Malloy said he thinks this topic should be discussed further and that the board needs to be careful of the precedent we are setting for the future. Commissioner Rivenbark asked Ms. Rivenbark if the new Chief of Police was being hired as only Chief of Police or both Chief of Police and Assistant Town Manager. Ms. Rivenbark stated the position is only being filled as Chief of Police. After brief discussion, Ms. Rivenbark stated the board is more than welcome to come by her office to review resumes.

H. Police Department

Jim Hock, Police Chief

Jim Hock, Police Chief, said officers provided mutual aid for recent events at neighboring agencies, as well as gave an update on several officers who are currently in training or have completed training. Chief Hock took a moment to thank the following agencies for their assistance during the NC Blueberry Festival held in June: Pender County Sheriff's Office, Surf City Police Department, Topsail Beach Police Department, NC Highway Patrol, New Hanover County Sheriff's Office, Wilmington Police Department, UNCW Police Department, Jacksonville Police Department, Onslow County Sheriff's Office, and Holly Ridge Police Department. He also thanked the town's Facilities & Grounds Department, Public Works Department, Parks, Recreation & Tourism Department, and Fire Department for their assistance during the annual 5K run held the morning of the festival. Chief Hock commented on the Juneteenth Celebration recently held and thanked the 1865 Society of Pender County for inviting him to the special event held the Friday evening before the celebration. In addition, Chief Hock said the SROs for the department are assisting with the Parks, Recreation & Tourism Department's summer camps.

8. Public Forum

Prior to Public Forum, Mayor Dawson called for a break between 5:24 PM and 5:35 PM.

Regina Fennell, 815 Ridgewood Avenue, thanked the board and town staff for their service. She also thanked Mr. Gantt for his assistance with her previous request in being able to utilize her United Health card to pay for the utility bill with the town. She is now able to use this method of payment. Ms. Fennell also commented on the light she requested at the end of Ridgewood Avenue and US Highway 117. Mr. Gantt said this is in the works and should be installed soon by Duke Energy.

Shannon Berlied, 208 West Satchwell Street, voiced her concern about a neighbor next to her residence on Satchwell Street. She said there are feral cats that are coming

from the property and urinating on her patio, as well as lots of items and debris around the property. Planning Director Ron Meredith advised there have been multiple violation letters mailed to the property owner, but will speak with the Town Attorney about the situation. Mayor Dawson also commented that she spoke with the property owner and informed them they needed to clean up their property. Commissioner Pearsall said the property of concern is located behind his property and asked if animal control could be contacted regarding the cats. Mr. Meredith will reach out to animal control to see what can be done. After discussion, Commissioner Rivenbark stated this has been talked about over and over and we need to move forward. Mayor Dawson said that Mr. Meredith and the Town Attorney would look into the concern as soon as possible and move forward with a solution.

9. Items from Assistant Manager

A. Updates on current projects

Chief Hock said the vehicle surplus process is underway. The culvert project is nearing completion, with remaining work focused on cosmetic items in order to finalize the project. A concern was raised regarding a section of South Walker Street across from the wooden walkway bridge near Creekside where there is an issue with erosion and a pipe located at the edge of the asphalt; Jeff Garrett with NC DOT has been contacted, and the installation of a guardrail is being considered for safety. Chief Hock said he spoke with NC DOT again about adding an extra two feet of shoulder on North Wright Street; this is in the works and will be scheduled with contractors through NC DOT. Commissioner Rivenbark said, with school reopening on August 25th, NC DOT needs to be mindful of the increased school bus traffic in the area in conjunction with ongoing construction of the Pender County Law Enforcement Center. Chief Hock stated he would remind them.

Chief Hock commented on the interview process for the Police Chief position and stated he submitted a 3-month retirement notice in hopes of working with the incoming Police Chief for a few weeks before leaving.

10. Items from Manager

A. Updates on current projects

Mr. Gantt said Sarah Fulton with Pender County advised the county will be starting to install water and sewer lines in the area of Old Savannah Road and North Wright Street.

Mr. Gantt commented on the downtown project with Duke Energy installing

underground utilities. He said they need an easement from the town for Dees Park so that work can be done on the property with installing transformers, etc. Mr. Gantt stated Attorney Blanchard has reviewed the easement and there are no issues. Commissioner George made a motion to allow Mr. Gantt as Town Manager to sign the easement on behalf of the town. The motion was seconded by Commissioner Malloy and carried by unanimous vote. Mr. Gantt said once this is completed and all the easements are finalized, he will have a better timeline of the project.

Mr. Gantt spoke about the Storm Water Master Plan and said there will be a public drop-in meeting held on July 10, 2025 to gather input from citizens, staff and board members.

Mr. Gantt said the Water and Sewer Master Plan is underway and the engineers, McKim and Creed, continue with surveying around town and obtaining inventory information.

Mr. Gantt advised Representative Carson Smith has filed a house bill on behalf of the town to obtain the property at the prison where the town water tower is located, which is approximately 11 acres in size. He said the bill has been approved with the house and will be going to senate soon.

Commissioner Dawson commented on an area of South Walker Street that is eroding, near Bennett Street. Mr. Gantt and Public Works will take a look at the area to see what can be done.

Commissioner Pearsall said there is a hole on Fremont Street in the area of Johnson Street Apartments that needs to be fixed. Mr. Gantt and Public Works will look into this.

11. Items from Attorney

Attorney Blanchard said he will work on the nuisance issue as spoken about during Public Forum, if that was the pleasure of the board. After brief comments, the board agreed to allow Attorney Blanchard to move forward with the next step.

12. Items from Mayor and Board of Commissioners

Commissioner Rivenbark commented on the fallen tree located in the right-of-way along Highway 53 and expressed concern regarding safety. He requested that staff proceed with cleanup of the tree/debris along the edge of the roadway; if the town is unable to perform the work, staff should contact NC DOT. He acknowledged that responsibility ultimately falls on the property owner but emphasized the need to address the roadway shoulder for safety purposes.

Commissioner Rivenbark reminded the board and staff that the Methodist Church parking lot located next to the Fire Department is under an agreement allowing the town to use the parking spaces during the week; however, parking spaces must be cleared and made available to the church for Sunday services. Mr. Gantt advised he also spoke with Charles Rooks about this issue and staff has been made aware.

Commissioner Rivenbark shared information received from Verizon Representative David Brown, noting there had been a contract years ago to install an antenna in Burgaw that the board at the time did not want to move forward with. He stated two residents are interested in being contacted by Verizon to host a tower. Mr. Brown informed him Verizon is currently contracting with the county to locate a tower on the Sheriff's Office tower beginning June 2026, and could not comment on why an antenna could not be placed on the Town's water tanks. Commissioner Rivenbark mentioned Mr. Brown also referenced an antenna in the historic downtown area. Mr. Gantt added that the town has provided Verizon with multiple properties to consider, but reported Verizon advised they could not use the prison tank because it was not structurally substantial.

Commissioner Malloy reported erosion concerns in the Rotary Park canal area and at Johnson Park along Hayes Street, noting he thought culverts was previously approved for those areas. Mr. Gantt confirmed these projects fall under the Stormwater Master Plan, which also includes drainage improvements near Ms. Casey's residence. Commissioner Rivenbark proposed running piping from Hankins Park area to Cowan Street and filling in the area to enhance esthetics in preparation for a future splash pad. Mr. Suggs added the town is seeking grants for related parking lot and drainage improvements. Mr. Gantt advised the engineer working on the Stormwater Master Plan is redesigning the BRIC program, which is expected to provide substantial funding.

Commissioner Malloy also requested the hole on Ashe Street in front of the tennis courts be patched; Mr. Gantt will see this gets handled.

Commissioner Rivenbark inquired about the ADA corner replacements. Mr. Gantt clarified this was a NC DOT project with no town expenditure.

Commissioner Malloy raised an issue regarding a possible violation on McRae Street; Mr. Meredith stated a violation has been issued.

Commissioner George commented McNeil Street is in bad shape and needs to be repaved. Mr. Gantt said we are waiting to see which water lines need to be replaced along this street before paving, but reassured the board this street is a top priority.

Commissioner Dawson asked Mr. Gantt why it was taking so long for Duke Energy to address the lighting request along Ridgewood Avenue as requested by Ms. Fennell. Mr. Gantt said Duke Energy plans to update the type of lighting in the area and was inquiring to see if any encroachments were needed before they proceeded with the

project. Mr. Gantt will reach back out to Duke Energy for an update.

13. Closed Session

A. Pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege

Commissioner Malloy made a motion to go into closed session at 6:25 PM. The motion was seconded by Commissioner George and carried by unanimous vote.

Commissioner Malloy made a motion to go back into open session at 6:51 PM. The motion seconded by Commissioner George and carried by unanimous vote.

14. Adjournment

Commissioner Malloy made a motion to adjourn the meeting at 6:51 PM. The motion was seconded by Commissioner Pearsall and carried by unanimous vote.

ORDINANCE 2025-16

***AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET
Change to Schedule of Fees***

WHEREAS, the Town of Burgaw Board of Commissioners passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, the request to amend the Schedule of Fees is requested by the Town of Burgaw Parks and Recreation Director to make changes and additions to fees; and

WHEREAS, the Schedule of Fees in the budget ordinance will need to be amended to reflect these changes in the Parks and Recreation's Facilities Rentals section.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS THAT:

The FY 2025-2026 Schedule of Fees be altered to reflect the following changes as attached.

(See attachment)

Adopted this the 12th day of August 2025.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor



**Town of Burgaw
ITEM REPORT**

Item: 7BI

DATE OF MEETING: August 12, 2025 DEPARTMENT OF ORIGIN: Fire Department	DATE SUBMITTED: 08/06/2025 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Ordinance 2025-17 Amending the Town of Burgaw Code of Ordinances, Chapter 6, Buildings and Building Regulations, Article II, Section 6-32 and Chapter 16, Fire Prevention and Protection, Article II, Section 16-31	
SUMMARY STATEMENT: The purpose of this update is to align the Town of Burgaw's fire prevention ordinance with the most current edition of the State Building Code, specifically Fire Prevention Code. By referencing the most recently adopted edition by the State, this amendment ensures the Town's fire code enforcement remains current and effective without requiring annual local re-adoption of each new edition. This approach streamlines enforcement authority, enhances public safety, and ensures continued compliance with evolving state standards. Additional amendment proposals to Chapter 16, Fire Prevention and Protection, will be forthcoming to stay consistent with processes and updated regulations.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): Ord AMEND CODE fire prevention	

ORDINANCE 2025-17

AMENDING THE TOWN OF BURGAW CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, SECTION 6-32 AND CHAPTER 16, FIRE PREVENTION AND PROTECTION, ARTICLE II, SECTION 16-31

WHEREAS, the current language of Chapter 6, Article II, Section 6-32 and Chapter 16, Article II, Section 16-31 of the Town of Burgaw Code of Ordinances has adopted the previous version of the fire code and appendices; and

WHEREAS, the North Carolina Fire Code, the North Carolina Department of Insurance and the Insurance Services Office has recommended that all code enforcement agencies adopt the most current code and specific appendices, and

WHEREAS, the Town wishes to comply with the recommendations of the regulatory agencies listed above and provide a more consistent and effective fire prevention staff.

NOW THEREFORE BE IT ORDAINED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS THAT THE FOLLOWING AMENDMENTS BE ADOPTED:

ARTICLE II. - REGULATORY CODES

Sec. 6-32. - International Building, Mechanical, Plumbing and Fire Code adopted.

That a certain document, of which are on file in the office of the Building Inspections Department of the Town of Burgaw, being marked and designated as the International Building, Mechanical, Plumbing and North Carolina State Building Code: Fire Prevention Code 2012 Edition and all Appendices B, C and F, as published by the International Code Council and the North Carolina Code Council is hereby adopted as the code of the Town of Burgaw for regulating and governing the safeguarding of life, health and property in the occupancy of buildings and premises in the Town of Burgaw and its ETJ and providing for the issuance of permits; and each and all of the regulations, provisions, conditions and terms of such International Building, Mechanical, Plumbing and North Carolina State Building Code: Fire Prevention Code 2012 Edition and Appendices B, C and F Fire Code, published by the International Code Council, on file in the office of the Town of Burgaw Inspections Department are hereby referred to, adopted and made a part hereof as if fully set out in this section. **The town will enforce the recognized version adopted by the state, keeping it current with state adopted fire code.**

ARTICLE II. - FIRE PREVENTION CODE

Sec. 16-31. - Adoption.

There is hereby adopted by the board of commissioners, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the North Carolina State Building Code: Fire Prevention Code 2012 Edition and Appendices B, C and F, save and except such portions as are deleted, modified or amended by this article. **The town will enforce the recognized version adopted by the state, keeping it current with state adopted fire code.** Not less than three copies of such code have been and now are filed in the office of the clerk and such code is hereby adopted and incorporated as fully as if set out at length herein, and the provisions thereof shall be controlling within the limits of the town and its extraterritorial jurisdiction (ETJ).

Adopted this the 12th day of August 2025.

Signed: _____
G. Olivia Dawson, Mayor

Attest: _____
Kristin J. Wells, Town Clerk

ORDINANCE 2025-18

***AMENDING FISCAL YEAR 2025-2026 ANNUAL BUDGET
Change to Schedule of Fees***

WHEREAS, the Town of Burgaw Board of Commissioners passed an ordinance adopting a budget for FY 2025-2026 on June 10, 2025; and

WHEREAS, the request to amend the Schedule of Fees is requested by the Town of Burgaw Fire Marshal to make changes and additions to fees and citations; and

WHEREAS, the Schedule of Fees in the budget ordinance will need to be amended to reflect these changes in the Fire Marshal's section.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS THAT:

The FY 2025-2026 Schedule of Fees be altered to reflect the following changes as attached.

(See attachment)

Adopted this the 12th day of August 2025.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

Fire Marshal

In order to preserve and protect public health and safety, and to satisfy the requirements of North Carolina General Statute 160A-424, the Town of Burgaw will be conducting Fire Prevention inspections and construction plan review on all commercial buildings within the town limits and, it's ETJ, on an annual basis. The purpose of these periodic inspections is to identify activities and conditions in buildings, structures and on premises that pose dangers of fire, explosion or related hazards.

~~Fire prevention, inspections and permits:~~

New Business and Multi-Family Permit and Inspection	
Plan Review and Additions	\$50.00 + \$0.06 sq ft
Additions, Upfit & Shell	\$50.00 + \$0.06 sq ft
Compressed Gas	\$ 75.00
Hazardous Materials Install, Repair,	
Abandon Plan Review	\$50.00 + \$0.06 sq ft
Industrial Ovens - Install	\$ 75.00
Any other special function requiring	
fire inspection or approval	\$ 50.00
ALE Inspection	\$ 50.00
Fireworks	\$ 200.00

~~All commercial and multi-family properties will be permitted and inspected during the plan review and construction phases to verify compliance with the NC Fire Code.~~

Fire Suppression and Notification System Permit and Inspection

Sprinkler System	\$100 + \$0.04 sq ft
Sprinkler Upfit	\$ 100.00
Sprinkler Inspection (Alteration No Permit)	\$ 50.00
Fire Alarm / Notification System	\$50.00 + \$0.02 sq ft
Fire Alarm Upfit	\$ 50.00
Fire Alarm Inspection (Alteration No Permit)	\$ 50.00
Other Suppression System	\$100 + \$0.04 sq ft
Standpipe System Install/Modify	\$ 75.00
Hood System and fixed fire suppression	
testing	\$100.00 + \$0.02 sq ft
Tanks, Pumps, Backflow Preventers	
and Piping	\$ 100.00
Above Ceiling Inspection	\$ 50.00
Spray Booth, Rooms Dip Operations	\$ 100.00
Gate Installation (Plan review & Inspection)	\$ 100.00

~~A permit and inspection is required before any fire suppression and/or notification system is installed, removed, or altered.~~

Special/Hazardous Use Permit

Temporary kiosk or display

	\$	
Special Assembly	\$	10.00
Cooking Event	\$	30.00
All tents meeting the permit requirements under		30.00
Chapter 24 of the North Carolina Fire Code (>800sqft)	\$	
See Operational Permitting/Inspection Fee Schedule		25.00

Flammable/Combustible Liquid Storage Tanks (Above and Below Ground)		
Installation	\$	100.00 per tank
Removal	\$	75.00 per tank
Pipe Inspection and Pressure Test	\$	50.00

Inspections

Annual Inspection	No charge
Foster Home Inspection	No charge
Day Care Inspection	No charge

ABC Inspection _____ \$ 75.00

Re-Inspection for Non-Compliance

1st Re-inspection (30 days after initial) _____ No charge

2nd Re-inspection (14 days later) _____ \$ 50.00 & Civil Citation \$100

Other Fire Charges

Unauthorized Burning _____ \$ 100.00

Key holder's Failure to Respond on Fire Alarm _____ \$ 100.00

Hazardous Event Standby _____ \$ 50.00 per hour

i.e. Pyrotechnics, Open Burning, etc.

After Hours Inspections

Any inspection on Holiday, Weekend or after 4pm

on normal working day _____ \$ 50.00

Fire Code Violation

First time Civil Citation (non-life safety) _____ \$ 100.00 each

Second time Civil Citation (non-life safety) _____ \$ 250.00 each

Third time Civil Citation (non-life safety) _____ \$ 300.00 each

Life Safety offence _____ \$ 250.00 per day

Parking or Obstruction of a Fire Lane _____ \$ 100.00

Occupying a Building without C/O or CC _____ \$ 250.00 per day

False Fire Alarm Commercial _____ \$ 60.00 per response after 2nd within 30 days

False Fire Alarm Residential _____ \$ 150.00 per response after 2nd within 30 days

Life Safety Code Violations

(Violation of any of the following code requirements renders a citation action)

1. Overcrowding — \$100.00 per person — Occupancy of a building in excess of the posted occupant load as defined in Section 1004 of the NC Fire Code.

2. Blocked Exit — \$200.00 per day — Any obstruction in the required width of a means of egress. (A means of egress is the continuous and unobstructed path of vertical and horizontal egress travel from any point in a building or structure to a public way, consisting of three separate and distinct parts: the exit access, the exit, and the exit discharge.)

3. Spraying Operation Not Complying to Code — \$100.00 per day — Spraying flammable or combustible finishes without a properly installed spray booth or approved spraying area.

4. Fire Alarm System Inspection/Maintenance — \$100.00 per day — Failure to have the required annual maintenance test conducted of the fire alarm system(s), all deficiencies corrected, and to have required documentation of test(s) available to the fire code official on site.

5. Fire Suppression System Inspection/Maintenance — \$100.00 per day — Failure to have the required annual maintenance test conducted of all the fire suppression system(s), all deficiencies corrected, and to have required documentation of test(s) available to the fire code official on site.

6. Unauthorized Storage — \$100.00 per day — The storage of flammable, combustible or hazardous liquids or materials improperly stored and/or without a permit.

7. Emergency Lighting Inspection/Maintenance — \$50.00 per day — Failure to provide documentation and/or to conduct the required emergency lighting tests set forth in Section 604.6 of the NC Fire Code.

8. Fire Extinguisher Inspection/Maintenance — \$50.00 per day — Failure to properly maintain and service required portable fire extinguishers.

9. Use of Non-Approved Heating Appliances — \$50.00 per day — The use of non-listed heating appliances and/or

Operational Permitting/Inspection Fee Schedule

Aerosol	\$ 75.00	each
Alcohol Licensing Inspection	\$ 75.00	each
Amusement Buildings	\$ 50.00	< or = 30 days
Aviation Facilities	\$ 75.00	each
Battery Systems	\$ 50.00	each
Carbon Dioxide Systems	\$ 75.00	each
Carnivals/Fairs (Tent/Air Supported Structure not included)	\$ 50.00	per event
Cellulose Nitrate Film	\$ 75.00	each
Combustible Dust Producing Operations	\$ 75.00	each
Combustible Fibers	\$ 75.00	each
Compressed Gases	\$ 75.00	each
Covered Mall Building	\$ 100.00	31 days to 1 year
Covered Mall Building	\$ 75.00	< or = 30 days
Cryogenic Fluids	\$ 75.00	each
Day Care or Group Home	\$ 75.00	1-49 capacity
Day Care or Group Home	\$ 120.00	50-150 capacity
Day Care or Group Home	\$ 175.00	>150 capacity
Dry Cleaning Plants	\$ 75.00	each
Exhibits and Trade Shows	\$ 50.00	< or = 30 days
Exhibits and Trade Shows - After Hours Inspection	\$ 80.00	per trip
Explosives	\$ 150.00	< or = 30 days
Explosives	\$ 300.00	> 30 days
Explosives Division 1.1, 1.2, 1.3	\$ 200.00	< or = 30 days
Explosive Blasting	\$ 50.00	per event
Explosives Transporting Division 1.1, 1.2, 1.3	\$ 200.00	per trip
Explosives Division 1.4, 1.5	\$ 100.00	< or = 90 days
Flammable & Combustible Liquids Class I	\$ 65.00	5-25 gallons
Flammable & Combustible Liquids Class I, II	\$ 250.00	26-1000 gallons
Flammable & Combustible Liquids Class I, II, III	\$ 450.00	>1000 gallons
Flammable & Combustible Change in Contents	\$ 75.00	each
Floor Finishing	\$ 50.00	each
Operation of Fuel Dispensing Facility	\$ 75.00	each
Tank Removal (Above or Below Ground)	\$ 100.00	per tank
Tank Installation (Above or Below Ground)	\$ 100.00	per tank
Tank Testing (Above or Below Ground)	\$ 75.00	per tank
Tank Abandonment (Above or Below Ground)	\$ 50.00	per tank
Fruit & Crop Ripening	\$ 50.00	each
Fumigation & Thermal Insecticidal Fogging	\$ 50.00	each
Gate	\$ 50.00	per gate
Hazardous Materials Industrial	\$ 75.00	< 2,500 occupancy sq ft
Hazardous Materials Industrial	\$ 100.00	2,501-10,000 occ sq ft
Hazardous Materials Industrial	\$ 200.00	10,001-40,000 occ sq ft
Hazardous Materials Industrial	\$ 300.00	>40,000 occ sq ft
High Piled Storage	\$ 75.00	each
Hot Work Operations/Cutting & Welding	\$ 50.00	< or = 30 days
Industrial Ovens	\$ 75.00	each
Lumber Yards/Woodworking Plants	\$ 75.00	each
Liquid or Gas-Fueled Vehicles/Equipment (Interior Static Display)	\$ 50.00	< or = 30 days
Magnesium	\$ 75.00	each

Combustible Storage—Miscellaneous	\$—75.00	each
Open Flames & Candles	\$—50.00	each
Place of Assembly (Church Sanctuary no fee)	\$—75.00	50-99 capacity
Place of Assembly (Church Sanctuary no fee)	\$ 125.00	100-300 capacity
Place of Assembly (Church Sanctuary no fee)	\$ 175.00	301-500 capacity
Place of Assembly (Church Sanctuary no fee)	\$ 250.00	>500 capacity
Other Permits Required by Fire Code	\$—75.00	each
Private Hydrant Systems	\$—75.00	each
Private School	\$—75.00	each
Pyrotechnic Special Effects Material—Indoors	\$ 200.00	each event
Pyrotechnic Special Effects Material—Outdoors	\$ 150.00	each event
Pyroxylin Plastics	\$—75.00	each
Repair Garage/Service Station <5000 Sq. Ft.	\$—75.00	<5,000 occupancy sq. ft.
Repair Garage/Service Station >5000 Sq. Ft.	\$ 125.00	>5,000 occupancy sq. ft.
Rooftop Heliports	\$—75.00	each
Spraying or Dipping, Flammable Finishes	\$—75.00	each
Storage of Scrap Tires/Byproducts	\$—75.00	each
Tent/Canopies/Air Supported Structures	\$—25.00	each event
		each tent/each event up
Tent/Canopies/Air Supported Structures (Excess of 15,000 Sq. Ft.)	\$—75.00	to 90 days
		each event (includes tent
Tent/Canopies/Air Supported Structures—After Hours/Holiday	\$—50.00	<14,999 sq ft)
Tire Rebuilding Plants	\$—75.00	each
Waste Handling/Junkyard, Waste Facility	\$—75.00	each
Wood Products	\$—75.00	each

2025-2026 Burgaw Fire Marshals Office Fee Plan

Type	Permit	Fee
<u>New Business Inspections and Permits</u>		
	Plan Review Shell	\$100+\$0.10 per sq ft
	Additions and Upfit	\$75 + \$0.10 per sq ft
	Compressed Gas	\$75
	Hazardous Materials Install	\$75 + \$0.10 per sq ft
	Hazardous Material Repair/Abandon	\$75 + \$0.10 per sq ft
	Industrial Ovens Install	\$100
<u>Fire Alarm</u>		
	Plan Review for New Alarm	\$75 + \$0.06 per sq ft
	Fire Alarm Upfit	\$75
	Fire Alarm Inspection	\$75
	Fire Alarm Alteration/Upfit Inspection	\$75
	Failure of Fire Alarm System Inspection/Maintenance	\$100 per day
<u>Suppression System</u>		
	Sprinkler Plan Review	\$125 + \$0.10 per sq ft
	Sprinkler Upfit Review	\$100
	Sprinkler Final Inspection	\$75
	Sprinkler Inspection for Alteration/Upfit	\$75
	Standpipe System Plan Review	\$75
	Standpipe Upfit/Alteration	\$75
	Standpipe Inspection	\$75
	Standpipe Alteration Inspection	\$75
	Hood System Plan Review	\$125 + \$0.06 per sq ft
	Hood System Inspection	\$100
	Hood System Upfit/Alteration Plan Review	\$75
	Hood System Upfit/Alteration Inspection	\$100
	Fire Sprinkler Pump Plan Review	\$125 + \$0.06 per sq ft
	Sprinkler Pump Inspection	\$75
	Above Ceiling Inspection	\$75
	Fire Line Inspection	\$75 per permit
	Failure of Fire Suppression System Inspection/Maintenance	\$100 per day
	Hydrant Flow Test (FD Completing)	\$200
<u>BDA/Two Way Communication</u>		
	Plan Review	\$125
	BDA Test Witness	\$75
	Two Way Communication Inspection	\$75

<u>Storage Tanks- Above/Below</u>	Installation-Plan Review	\$100
	Installation-Inspection	\$100 per tank
	Removal-Plan Review	\$100 per tank
<u>Special Use Permits</u>	Fireworks	\$200
	Special Event-Festivals	\$100
	Filming	\$200
	Special Event Permit (dance, graduation, etc)	\$100
<u>Inspections</u>	Annual (1 Year)	\$50
	General (3 Year)	\$25
	Foster Care	\$25
	Day Care/Grouphome/Preschools	\$75
	ALE	\$100
	After Hour Inspections	\$100
	Tent Inspection	\$50 per tent
	1st Re-Inspection (after 30 days)	\$0
	2nd Re-Inspection (14 days)	\$50 + \$100 Civil Citation
	3rd Re-Inspection (7 days)	\$150 + \$150 Civil Citation
	Institutional Facility Inspection	\$100
<u>Misc Charges</u>	Stop Work Order	\$75
	Complaint Investigation with Violation Notated + Citation	\$75
	Illegal Burning	\$100 + \$50 civil Citation
	Fire Lane Violation	\$100
	Key Holder's Failure to Respond	\$125
	False Fire Alarm Commercial	\$175 per response after 2 w/in 30 days
	False Fire Alarm Residential	\$75 per response after 2 w/in 30 days
	Failure to Pay Fee/Fines	\$50 per every 30 days late
	<i>After 2 Months, will be referred to Town Attorney</i>	
<u>Event Standbys</u>	Pyrotechnics	\$100 per hour
	Fire Watch Special Request	\$100 per hour
<u>Fire Code Violation (Life Safety)</u>	First Time Offense per day	\$75
	Second Offense Per Day	\$150
	Third Offense Per Day	\$300
	Overcrowding (Per Person)	\$100
	Occupying a Building without a C/O	\$500

	Blocked Exit	\$300
	Locked Exit	\$500
	Spraying Operation Not Complying to Code	\$200
	Unauthorized Storage	\$200
	Failure to Maintain Emergency Lighting Inspection/Maintenance	\$100
	Failure to Maintain Fire Extinguisher Inspection/Maintenance	\$100
	Use of Non-Approved Heating Appliances	\$100
	First Time Civil Citation (w/in a year of first issued)	\$150
	Second Time Civil Citation (w/in a year of first citation issued)	\$350
	Third Time Civil Citation (w/in a year of first citation issued)	\$500
	Failure to Evacuate during a Fire Alarm	\$500 Per Person
	Violation of Life Safety not provided above	\$500
Operational Permits		
	Aerosol	\$100
Listed in the NC Fire Code	Amusement Buildings	\$75
	Aviation Facilities	\$100
	Battery Systems	\$75
	Carbon Dioxide Systems	\$75
	Carnivals/Fairs	\$75
	Cellulose Nitrate Film	\$75
	Combustible Dust Producing Operations	\$75
	Combustible Fibers	\$75
	Compressed Gasses	\$100
	Covered Mall Buidling	\$75
	Cryogenic Fluids	\$75
	Day Care or Group Home	0-25 \$50, 26-50 \$75, 51-100 \$100, 101-150 \$125, 151-175 \$150, 176+ \$175
	Dry Cleaning Plants	\$75
	Exhibits and Trade Shows	\$50
	Exhibits and Trade Shows-After Hours Inspection	\$75
	Explosives	30 Day- \$175, 90 Day- \$300
	Explosives Division 1.1, 1.2, 1.3	\$225
	Explosives Blastings	\$75 per Event
	Explosives Transporting Division	\$200

Explosives 1.4, 1.5	\$125(90 day permit)
Flammable and Combustible Liquids Class I	\$75
Flammable and Combustible Liquids Class I, II	\$275
Flammable and Combustible Liquids I, II, III	\$500
Flammable and Combustible Change in Contents	\$75
Floor Finishing	\$75
Operation of Fuel Dispensing Facility	\$100
Tank Installation, Removal	\$100
Fruit and Crop Ripening	\$75
Fumigation and Thermal Insedctisidal Fogging	\$75
Gate	\$100
Hazardous Materials Industrial	<2500 Sq. Ft- \$75
Hazardous Materials Industrial	2501-10,000 Sq. Ft- \$100
Hazardous Materials Industrial	10,001-40,000 Sq. Ft- \$200
Hazardous Materials Industrial	>40,000 Sq. Ft- \$300
High Piled Combustible Storage	\$100
Hot Work Operations/Cutting & Welding	\$75
Industrial Ovens	\$75
Lumber Yards/Woodworking Plants	\$100
Liquid or Gas Fueled Vehicles/Equipment(Interior Static Display)	\$75(30 day permit)
Magnesium	\$75
Combustible Storage Miscellaneous	\$75
Open Flames/Candles	\$50
Places of Assembly(Church Sanctuary no fee)	50-99 \$75
Places of Assembly(Church Sanctuary no fee)	100-200 \$125
Places of Assembly(Church Sanctuary no fee)	201-300 \$175
Places of Assembly(Church Sanctuary no fee)	301-400 \$225
Other Permits Required by Fire Code	\$100
Private Hydrant Systems	\$75
Private Schools	\$100
Pyrotechnic Special Effects Materials-Indoors	\$250

Pyrotechnic Special Effects Materials-Outdoors	\$250
Pyroxilin Plastics	\$75
Repair Garage/Service Station <5000ft Sq. Ft	\$100
Repair Garage/Service Station<5000 Sq. Ft	\$150
Rooftop Heliports	\$100
Spraying or Dipping, Flammable Finishes	\$100
Storage of Scrap Tires/Byproducts	\$100
Tent/Canopies/Air Supported Structures	\$75
Tire Rebuilding Plants	\$100
Waste Handling/Junkyard, Waste Facility	\$100
Wood Products	\$75



**Town of Burgaw
ITEM REPORT**

Item: 7DI

DATE OF MEETING: August 12, 2025 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 08/06/2025 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Street Closure Request for Cycle NC Event	
SUMMARY STATEMENT: The Parks, Recreation, and Tourism Department is requesting closure of Wright Street from Wilmington Street to Fremont Street and Courthouse Ave from Wright Street to Dickerson Street from 5:00 am to 1:00 pm for the hosting of Cycle NC on October 11th. Option B, if construction is occurring on Courthouse Ave, is just the closure of Wright Street at the exact times.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): None	



Application for Land Subdivision (Major)

Date 5/5/2025

Fee _____

APPLICANT INFORMATION

Name: DR Horton, Inc. C/O: Elizabeth Shelton Phone Number: 704-564-6863

Mailing Address: 6752 Parker Farm Dr, Suite 210, Wilmington, NC 28405

Email Address: elshelton@drhorton.com

OWNER INFORMATION (if different from applicant)

Name: Bowen Caputo Family Limited Partnership Phone Number: _____

Mailing Address: 2630 NC HWY 53 W or P.O. Box 4846

Email Address: _____

LAND SUBDIVISION REQUEST INFORMATION

Location: 2630 NC HWY 53 West, Burgaw, NC 28425

Owner: Bowen Caputo Family Limited Partnership

GEO PIN Number: 3218-28-4425-0000

Current Zoning RA In City Limits: ☐ Yes ☒ No Inside ETJ ☒ Yes ☐ No

Voluntary Annexation Requested: ☒ Yes ☐ No ☐ Not Applicable

Acreage of Parent Parcel: 285.17 Number of Divisions or Lots Proposed: 192

I/we Elizabeth Shelton have reviewed the Unified Development Ordinance (UDO) of the Town of Burgaw and certify that all regulations, requirements, and standards of design have been satisfied as they pertain to this proposed subdivision. I/we also agree to submit eight (8) copies of a preliminary plat in accordance with Chapter 10 of the Unified Development Ordinance along with this application

Signature of Applicant: E. Shelton Date: 5/16/25

Signature of Owner (if different from applicant): Kelley Caputo Date: 5/8/25

PLEASE RETURN COMPLETED APPLICATION TO:
TOWN OF BURGAW
PLANNING DEPARTMENT
109 NORTH WALKER STREET
BURGAW NORTH CAROLINA, 28425

July 29, 2025

Town of Burgaw Planning Department
109 N. Walker Street
Burgaw, NC 28425

Re: Weldon Village – Proposed Residential Major Subdivision – PID 3218-28-4425-0000 (the “Project”)

To Whom It May Concern:

This letter is being submitted on behalf of D.R. Horton, Inc. (“Horton”) in response to Item #3 in Section III of the Technical Review Committee Comments dated 6/11/2025 in connection with the above referenced Project and is intended to accompany Horton’s annexation request for the Project.

As part of Horton’s proposed development of the Project, Horton wishes to connect/extend to the Town of Burgaw’s existing wastewater system. As part of such connection/extension, Horton is proposing to construct, at Horton’s cost, a force-main extension which extends down/up Henry Brown Road to the existing pump station site found on W. Wallace Street (S.R. 1344), as more particularly shown on the enclosed site plan. Horton’s construction of such extension will be contingent upon Horton’s acquisition of the property that makes up the Project and Horton’s acquisition of the easements, rights-of-way and encroachment agreements needed to construct such extension.

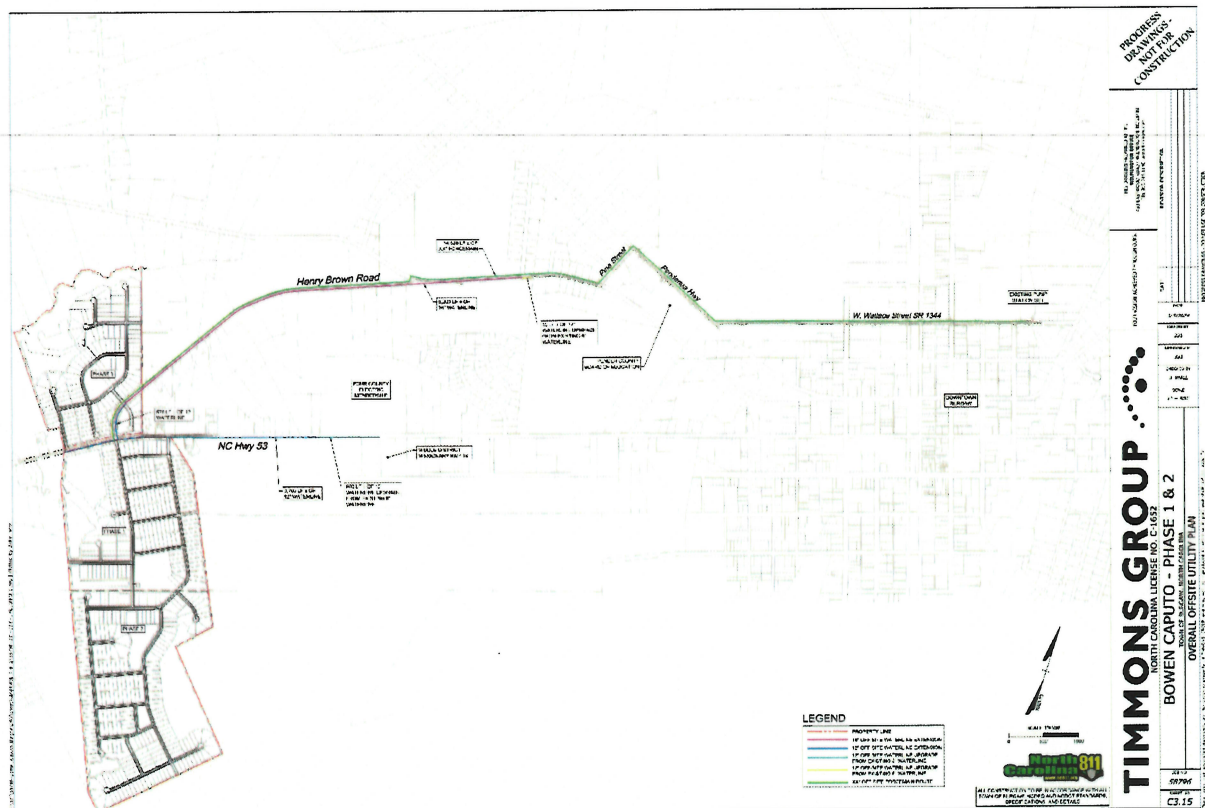
Thank you.

Sincerely,

D.R. Horton, Inc.

By: 
Name: IAN FLANNERY
Title: DIVISION VP OF LAND

Enclosure:



**AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF**

The undersigned owner, Bowen Caputo Family Limited Partnership, does hereby appoint DR Horton, Inc. to act on my behalf for the purpose of petitioning the Town of Burgaw for: a) an amendment to the text regulations, b) a change to the zoning map, c) approval of a special use permit; and/or, d) approval of a major or minor subdivision, as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Burgaw that said person has the authority to do the following acts for and on behalf of the owner:

- (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) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition; and
- (4) In the case of a special use permit or conditional district rezoning, to accept conditions or recommendations made for the issuance of the special use permit or conditional district rezoning on the owner's property.

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

Owner Name Bowen Caputo Family Limited Partnership

Owner Signature Kathryn C. Kirk Date 5/8/25

Appointee Name DR Horton, Inc. - Elizabeth Shelton

Appointee Signature E. L. Shelton Date 5/16/25

Application accepted by: [Signature] **FOR OFFICE USE ONLY**

Date: 7-25-25

TOWN OF BURGAW
109 NORTH WALKER STREET
DRH Inc Controlled Disbr Acct.

Stub 1 of 1

Check Number

2045639

Date

05/14/25

4603407

PO Numb	Invoice Number	Subdv Lot#	Lot Address	Cost Cde	Legal Desc	Gross	Deductions	Amount Paid
050825	APPLICAT	49475	Bowen Caputo Tract CMM			2,120.00		2,120.00
						2,120.00		2,120.00

TOWN OF BURGAW
109 NORTH WALKER STREET
DRH Inc Controlled Disbr Acct.

Stub 1 of 1

Check Number

2045639

Date

05/14/25

4603407

PO Numb	Invoice Number	Subdv Lot#	Lot Address	Cost Cde	Legal Desc	Gross	Deductions	Amount Paid
050825	APPLICAT	49475	Bowen Caputo Tract CMM			2,120.00		2,120.00
						2,120.00		2,120.00

THIS CHECK IS PRINTED IN RED AND BLUE INK ON THE FACE ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLUORESCENT FIBERS AND BASKETWEAVE ON BACK

Controlled Disbursement
Wells Fargo Bank, N.A.

Check Number 2045639

DRH Inc Controlled Disbr Acct.
1341 Horton Circle
Arlington, TX 76011

56-382

412

4603407

Date	Amount
05/14/25	\$*****2,120.00

Void after 6 months from date of issue

Pay TWO THOUSAND ONE HUNDRED TWENTY AND 00/100 *****

To to the
Order Of: TOWN OF BURGAW
109 NORTH WALKER STREET
BURGAW NC 28425

D.L. Horton

Project #58796 Bowen-Caputo Tract

Surveyed Legal Description of Bowen-Caputo Tract Parcel "C"

"Being all that certain piece, parcel, and portion of the property of Bowen Caputo Family Limited Partnership, a North Carolina Limited Partnership, being tax parcel 3218-28-4425-0000, located in the Township of Burgaw, Pender County, North Carolina. Said property with deed recorded in Deed Book 1542, at Page 47 and plat recorded in Map Book 34 at Page 144, all in the Pender County Registrars of Deed Office."

Commencing at a point, said point being a P.K. Nail, set in the approximate centerline of North Carolina Highway 53 West, a 60-foot Public Right-of-Way, being approximately 753± feet Southeast along the centerline of North Carolina Highway 53 West from its intersection with the centerline of Henry Brown Road (State Road 1343), a 60-foot Public Right-of Way;

Thence proceeding South 11° 57'19" East, a distance of 31.86 feet to a $\frac{5}{8}$ " iron rod found on the Southern Right-of-Way line of the aforesaid North Carolina Highway 53 West, a 60' Public Right-of-Way, and being the common corner of the said Parcel "C" and the lands of the property of Oscar H. and Margie Y. Hilburn, with said deed recorded in Deed Book 2310, at Page 295 in the Pender County Registrars of Deed Office and also being the said **Point-Of-Beginning**;

Thence from the said **Point-Of-Beginning**, turning and proceeding along the Southern Right-of-Way line of the North Carolina Highway 53 West, North 58°22'50" East, a distance of 554.01 feet, to a $\frac{5}{8}$ " iron rod set;

Thence continuing along the Southern Right-of-Way line of the North Carolina Highway 53 West along a curve to the right, composed of the following parts: a radius of 2962.12 feet, a central angle of 13°54'38", a tangent length of 361.36 feet, a chord bearing of North 65°20'02" East, a chord length of 717.40 feet, and an arc length of 719.17 feet to a $\frac{5}{8}$ " iron rod found;

Thence continuing along the Southern Right-of-Way line of the North Carolina Highway 53 West, North 72°10'42" East, a distance of 285.89 feet to a $\frac{3}{4}$ " iron rod found; said corner also being the common corner of the said Parcel "C" and the lands of the property of Dale L. & Tina B. Hand with said deed recorded in Deed Book 998, at Page 19 in the Pender County Registrars of Deed Office;

Thence turning and departing the Southern Right-of-Way line of the North Carolina Highway 53 West, and proceeding along the lands of the aforesaid Dale L. & Tina B. Hand, South 49°21'47" East, a distance of 375.51 feet to a $\frac{3}{4}$ " iron rod found;

Thence continuing in the same line and course South 49°21'47" East a distance of 226.56 feet, along the lands of the property of James F. Drake, with said deed recorded in Deed Book 4611, at Page 2723, to a $\frac{5}{8}$ " iron rod set;



Project #58796 Bowen-Caputo Tract

Thence turning and continuing along the lands of the aforesaid James F. Drake, and the lands of Oak Mountain Timberco NC LLC, with said deed recorded in Deed Book 4738, at Page 2180, South 24°57'14" East, a distance of 2185.66 feet to a 5/8" iron rod set;

Thence turning and proceeding along the lands of the aforesaid Oak Mountain Timberco NC LLC, South 45°03'56" West, a distance of 599.78 feet to a 5/8" iron rod set;

Thence turning and continuing along the lands Oak Mountain Timberco NC LLC the following courses: South 41°12'25" East, a distance of 1684.39 feet to a 5/8" iron rod set,

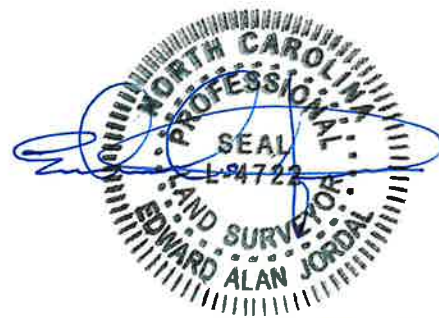
Thence, South 46°44'20" West, a distance of 1982.57 feet to a 2" iron rod found;

Thence, North 43°49'07" West, a distance of 307.54 feet to a 5/8" iron rod set;

Thence turning and departing from the lands of Oak Mountain Timberco NC LLC, and proceeding along the lands of Judson Brinkley Croom, with said deed recorded in Deed Book 4620, at Page 1204 and the lands of Oscar H. & Margie Y. Hilburn, said deed recorded in Deed Book 2310, at Page 295, North 22°42'15" West, a distance of 4433.82 feet to a 5/8" iron rod set;

Thence turning and continuing along the aforesaid lands of Oscar H. & Margie Y. Hilburn, North 11°57'19" West, a distance of 443.42 feet to a 5/8" iron rod found, the said **Point-Of-Beginning**.

The above-described area Parcel "C" contains: 8,982,704 Square Feet/ and or 206.2145 Acres



4-17-2024

Project #58796 Bowen-Caputo Tract

Surveyed Legal Description of Bowen-Caputo Tract Parcel "B"

"Being all that certain piece, parcel, and portion of the property of Bowen-Caputo Family Limited Partnership, a North Carolina Limited Partnership, being tax parcel 3218-28-4425-0000, located in the Township of Burgaw, Pender County, North Carolina. Said property with deed recorded in Deed Book 1542, at Page 47 and plat recorded in Map Book 34 at Page 144, all in the Pender County Registrars of Deed Office."

Commencing at a point, said point being a P.K. Nail, found in the approximate centerline of Henry Brown Road (State Road 1343), being a 60-foot Public Right-of-Way, and being approximately 895± Feet Northeast along the centerline of Henry Brown Road from its intersection with the centerline of North Carolina Highway 53 West, a 60-foot Public Right-of-Way;

Thence proceeding South 18°04'17" East, a distance of 39.15 feet to a ¾" iron rod found on the Southern Right-of-Way line of the said Henry Brown Road, and being the common corner shared with the lands of Roy Kollen, with said deed recorded in Deed Book 4711, at Page 689, and being the said **Point-Of-Beginning**;

Thence, from said **Point-Of-Beginning**, continuing South 18°04'17" East, along the aforesaid lands of Roy Kollen, a distance of 227.39 feet to a ¾" iron rod found:

Thence continuing along the same course and line, South 18°04'17" East, along the lands of Jonathan D. and Amy T. Jones, said deed recorded in Deed Book 4628, at Page 2869, 389.18 feet, to a ⅝" iron rod set on the Northern Right-of-Way line of North Carolina Highway 53 West, a 60-foot Public Right-of-Way;

Thence turning and following the Northern Right-of-Way Line of North Carolina Highway 53 West, along a curve to the left, composed of the following parts: a radius of 3,022.12 feet, a central angle of 06°53'07", a tangent length of 181.80 feet, a chord bearing of South 66°23'50" West, a chord length of 362.94 feet, and an arc length of 363.16 feet to an existing ⅝" iron rod found at its intersection with the Eastern Right-of-Way of the said Henry Brown Road;

Thence turning, and proceeding along the Eastern Right-of-Way Line of Henry Brown Road, North 29°23'21" West, a distance of 67.13 feet, to an existing ⅝" iron rod;

Thence, continuing along the Eastern Right-of-Way of the said Henry Brown Road along a curve to the right, composed of the following parts: a radius of 410.79 feet, a central angle of 62°11'27", a tangent length of 247.76 feet, a chord bearing of North 01°48'12" East, a chord length of 424.31 feet, and an arc length of 445.88 feet to a ⅝" iron rod set;

Project #58796 Bowen-Caputo Tract

Thence continuing along the aforesaid Right-of-Way of the said Henry Brown Road, North 32°53'04" East, a distance of 296.37 feet, to a ¾" iron rod found, the said **Point-Of-Beginning**.

The above-described Parcel "B" contains: 175,645 Square Feet/ and or 4.0322 Acres.



Project #58796 Bowen-Caput Tract

Surveyed Legal Description of Bowen-Caputo Tract Parcel "A"

"Being all that certain piece, parcel, and portion of the property of Bowen-Caputo Family Limited Partnership, a North Carolina Limited Partnership, being tax parcel 3218-28-4425-0000, located in the Township of Burgaw, Pender County, North Carolina. Said property with deed recorded in Deed Book 1542, at Page 47 and plat recorded in Map Book 34 at Page 144, all in the Pender County Registrars of Deed Office."

Commencing at a point, said point being a P.K. Nail, set in the approximate centerline of North Carolina Highway 53 West, a 60-foot Public Right-of-Way, being approximately 753± feet Southeast along the centerline of North Carolina Highway 53 West from its intersection with the centerline of Henry Brown Road (State Road 1343), a 60-foot Public Right-of-Way;

Thence from said **Point-of-Commencement**, proceeding North 29°50'23" West, 30.01 feet to a $\frac{5}{8}$ " iron rod set on the Northern Right-of-Way line of North Carolina Highway 53 West, a 60-foot Public Right-of-Way and being the common boundary corner of the said Parcel "A" and the lands of the property of William Henry Blake, with said deed recorded in Deed Book 503, at Page 94 in the Pender County Registrars of Deed Office and also being the said **Point-of-Beginning**;

Thence from said **Point-of-Beginning**, proceeding along the lands of the aforesaid William Henry Blake, North 29°50'23" West, a distance of 308.87 feet to a concrete monument found;

Thence, turning and continuing along the lands of William Henry Blake, South 58°52'37" West, a distance of 170.02 feet to a 2" iron rod found;

Thence turning and, continuing along the lands of William Henry Blake, North 36°22'46" West, a distance of 1356.82 feet to a concrete monument found;

Thence continuing on the same line and course, North 36°22'46" West, distance of 110.31 feet, to a concrete monument found damaged and 0.47 feet right of the said boundary line;

Thence continuing on the same line and course, North 36°22'46" West, distance of 8.68 feet to a meander line followed along the Stoney Branch Run;

Thence turning and continuing along the Stoney Branch Run, said Stoney Branch Run being the property line of the parcel, with the following bearing and distances being the Meander Line as surveyed

North 86°17'15" East, a distance of 7.49 feet to a point;

Thence, North 60°32'04" East, a distance of 53.64 feet, to a point;

Thence, North 35°46'09" East, a distance of 54.43 feet to a point;

Project #58796 Bowen-Caput Tract

Thence, North 01°04'14" West, a distance of 36.41 feet to a point;
Thence, North 03°58'20" East, a distance of 23.31 feet to a point;
Thence, North 82°02'16" East, a distance of 52.78 feet to a point;
Thence, North 62°40'22" East, a distance of 26.37 feet to a point;
Thence, North 50°39'46" East, a distance of 67.72 feet to a point;
Thence, North 29°44'19" East, a distance of 62.94 feet to a point;
Thence, North 27°35'12" East, a distance of 41.57 feet to a point;
Thence, North 21°03'42" East, a distance of 42.89 feet to a point;
Thence, North 26°35'53" East, a distance of 53.38 feet to a point;
Thence, North 34°44'04" East, a distance of 33.30 feet to a point;
Thence, North 37°30'43" East, a distance of 54.31 feet to a point;
Thence, South 85°44'47" East, a distance of 24.35 feet to a point;
Thence, North 41°20'17" East, a distance of 46.30 feet to a point;
Thence, North 02°35'39" East, a distance of 34.97 feet to a point;
Thence, North 00°59'29" East, a distance of 52.10 feet to a point;
Thence, North 19°21'46" East, a distance of 42.82 feet to a point;
Thence, North 19°46'14" West, a distance of 39.51 feet to a point;
Thence, North 38°03'52" West, a distance of 24.34 feet to a point;
Thence, North 33°58'31" West, a distance of 52.91 feet to a point;
Thence, North 71°33'19" East, a distance of 29.22 feet to a point;
Thence, North 49°33'41" East, a distance of 22.82 feet to a point;

Project #58796 Bowen-Caput Tract

Thence, North 72°30'52" West, a distance of 24.05 feet to a point;
Thence, North 65°39'16" West, a distance of 41.79 feet to a point;
Thence, North 30°36'04" East, a distance of 39.51 feet to a point;
Thence, North 22°13'23" East, a distance of 66.46 feet to a point;
Thence, North 57°43'50" East, a distance of 61.86 feet to a point;
Thence, South 67°41'33" East, a distance of 33.92 feet to a point;
Thence, North 79°16'54" East, a distance of 69.33 feet to a point;
Thence, South 75°34'55" East, a distance of 37.52 feet to a point;
Thence, South 88°22'13" East, a distance of 16.25 feet to a point;
Thence, North 04°58'22" West, a distance of 33.41 feet to a point;
Thence, North 11°09'51" West, a distance of 51.05 feet to a point;
Thence, North 03°46'03" East, a distance of 60.29 feet to a point;
Thence, North 15°57'25" East, a distance of 90.26 feet to a point;
Thence, North 44°41'32" East, a distance of 50.90 feet to a point;
Thence, North 74°13'34" East, a distance of 53.29 feet to a point;
Thence, North 46°40'40" East, a distance of 33.67 feet to a point;
Thence, North 84°13'10" East, a distance of 24.01 feet to a point;
Thence, North 86°42'46" East, a distance of 34.11 feet to a point;
Thence, South 61°07'19" East, a distance of 26.29 feet to a point;
Thence, North 75°24'36" East, a distance of 4.88 feet to a point;
Thence, North 48°35'38" East, a distance of 25.74 feet to a point;



Project #58796 Bowen-Caput Tract

Thence, South 66°05'18" East, a distance of 31.56 feet to a point;
Thence, South 89°34'24" East, a distance of 46.22 feet to a point;
Thence, South 54°31'26" East, a distance of 58.05 feet to a point;
Thence, North 88°21'15" East, a distance of 30.92 feet to a point;
Thence, North 68°18'14" East, a distance of 64.32 feet to a point;
Thence, North 26°17'34" East, a distance of 41.78 feet to a point;
Thence, North 11°09'43" West, a distance of 29.10 feet to a point;
Thence, North 39°16'24" East, a distance of 43.65 feet to a point;
Thence, North 40°58'01" East, a distance of 42.33 feet to a point;
Thence, North 68°01'34" East, a distance of 37.41 feet to a point;
Thence, North 51°34'56" East, a distance of 21.04 feet to a point;
Thence, North 45°56'14" East, a distance of 44.59 feet to a point;
Thence, North 61°34'59" East, a distance of 21.11 feet to a point;
Thence, South 84°12'16" East, a distance of 26.51 feet to a point;
Thence, North 23°22'02" East, a distance of 25.48 feet to a point;
Thence, North 85°53'55" East, a distance of 43.14 feet to a point;
Thence, South 43°24'17" East, a distance of 22.80 feet to a point;
Thence, South 84°03'24" East, a distance of 33.02 feet to a point;
Thence, North 64°43'39" East, a distance of 25.11 feet to a point;
Thence, North 60°33'02" East, a distance of 43.30 feet to a point;
Thence, North 35°28'25" East, a distance of 43.61 feet to a point;



Project #58796 Bowen-Caput Tract

Thence, North 51°12'57" East, a distance of 11.51 feet to a point;

Thence departing the Meander Line of Stoney Branch Run, and turning and proceeding South 18°03'41" East, a distance of 224.94 feet, along the boundary line of Parcel "A", as surveyed to a ½" iron rod;

Thence continuing along said course and line, South 18°03'41" East, a distance of 1459.52 feet, to a ⅝" iron rod found bent and reset on the Northern Right-of-Way line of Henry Brown Road (State Road-1453), a 60-foot Public Right-of-Way;

Thence turning and proceeding along the Northern Right-of-Way line of Henry Brown Road South 32°53'04" West a distance of 345.04 feet to a ⅝" iron rod set;

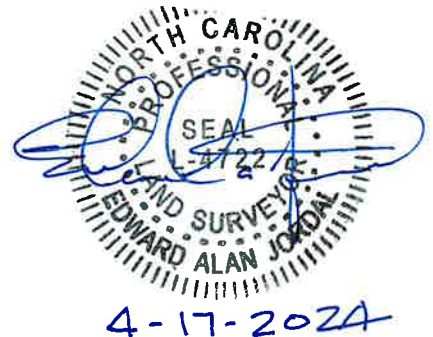
Thence continuing along the Northern Right-of-Way line of Henry Brown Road following a curve to the left, composed of the following parts: a radius of 470.79 feet, a central angle of 62°11'27", a tangent length of 283.95 feet, a chord bearing of South 01°47'10" West, a chord length of 486.29 feet, and an arc length of 511.01 feet, to a ⅝" iron rod found;

Thence continuing along the Northern Right-of-Way line of Henry Brown Road, South 29°10'00" East a distance of 65.13 feet to its intersection with the Northern Right-of-Way line of North Carolina Highway 53 West, to a ⅝" iron rod found;

Thence turning and proceeding along the Northern Right-of-Way line of North Carolina Highway 53 West along a curve to the left, composed of the following: a radius of 3,022.12 feet, a central angle of 03°26'48", a tangent length of 90.92 feet, a chord bearing of South 60°05'09" West, and a chord distance of 181.76 feet, and an arc length of 181.79 feet to a ⅝" iron rod found;

Thence continuing along the Northern Right-of-Way line of North Carolina Highway 53 West, South 58°22'50" West, a distance of 542.35 feet to a ⅝" iron rod set, the said **Point-of-Beginning**.

The above-described Parcel "A" contains: 3,263,905 Square Feet/ and or 74.9289 Acres.



ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME
BLAKE, WILLIAM HENRY
ADJACENT PROPERTY ADDRESS
2740 HWY 53 WEST
PARCEL NUMBER
3218-09-3673

NAME
COLLINS, KENNETH N
ADJACENT PROPERTY ADDRESS
PINEY WOODS RD
PARCEL NUMBER
3219-02-7357

NAME
LANIER, GENE BURON JR
ADJACENT PROPERTY ADDRESS
1379 PINEY WOODS RD
PARCEL NUMBER
3209-71-8670

NAME
BARNHILL, JAMES KENNETH JR
ADJACENT PROPERTY ADDRESS
745 PINEY WOODS RD
PARCEL NUMBER
3219-12-2510

NAME
BLACKBURN, MICHAEL R
ADJACENT PROPERTY ADDRESS
1171 PINEYWOODS RD
PARCEL NUMBER
3209-92-3174

NAME
MAGRUDER, CHRISTOPHER
ADJACENT PROPERTY ADDRESS
2238 HENRY BROWN RD
PARCEL NUMBER
3219-11-7863

NAME
HUFHAM, DONALD R
ADJACENT PROPERTY ADDRESS
1089 PINEY WOODS RD
PARCEL NUMBER
3209-92-7468

NAME
MAGRUDER, CHRISTOPHER
ADJACENT PROPERTY ADDRESS
HENRY BROWN RD
PARCEL NUMBER
3219-21-0026

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

KOLLEN, JENNIFER

ADJACENT PROPERTY ADDRESS

HENRY BROWN RD

PARCEL NUMBER

3219-20-0358

NAME

OAK MOUNTAIN TIMBERCO NC LLC

ADJACENT PROPERTY ADDRESS

HIGHSMITH RD

PARCEL NUMBER

3208-90-5620

NAME

JONES, JONATHAN D

ADJACENT PROPERTY ADDRESS

2460 NC HWY 53 W

PARCEL NUMBER

3219-20-1122

NAME

CROOM, JUDSON BRINKLEY

ADJACENT PROPERTY ADDRESS

WALKERTOWN RD

PARCEL NUMBER

3218-17-3370

NAME

HAND, DALE L

ADJACENT PROPERTY ADDRESS

2345 HWY 53 WEST

PARCEL NUMBER

3218-29-7962

NAME

HILBURN, OSCAR HALLETT

ADJACENT PROPERTY ADDRESS

2745 NC HWY 53 W

PARCEL NUMBER

3218-18-0784

NAME

DRAKE, GREGORY NATHAN

ADJACENT PROPERTY ADDRESS

NC HWY 53

PARCEL NUMBER

3218-39-8656

NAME

BARNHILL, JAMES KENNETH JR

ADJACENT PROPERTY ADDRESS

745 PINEY WOODS RD

PARCEL NUMBER

3219-12-4552

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

FENNELL, JOHN P

ADJACENT PROPERTY ADDRESS

681 PINEY WOODS RD

PARCEL NUMBER

3219-12-7509

NAME

KING, DOROTHY G

ADJACENT PROPERTY ADDRESS

2330 NC 53 HWY W

PARCEL NUMBER

3219-20-3197

NAME

BOWEN, JESSICA

ADJACENT PROPERTY ADDRESS

2185 HENRY BROWN RD

PARCEL NUMBER

3219-20-2885

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-20-3398

NAME

BOWEN, HARMONY

ADJACENT PROPERTY ADDRESS

HENRY BROWN RD

PARCEL NUMBER

3219-20-2733

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-21-2927

NAME

GRENELL, CHRISTOPHER P

ADJACENT PROPERTY ADDRESS

2285 HENRY BROWN RD

PARCEL NUMBER

3219-20-1572

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY

PARCEL NUMBER

3219-20-7264

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

BROWN, KAREN B

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-20-8616

NAME

MATTHEWS, GREGORY DALE

ADJACENT PROPERTY ADDRESS

2801 NC HY 53 W

PARCEL NUMBER

3218-08-9454

NAME

BULLARD, MARTHA B

ADJACENT PROPERTY ADDRESS

2805 NC HY 53 W

PARCEL NUMBER

3218-08-6553

NAME

BULLARD, MARTHA B

ADJACENT PROPERTY ADDRESS

2815 NC HY 53 W

PARCEL NUMBER

3218-08-6880

NAME

ALDRIDGE, JENNI

ADJACENT PROPERTY ADDRESS

153 WIDOW MOORE DR

PARCEL NUMBER

3219-30-0248

NAME

RAMIREZ , ESEQUIEL R

ADJACENT PROPERTY ADDRESS

2288 NC HWY 53 W

PARCEL NUMBER

3219-20-9485

NAME

ADJACENT PROPERTY ADDRESS

PARCEL NUMBER

NAME

ADJACENT PROPERTY ADDRESS

PARCEL NUMBER

SCHEDULE B-II EXCEPTIONS:

Chicago Title Insurance Company
Issuing Office: DHI Title of North Carolina
Commitment Number: 164-233101090C
Commitment Date: March 26, 2023 at 08:30 am

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
This is not a survey matter.
- Taxes and assessments for the year 2023, a lien now due and payable and subsequent years, a lien not yet due and payable.
This is not a survey matter.
- Title to any areas within street, highway or railroad rights of way, if any.
This is not a survey matter, as title legal description does not contain any right-of-way area.
- The creation or loss of land by natural or artificial changes along water forming part of the boundary of the land; and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water; and/or riparian rights incident to any branches, creeks, streams, lakes or other waters coursing or abutting the land.
Refer to the Northern boundary line of Parcel A, the run of Stoney Run Branch, as shown hereon.
- Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
Blanket in nature. Refer to survey shown hereon.
- All deferred taxes.
This is not a survey matter.
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed in Map Book 9, at Page 15, of the Pender County Registry.
Blanket in nature. Refer to M.B. 34, Pg. 144 and to the survey shown hereon.
- Right of Way to Carolina Power & Light Company recorded in Book 406, at Page 304, of the Pender County Registry.
30' Pole Run Easement. Surveyor unable to show hereon. No Exhibit provided with said deed.
- Right of Way to the Department of Transportation recorded in Book 577, at Page 142, of the Pender County Registry.
Shown hereon per M.B. 34, Pg. 144. No Highway plan provided.
- Right of Way to the Department of Transportation recorded in Book 577, at Page 143, of the Pender County Registry.
Shown hereon per M.B. 34, Pg. 144. No Highway plan provided.
- Right of Way to the Department of Transportation recorded in Book 577, at Page 144, of the Pender County Registry.
Shown hereon per M.B. 34, Pg. 144. No Highway plan provided.
- Right of Way Easement to Southern Bell Telephone and Telegraph Company recorded in Book 721, at Page 268, of the Pender County Registry.
Shown hereon.
- Title to any portion of the Land lying within the right of way of Highway 53 and Henry Brown Road.
Not a survey matter.
- The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
The acreage as surveyed is shown hereon.
- NO CLOSING SERVICES INSURANCE: As to the transaction for which this Commitment is issued, the Company does not afford insured closing protection/closing services insurance absent revision of this Commitment to include a statement that coverage is afforded to those parties identified in a separate closing protection letter issued simultaneously with revision of the Commitment. Any closing protection coverage or letter which heretofore may have been issued is hereby rescinded and shall not be effective as to this transaction. Any closing protection letter subsequently issued shall not be effective as to this transaction absent the accompanying requisite revision of this Commitment.
Not a survey matter.

Survey Notes:

- Horizontal control is based on NC State Grid, NAD'83 (2011) as determined by GPS
- Area computation is by the coordinate method.
- Right-of-way and property boundary information is based on Deeds and plats of record and an actual field survey provided by this firm.
- Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
- Wetlands delineation was not included with this survey.
- There was no observed above ground evidence of a cemetery on this property at time of survey fieldwork. Timmons Group can neither confirm nor deny that burial grounds exist on this site.
- Visible water features observed at the time of survey fieldwork, on or within 5 feet of the property shown hereon.
- This property has direct access to NC Hwy 53 & Henry Brown Road.
- There were no gores or overlaps observed at the time of the survey.
- Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products were provided by Tuck Mapping Solutions, Inc

Surveyor's Certification:

To: DR Horton, Inc.
Chicago Title Insurance Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 13, 16 & 17 of Table A thereof. The fieldwork was completed on April 28, 2023.

Date of Plat or Map: July 26, 2023.

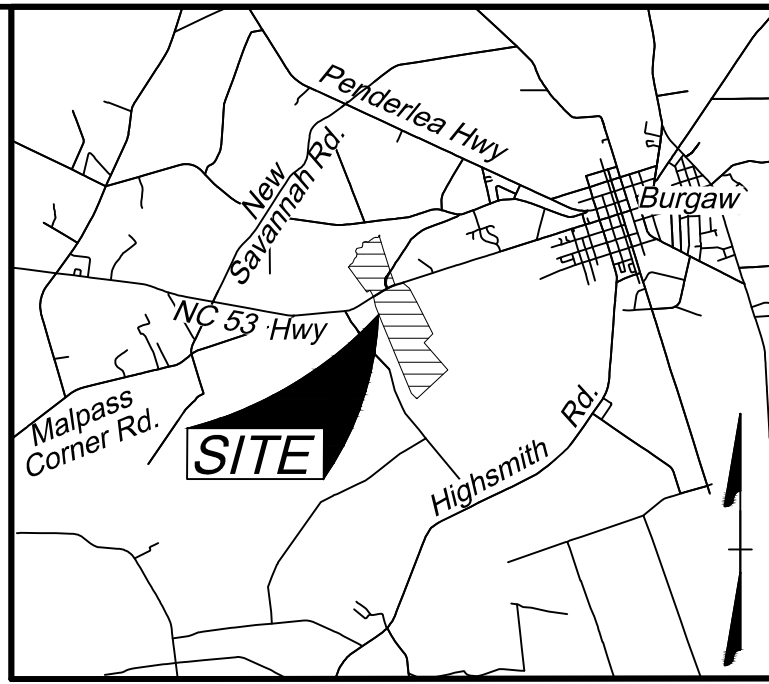
Edward A. Jordan, PLS # L-4722

July 26, 2023
Date



Table A Surveyors Notes:

- Property corner monuments as shown.
- Parcel known as 2630 NC Hwy 53 W/ PIN: 3218-28-4425-0000.
- This property lies in Flood Zone X (Minimal Flood Risk), Zone X (0.2% Annual Chance Flood, & Zone AE (EL 32.3-FRIS) per FEMA Flood Map Numbers:
3720320900 J, FIRM 370344, Panel 3209
3720321900 J, FIRM 370344, Panel 3219
3720321800 J, FIRM 370344, Panel 3218
Effective dates: February 16, 2007
- Lot area: ID Parcel A Square feet 3,263,905± Acres 74.9289± (to centerline of Stoney Run Branch Meander line)
Parcel B 175,645 4.0322
Parcel C 8,982,704 206.2145
Total Area 12,422,254± 285.1756±
- Zoning report/letter has not been provided.
- Building dimensions shown hereon or (see building detail) or there were no visible buildings at time of survey fieldwork.
- Substantial features observed in the process of conducting the fieldwork are show hereon.
- Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
- There was no apparent evidence of current earth moving work, building construction or building additions observed at the time of survey fieldwork.
- Information for proposed changes in street right of way lines, if any, was not provided and are not shown. There was no evidence of recent street or sidewalk construction or repairs observed at the time of survey fieldwork.



Sheet Index

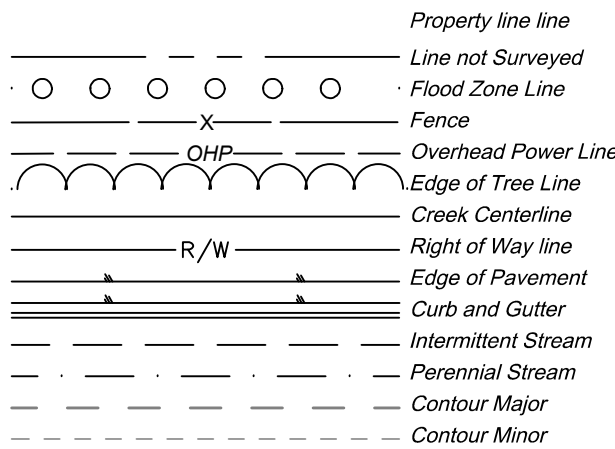
Sheet 1 of 3: Certifications, ALTA /NSPS Table A, Schedule B-II Exceptions, Surveyors Notes, Legend & Abbreviations
Sheet 2 of 3: Survey of Parcels A & B
Sheet 3 of 3: Survey of Parcel C

Legend

- IPF - Iron Pipe Found
- ROD/F - Iron Rod Found
- IRS - Iron Rod Set
- CP - Computed Point
- MON - Concrete Monument
- MNF - Mag Nail Found
- IPS - Iron Pipe Set
- Bench Mark / Control Point
- Backflow Preventer
- Water Vault
- Telephone Vault
- Traffic Control Box
- Power Vault
- Utility Vault
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Box
- Telephone Pedestal
- Cable TV Pedestal
- Sign
- Electric Meter
- Water Meter
- Water Valve
- Fire Hydrant
- Power Pole
- Light Pole
- Drainage Structure
- Gas Meter
- Gas Valve
- Air Conditioner Unit
- Mailbox
- Clean Out
- Well
- Guy
- Flag Pole
- Tree
- Utility Manhole
- Propane Tank

Abbreviations Legend

- BFE - Base Flood Elevation
- DB - Deed Book
- EP - Edge of Paving
- INV - Invert
- MKF - Fiber Optic Marker
- MK - Marker
- N/F - Now or Formerly
- NTS - Not to Scale
- MC - Map Cabinet
- PG - Page
- PID - Parcel Identification Number
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- SF - Square Feet
- SIGP - Signal Pole
- SSMH - Sanitary Sewer Manhole
- TBC - Top Back of Curb
- TVP - Television Pedestal
- TYP - Typical



ALTA/ NSPS LAND TITLE SURVEY
Of
Property Of
Bowen-Caputo Family Limited Partnership,
a North Carolina Limited Partnership
(D.B. 1542, PG. 47)
(M.B. 9, Pg. 15)
(M.B. 34, Pg. 144)
(PID 3218-28-4425-0000)
For
DR Horton, Inc.
Located in
Burgaw Township
Pender County North Carolina

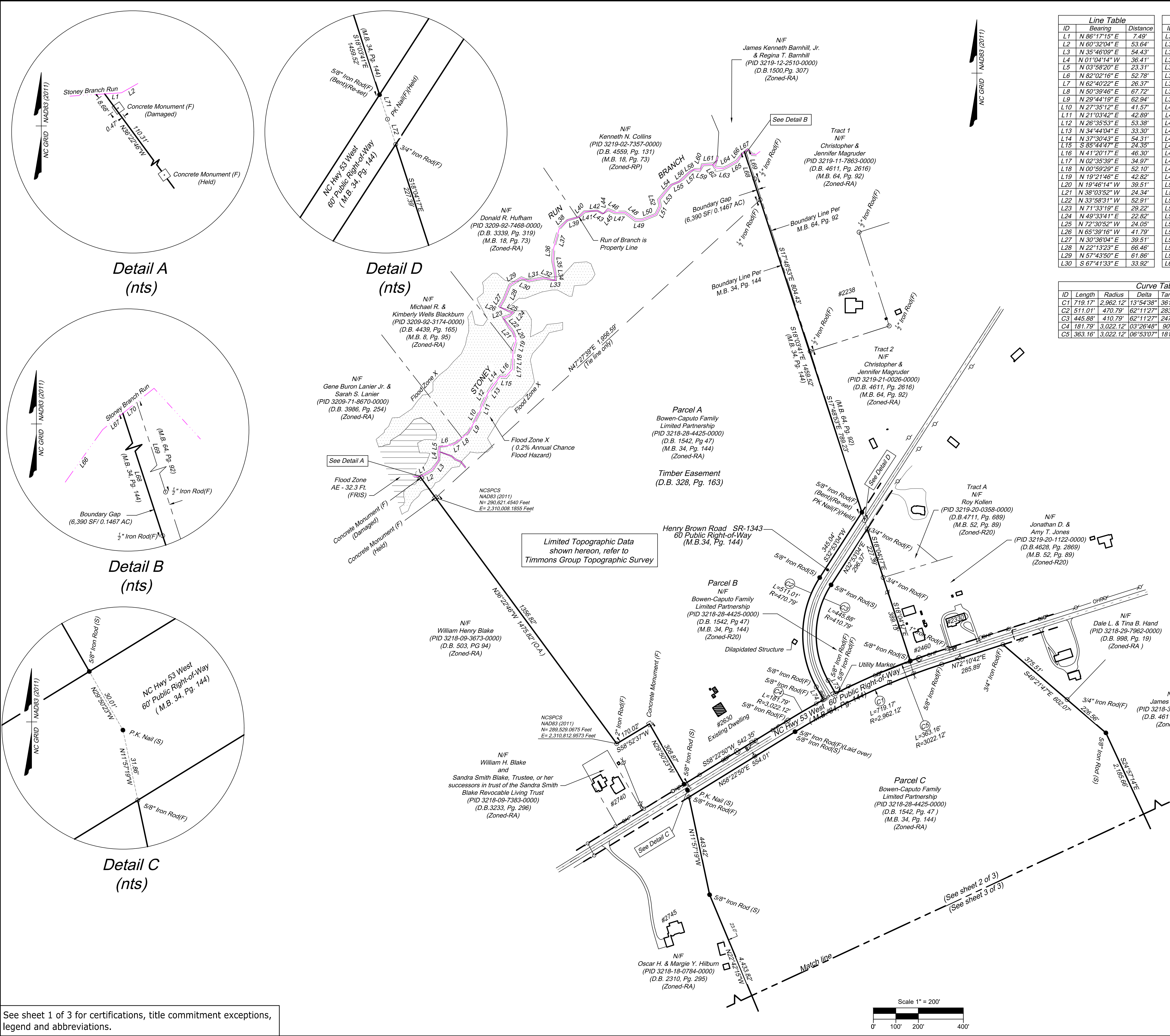
Burgaw Township	Pender County
Date: 7-03-2023	Scale: N/A
Sheet 1 of 3	J.No.: 58796
Drawn By: F.T.S.	Check By: E.A.J.
Issued	

This drawing prepared at the
Wilmington Office

430 Eastwood Road | Suite 100 | Wilmington, NC 28403
Tel 910.746.1140 Fax 919.659.5663 www.timmons.com
North Carolina License Number C-1652

YOUR VISION ACHIEVED THROUGH OURS

TIMMONS GROUP



Line Table			Line Table			Line Table		
ID	Bearing	Distance	ID	Bearing	Distance	ID	Bearing	Distance
L1	N 86°17'15" E	7.49'	L31	N 79°16'54" E	69.33'	L61	N 85°53'55" E	43.14'
L2	N 60°32'04" E	53.64'	L32	S 75°34'55" E	37.52'	L62	S 43°24'17" E	22.80'
L3	N 35°46'09" E	54.43'	L33	S 88°22'13" E	16.25'	L63	S 84°03'24" E	33.02'
L4	N 01°04'14" W	36.41'	L34	N 04°58'22" W	33.41'	L64	N 64°33'39" E	25.11'
L5	N 03°58'20" E	23.31'	L35	N 11°09'51" W	51.05'	L65	N 60°33'02" E	43.30'
L6	N 82°02'16" E	52.78'	L36	N 03°46'03" E	60.29'	L66	N 35°28'25" E	43.61'
L7	N 62°40'22" E	26.37'	L37	N 15°57'25" E	90.26'	L67	N 51°12'57" E	11.51'
L8	N 50°39'46" E	67.72'	L38	N 44°41'32" E	50.90'	L68	S 18°03'41" E	224.94'
L9	N 29°44'19" E	62.94'	L39	N 74°13'34" E	53.29'	L69	S 17°48'53" E	131.74'
L10	N 27°35'12" E	41.57'	L40	N 46°40'40" E	33.67'	L70	N 51°12'57" E	7.94'
L11	N 21°03'42" E	42.89'	L41	N 84°13'10" E	24.01'	L71	S 18°03'41" E	38.11'
L12	N 26°35'53" E	53.38'	L42	N 86°42'46" E	34.11'	L72	S 18°04'17" E	39.15'
L13	N 34°44'04" E	33.30'	L43	S 61°07'19" E	26.29'	L73	N 29°23'21" W	67.13'
L14	N 37°30'43" E	64.31'	L44	N 75°24'38" E	4.88'	L74	S 29°10'00" E	65.13'
L15	S 85°44'47" E	24.35'	L45	N 48°35'38" E	25.74'			
L16	N 41°20'17" E	46.30'	L46	S 66°05'18" E	31.56'			
L17	N 02°35'39" E	34.97'	L47	S 89°34'24" E	46.22'			
L18	N 00°59'29" E	52.10'	L48	S 54°31'26" E	58.05'			
L19	N 19°21'46" E	42.82'	L49	N 88°21'15" E	30.92'			
L20	N 19°46'14" W	39.51'	L50	N 68°18'14" E	64.32'			
L21	N 38°03'52" W	24.34'	L51	N 26°17'34" E	41.78'			
L22	N 33°58'31" W	52.91'	L52	N 11°09'43" W	29.10'			
L23	N 71°33'19" E	29.22'	L53	N 39°16'24" E	43.65'			
L24	N 49°33'41" E	22.82'	L54	N 40°58'01" E	42.33'			
L25	N 72°30'52" W	24.05'	L55	N 68°01'34" E	37.41'			
L26	N 65°39'16" W	41.79'	L56	N 51°34'58" E	21.04'			
L27	N 30°36'04" E	39.51'	L57	N 45°56'14" E	44.59'			
L28	N 22°13'23" E	66.46'	L58	N 61°34'59" E	21.11'			
L29	N 57°43'50" E	61.86'	L59	S 84°12'16" E	26.51'			
L30	S 67°41'33" E	33.92'	L60	N 23°22'02" E	25.48'			

Curve Table					
ID	Length	Radius	Delta	Tangent	Chord Bearing
C1	719.17'	2,962.12'	13°54'38"	361.36'	N65°20'02" E
C2	511.01'	470.79'	62°11'27"	283.95'	S01°47'10" W
C3	445.88'	410.79'	62°11'27"	247.76'	N01°48'12" E
C4	181.79'	3,022.12'	03°26'48"	90.92'	S60°05'09" W
C5	363.16'	3,022.12'	06°53'07"	181.80'	S66°23'50" W



ALTA/ NSPS LAND TITLE SURVEY
Of
Property Of
Bowen-Caputo Family Limited Partnership,
a North Carolina Limited Partnership
(D.B. 1542, PG. 47)
(M.B. 9, PG. 15)
(M.B. 34, PG. 144)
(PID 3218-28-4425-0000)
For
DR Horton, Inc.
Located in
Burgaw Township
Pender County North Carolina

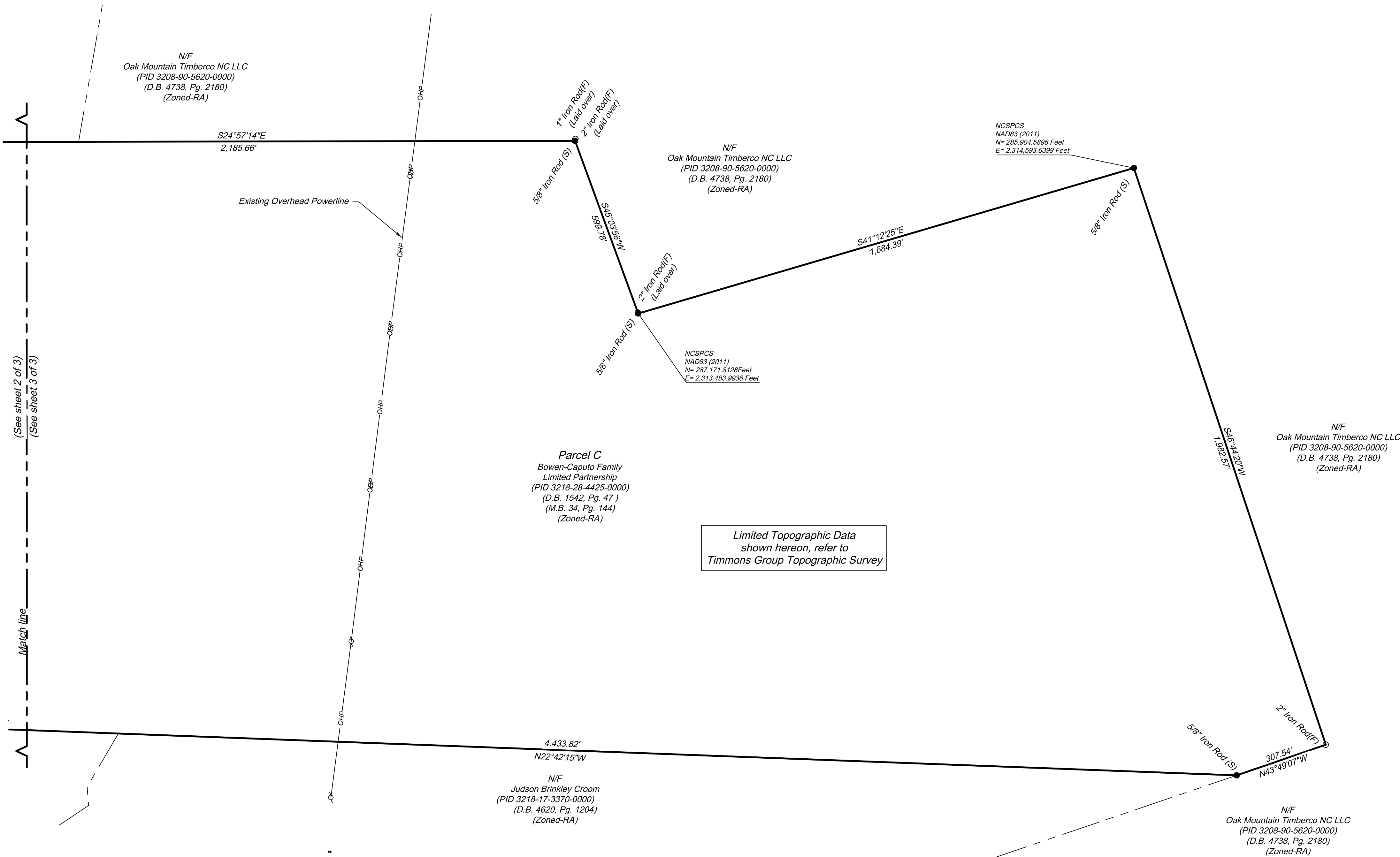
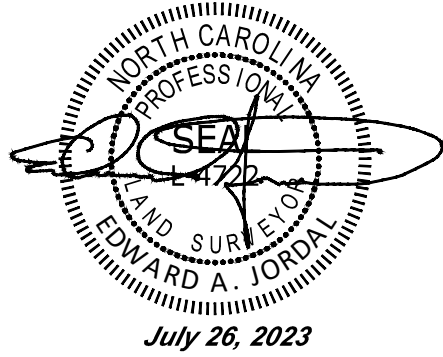
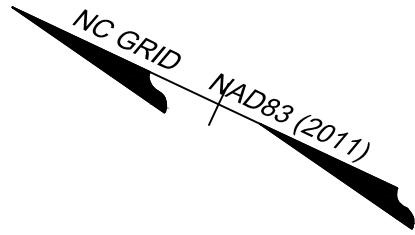
Burgaw Township	Pender County
Date: 7-3-2023	Scale: 1" = 200'
Sheet: 2 of 3	J.No.: 58796
Drawn By: F.T.S.	Check By: E.A.J.
Issued	

See sheet 1 of 3 for certifications, title commitment exceptions, legend and abbreviations.

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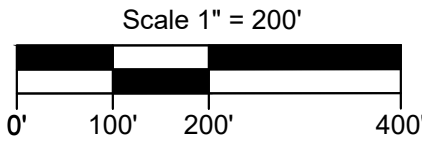
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Bowen-Caputo Family Limited Partnership,
a North Carolina Limited Partnership
(D.B. 1542, PG. 47)
(M.B. 9, Pg. 15)
(M.B. 34, Pg. 144)
(PID 3218-28-4425-0000)
For
DR Horton, Inc.
Located in
Burgaw Township
Pender County North Carolina

Burgaw Township	Pender County
Date: 7-23-2023	Scale: 1"= 200'
Sheet 3 of 3	J.No.: 58796
Drawn By: F.T.S.	Check By: E.A.J.
Issued	

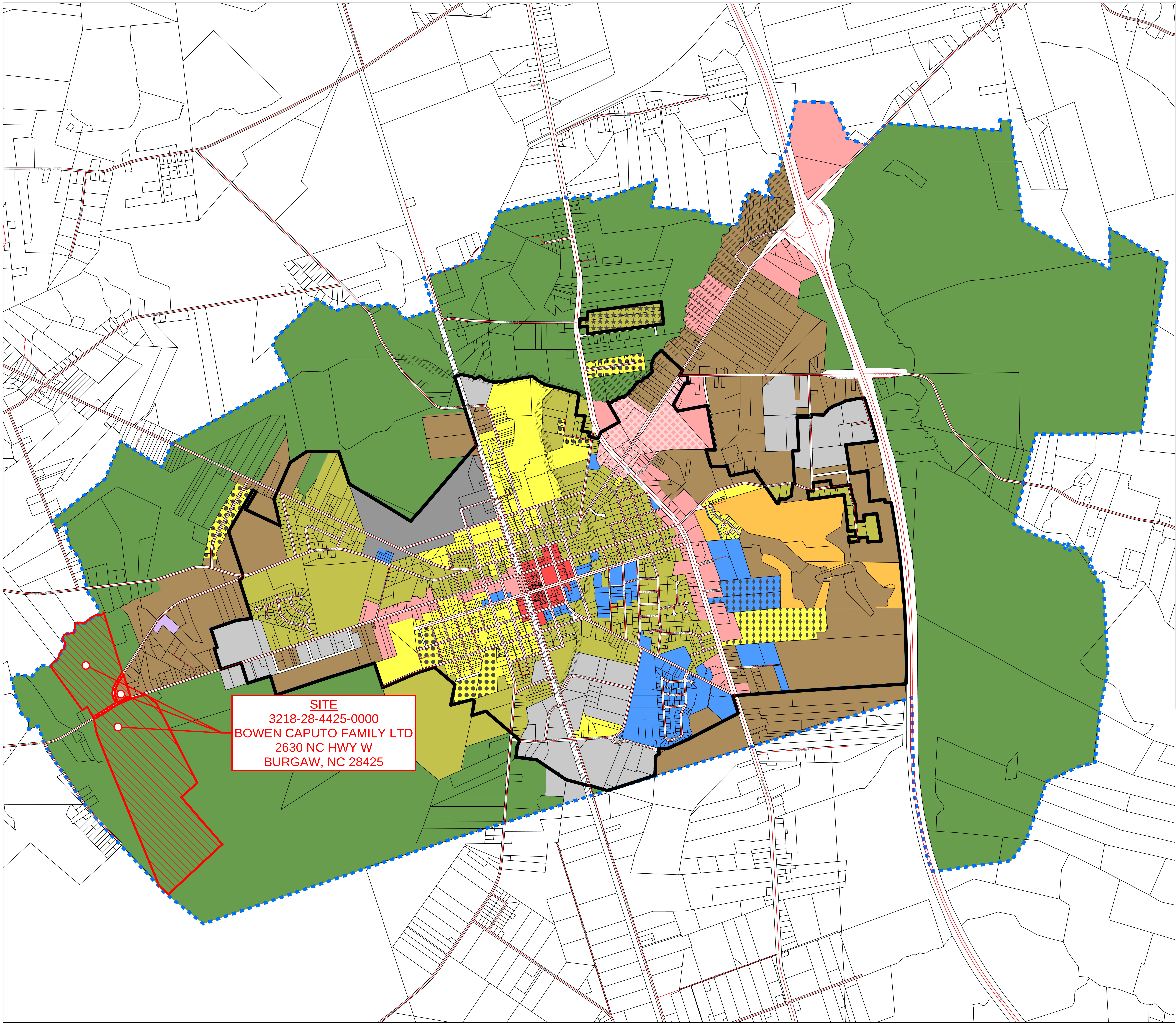


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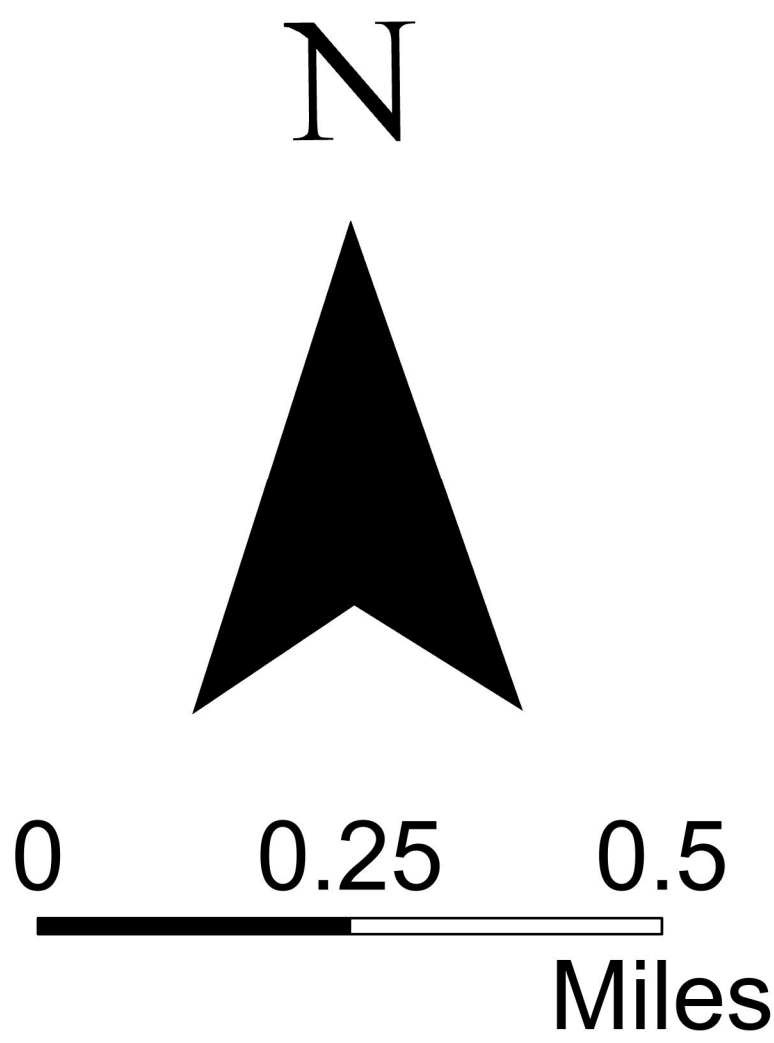
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TIMMONS GROUP



- Town Limits
- ETJ
- Roads
- Zoning Districts**
- B-1
 - B-2
 - I-1
 - I-2
 - O&I
 - O&I CZ
 - PD-CZ
 - PUD-1
 - R-7
 - R7-CZ1
 - R-7MH
 - R-12
 - R-12 CZ
 - R-20
 - RA
- Overlay Zoning Districts**
- C/P
 - GA

**TOWN OF
BURGAW
OFFICIAL
ZONING MAP**



updated: 2023.03.03

WELDON VILLAGE
TRC SUBMITTAL
TOWN OF BURGAW
PENDER COUNTY, NORTH CAROLINA

SITE DATA

Table with 2 columns: Field (PROJECT, ENGINEER, DEVELOPER, PROPERTY LOCATION, EXISTING ZONING, PROPOSED ZONING, TOWNSHIP, EXISTING USE, PROPOSED USE, TOTAL SITE AREA, PARCEL PIN) and Value (WELDON VILLAGE, TIMMONS GROUP, D.R. HORTON, 2630 NC HWY 53 W, RA, RA, BURGAW, VACANT, RESIDENTIAL - SINGLE FAMILY, 285.17 ACRES, 3218-28-4425-0000)



VICINITY MAP
1"=5000'

TYPE OF WORK:
RESIDENTIAL SUBDIVISION

Certificate of Preliminary Plat Approval
Preliminary Plat approved by the Town of Burgaw Board of Commissioners for a period of two (2) years subject to the Town of Burgaw Unified Development Ordinance requirements and conditions of approval.
Mayor, Town of Burgaw Date

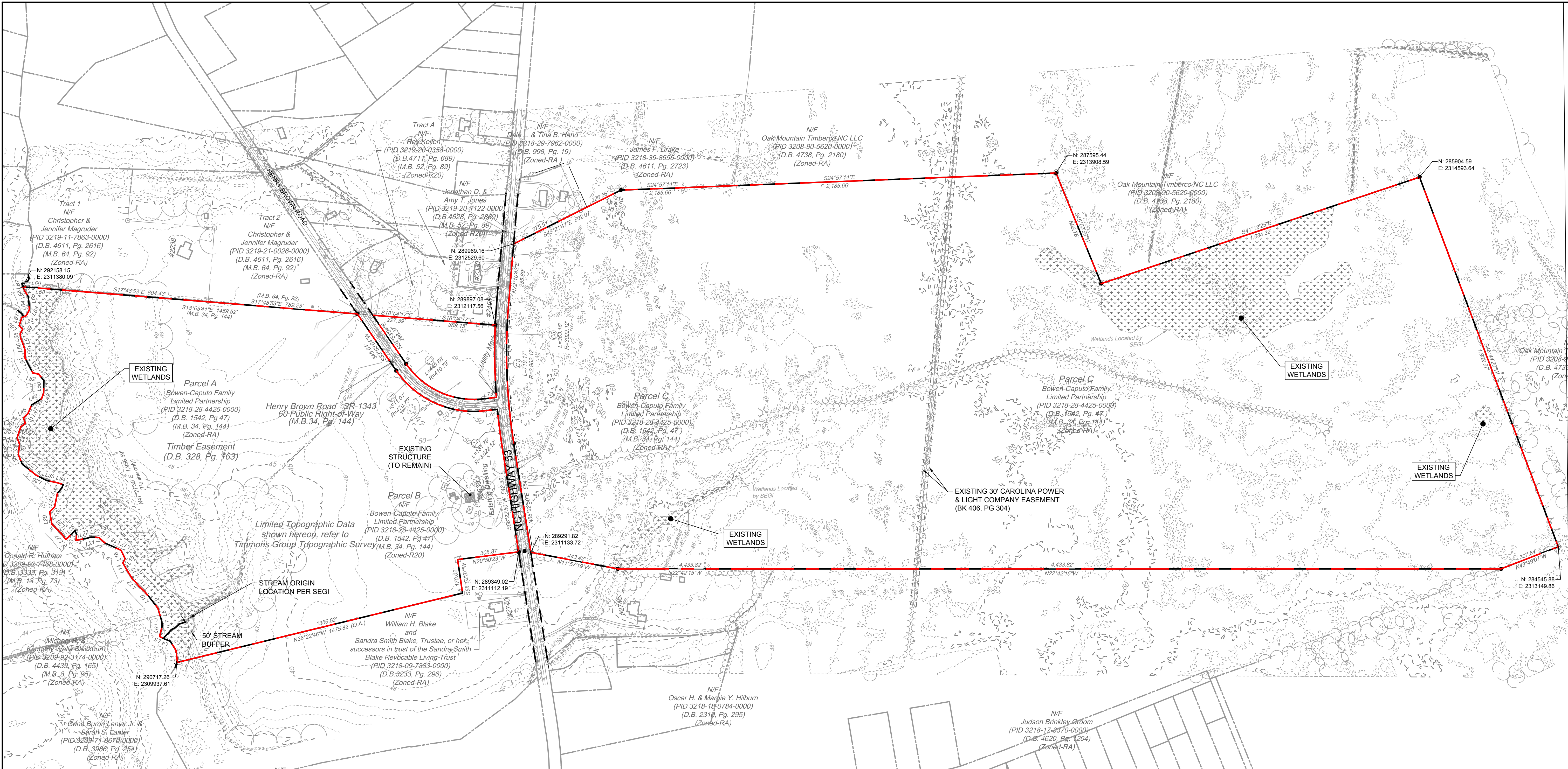
Table with 2 columns: Sheet Number and Sheet Title. It lists 40 sheets including Cover Sheet, Overall Existing Conditions, Overall Development Plan, Detailed Development Plan (Sheets 1-19), Overall Offsite Utility Plan, Overall Tree Inventory Plan, Detailed Tree Inventory Plan (Sheets 1-19), Tree Tables, Road A Plan & Profile, Road B Plan & Profile, Road C Plan & Profile, Road D Plan & Profile, Road E Plan & Profile, Road F Plan & Profile, Road G Plan & Profile, Road H Plan & Profile, Road I Plan & Profile, Road J Plan & Profile, and Site Notes and Details.



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Vertical sidebar containing: TIMMONS GROUP logo, WELDON VILLAGE TOWN OF BURGAW, NORTH CAROLINA, COVER SHEET, JOB NO. 58796, SHEET NO. C0.0, and a disclaimer: 'These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.'

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FEMA FLOOD MAP NOTE :
BECAUSE OF RECENT UPDATES TO FEMA FLOOD MAPS,
EFFECTIVE DATE OF JANUARY 17, 2025, THE SUBJECT PROPERTY
IS NO LONGER LOCATED IN A ZONE AE FLOOD ZONE.

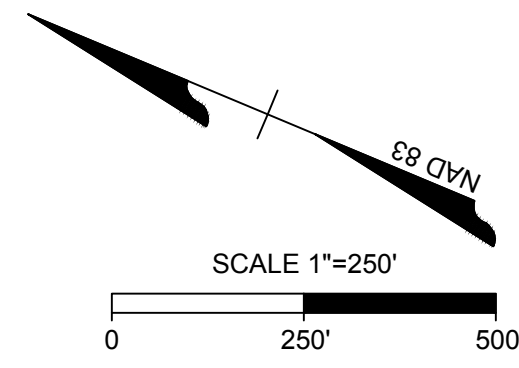
- NOTES:
1. BOUNDARY INFORMATION TAKEN FROM TIMMONS GROUP DATED JULY 3, 2023.
 2. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY TUCK MAPPING SOLUTIONS, INC. MAY 18, 2023 & TIMMONS GROUP FEBRUARY 13, 2024
 3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP NUMBERS 3720320900K, 3720321800K, AND 3720321800K WITH AN EFFECTIVE DATE OF JANUARY 17, 2025.
 3. A DELINEATION OF THE PROJECT AREA WAS COMPLETED BY SOUTHERN ENVIRONMENTAL GROUP (SEG) ON AUGUST 10, 2023. THE DELINEATION WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS (USACE) AND A PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) WAS ISSUED BY DAVID MOOSE ON AUGUST 24, 2023. SAW-2023-01637.

SURVEY LEGEND

AC - Acres	IPF - Iron Pipe Found
BFE - Base Flood Elevation	ROD/F - Iron Rod Found
Bldg - Building	IRS - Iron Rod Set
CL - Centerline	CP - Computed Point
DB - Dead Book	MON - Concrete Monument
Elev. - Elevation	MNF - Mag Nail Found
EP - Edge of Paving	IPS - Iron Pipe Set
GV - Gas Valve	Bench Mark / Control Point
Inv. - Invert	
N/F - Now or Formerly	
NTS - Not to Scale	
P.O.B. - Point of Beginning	
PL - Property Line	
PB - Plat Book	
PG - Page	
PIN - Parcel Identification Number	
R/W - Right-of-Way	
RCP - Reinforced Concrete Pipe	
SF - Square Feet	
SIGP - Signal Pole	
TYP - Typical	

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	DITCH
---	FLOOD HAZARD LINES
---	WETLANDS



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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DATE
7/17/2025

REVISIONS PER TRC COMMENTS

DATE
4/25/25

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
J. WALL

SCALE
1" = 250'

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA

OVERALL EXISTING CONDITIONS

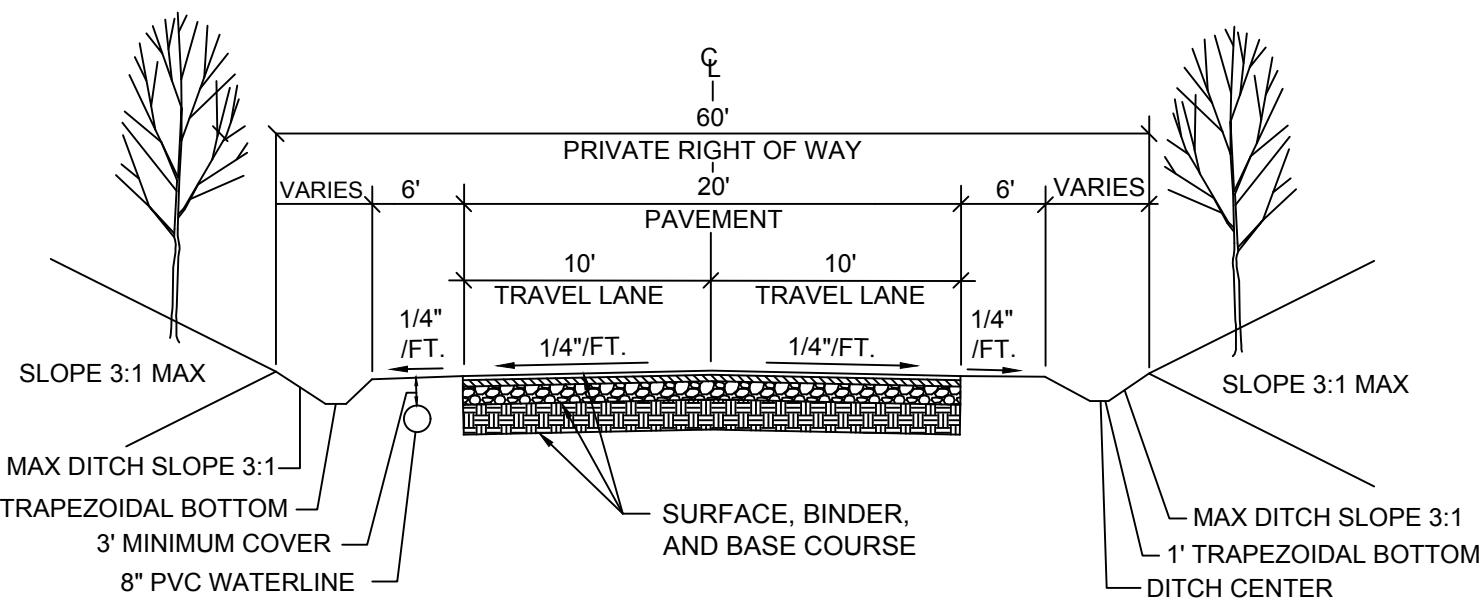
JOB NO.
58796

SHEET NO.
C1.0

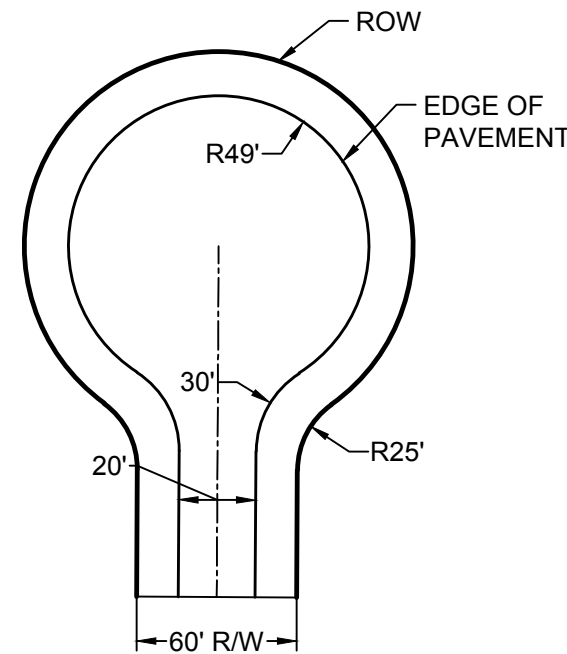
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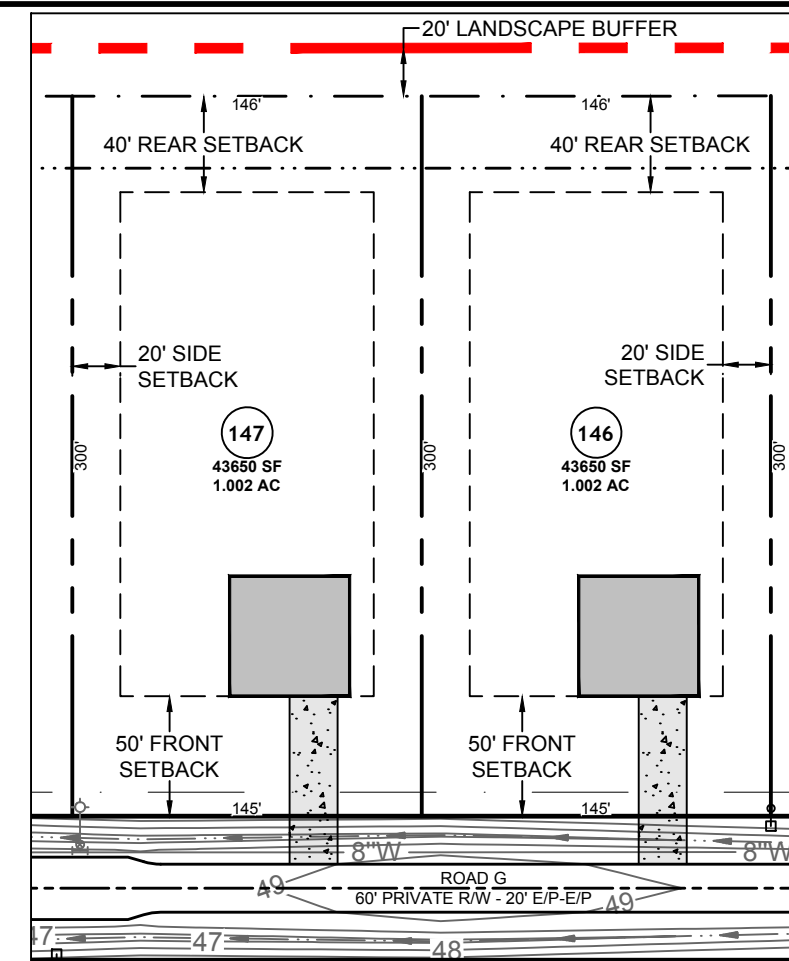
TYPICAL CROSS SECTION FOR 60' PRIVATE R/W
NOT TO SCALE



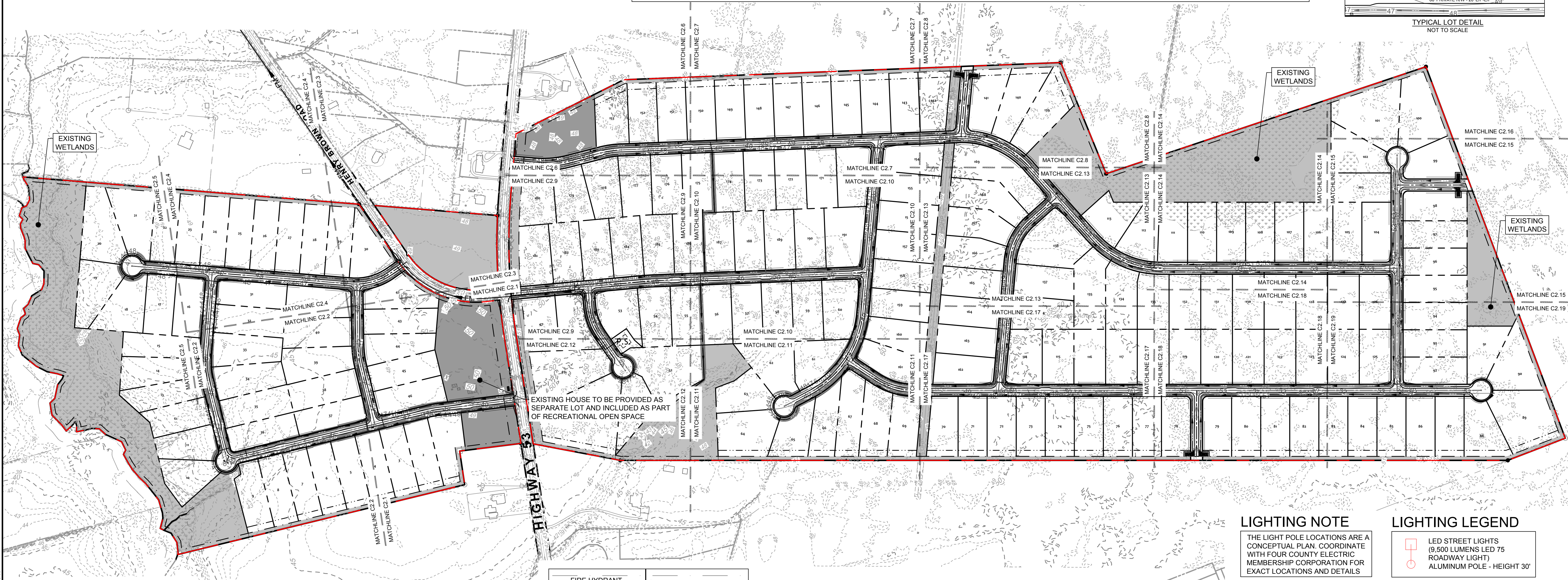
TYPICAL CUL-DE-SAC DETAIL
NOT TO SCALE

NOTES:

- NO CHANGES TO ANY PART OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE TOWN'S APPROVAL.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATION OF OCCUPANCY OR GUARANTEED BY APPROVED METHODS IF APPLICABLE.
- ALL REQUIRED IMPROVEMENT SHALL COMPLY WITH THE STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- ALL ROADS TO BE PRIVATE AND WILL BE CONSTRUCTED TO NCDOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS. PRIVATE ROADWAY DISCLOSURES ARE REQUIRED DURING THE FINAL PLAT.
- STREET SIGNS ARE TO BE PROVIDED BY DEVELOPER AND INSTALLED AT FINAL PLAT.
- A HOME OWNERS ASSOCIATION (HOA) IS REQUIRED PER UDO SECTION 10.13. THE HOA SHALL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
- THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, STORM WATER SYSTEMS AND OPEN SPACE AREAS.
- NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING REQUIRED PERMITS.
- THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
- EXISTING VEGETATION WILL BE USED FOR THE PERIMETER BUFFER BUT SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED WHERE NECESSARY.
- STREET NAMES WILL BE PROVIDED AT FINAL PLAT AND COORDINATED WITH GIS.
- NO CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHALL COMMENCE IN THE PROPOSED SUBDIVISION UNTIL THE PRELIMINARY PLAT HAS BEEN APPROVED AND ALL PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE APPROPRIATE AUTHORITIES UNDER UDO SECTION 10.26.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
- ALL UTILITIES SHALL BE UNDERGROUND.
- EACH LOT WILL BE SERVED BY PENDER COUNTY PUBLIC WATER.
- NODED EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND BRUNSWICK COUNTY CODE ADMINISTRATION/FIRE MARSHAL.
- THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.
- ONLY NCDOT APPROVED MATERIALS ARE TO BE USED WITHIN THE RIGHT OF WAY.
- A CORPS OF ENGINEERS 401 PERMIT MUST BE OBTAINED FOR ANY WORK WITHIN THE WETLANDS WHERE APPLICABLE, PRIOR TO THE START OF ANY WORK.
- THE AMENITY SITE WILL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNER.
- ALL WASTEWATER WILL BE SENT, VIA GRAVITY SEWER, TO THE ON-SITE PUMPSTATION AND THEN ROUTED, VIA FORCEMAIN, TO THE EXISTING TOWN OF BURGAW WASTEWATER TREATMENT PLANT.
- AN EASEMENT WILL BE REQUIRED TO BE RECORDED OVER THE PROPOSED 60' PRIVATE RIGHT-OF-WAY FOR ACCESS TO THE ON-SITE PUBLIC UTILITIES.
- PRELIMINARY PLAT APPROVAL SHALL BE VALID FOR APERIOD OF TWO YEARS, PER SECTION 10.13.9.



TYPICAL LOT DETAIL
NOT TO SCALE

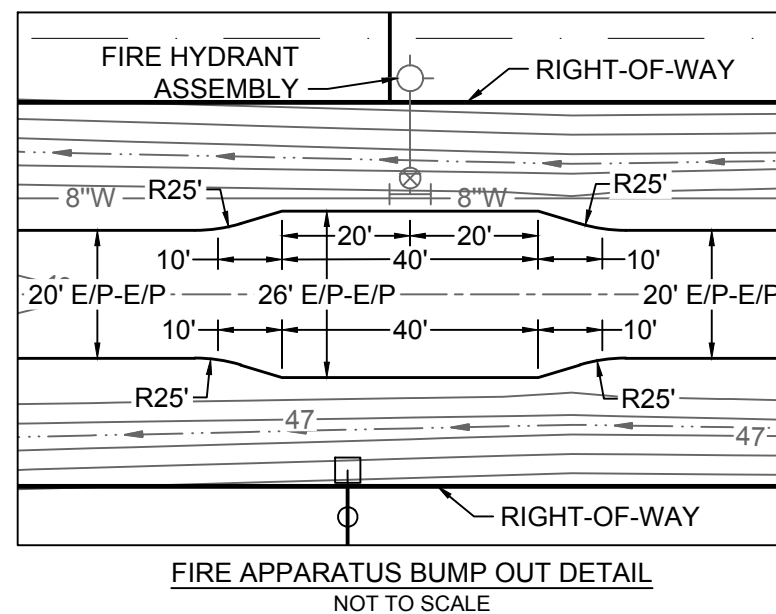


RA ZONING CONDITIONS

SETBACKS
FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 40'

LOT STANDARDS
MIN. LOT SIZE = 43,560 SF (1 AC)
MIN. LOT WIDTH = 100'

DENSITY
1 DU/AC



FIRE APPARATUS BUMP OUT DETAIL
NOT TO SCALE

LIGHTING NOTE

THE LIGHT POLE LOCATIONS ARE A CONCEPTUAL PLAN. COORDINATE WITH FOUR COUNTY ELECTRIC MEMBERSHIP CORPORATION FOR EXACT LOCATIONS AND DETAILS

LIGHTING LEGEND

LED STREET LIGHTS
(9,500 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

LEGEND

PROPERTY LINE
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
SIGHT TRIANGLE
UTILITY EASEMENT
CENTER OF CREEK
EXISTING WETLANDS
PASSIVE OPEN SPACE
RECREATIONAL OPEN SPACE

OPEN SPACE TOWN REQUIREMENT (UDO SECTION 10.25 (J))

ALL SUBDIVISIONS OF 10 ACRES OR MORE SHALL BE REQUIRED TO MAINTAIN AT LEAST 15% DEDICATED OPEN SPACE. SUCH OPEN SPACE SHALL BE DESIGNATED ON THE FINAL PLAT PRIOR TO BEING RECORDED WITH THE PENDER COUNTY REGISTER OF DEEDS. THE OPEN SPACE MUST BE ON-SITE AND OWNED COMPLETELY BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. BUILDINGS CONSTRUCTED FOR RECREATIONAL PURPOSES AND/OR SIDEWALKS MAY BE CONSIDERED AS PART OF THE OPEN SPACE REQUIREMENTS. STREET RIGHTS-OF-WAY (EXCLUDING SIDEWALKS, AS CONSTRUCTED), PARKING LOTS, AND YARDS HELD IN INDIVIDUAL OWNERSHIP SHALL NOT CONSTITUTE ANY PART OF THE REQUIRED OPEN SPACE. IN ADDITION, AT LEAST 30% OF THE REQUIRED OPEN SPACE MUST BE BASED ON THE TOTAL BUILDABLE ACRES (AS DEFINED) WITHIN THE DEVELOPMENT.

OVERALL SITE OPEN SPACE DATA

TOTAL REQUIRED OPEN SPACE AREA 15% OF TOTAL AREA = 285.17 AC x 0.15 = 42.78 AC
TOTAL PROPOSED OPEN SPACE AREA = 50.61 AC (18% OF PROJECT AREA)

AT LEAST 30% OF THE REQUIRED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES = 42.78 AC x 0.30 = 12.83 AC.
PROJECT PROPOSES 21.30(*) AC (49.79%)
(*) AREA CALCULATED BY DEDUCTING NON-BUILDABLE AREA (I.E. WETLANDS, BUFFERS, AND EASEMENTS) FROM TOTAL PROPOSED OPEN SPACE

IMPERVIOUS AREA BREAKDOWN - LOW DENSITY

TOTAL SITE AREA = 12,422,229 SQ FT = 285.17 AC
LOW DENSITY (24% OF TOTAL AREA) = 2,981,335 SQ FT = 68.44 AC
PROPOSED ROADWAY IMPERVIOUS = 18,469 LF AT 20' E/P-E/P = 369,380 SQ FT = 8.48 AC
REMAINING IMPERVIOUS AREA FOR LOW DENSITY = 2,611,955 SQ FT = 59.96 AC
SPLIT BETWEEN 191 LOTS = 13,675 SQ FT PER LOT = 0.31 AC PER LOT (MAXIMUM ACTUAL BUA TO BE DETERMINED)

SITE DATA

DEVELOPER:
DR HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
CAMILLE TEUBEN
EMAIL: CMTEUBEN@DRHORTON.COM

ENGINEER:
TIMMONS GROUP
JOHN WALL, PE
430 EASTWOOD ROAD
WILMINGTON, NC 28403
PHONE: 910-746-1174
EMAIL: JOHN.WALL@TIMMONS.COM

PROPERTY LOCATION:
2630 NC HWY 53 W
BURGAW, NC 28425

EXISTING ZONING:
RA

TOWNSHIP:
BURGAW

EXISTING USE:
VACANT

PROPOSED USE:
RESIDENTIAL - SINGLE FAMILY

PARCEL PIN:
3218-28-4425-0000

FIRM MAP# = 3720320900K, 3720321900K, & 37203221800K
EFFECTIVE DATE: 1/17/2025

EXISTING TOTAL SITE AREA = 285.17 AC
EXISTING TOTAL WETLANDS AREA = 21.75 AC
CURRENT ZONING = RA
LAND USE = SINGLE FAMILY RESIDENTIAL
TOTAL PROPOSED SINGLE-FAMILY LOTS = 191
OVERALL PROPOSED DENSITY = 191 UNITS / 285.17 AC = 0.67 UNITS/AC
AVERAGE LOT: 1.09 AC
SMALLEST LOT: 1.00 AC
LARGEST LOT: 2.70 AC

PROGRESS
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CONSTRUCTION

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4/25/25
DRAWN BY
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DESIGNED BY
331
CHECKED BY
J. WALL
SCALE
1" = 250'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

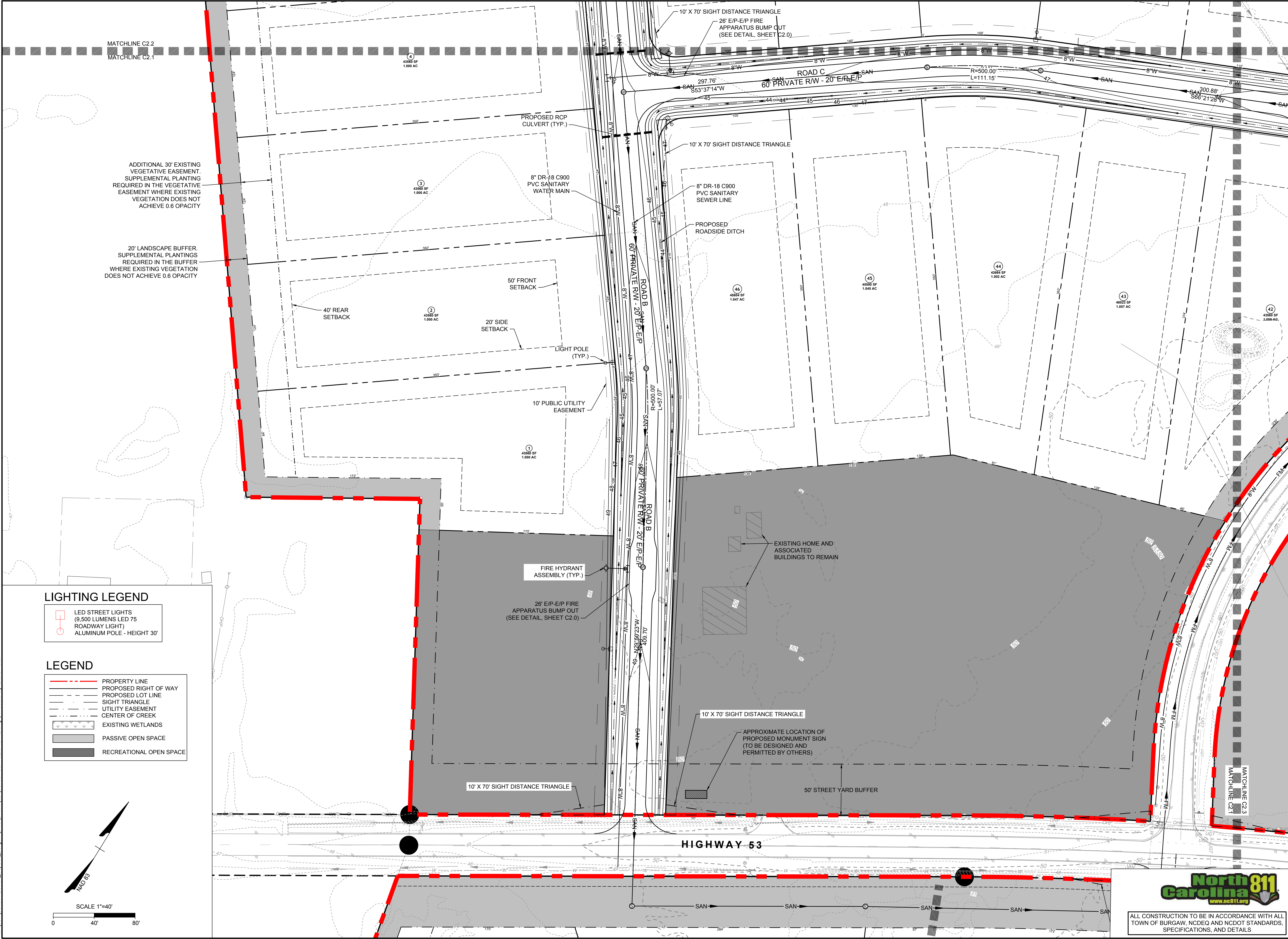
WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
OVERALL DEVELOPMENT PLAN

JOB NO.
58796
SHEET NO.
C2.0

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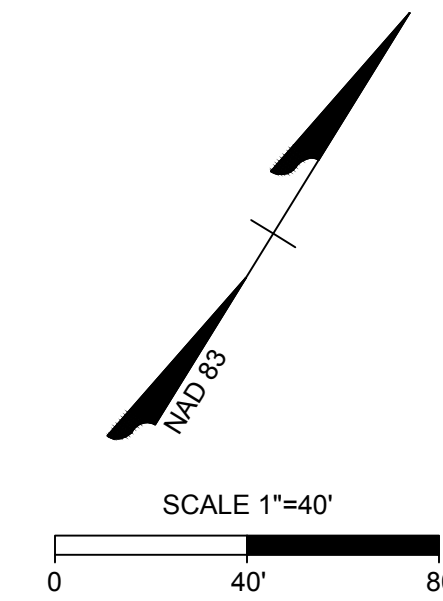


LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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DATE
4/25/25

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
J. WALL

SCALE
1" = 40'

REVISION DESCRIPTION

REVISIONS PER TRC COMMENTS

TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 1 OF 19

JOB NO.
58796

SHEET NO.
C2.1

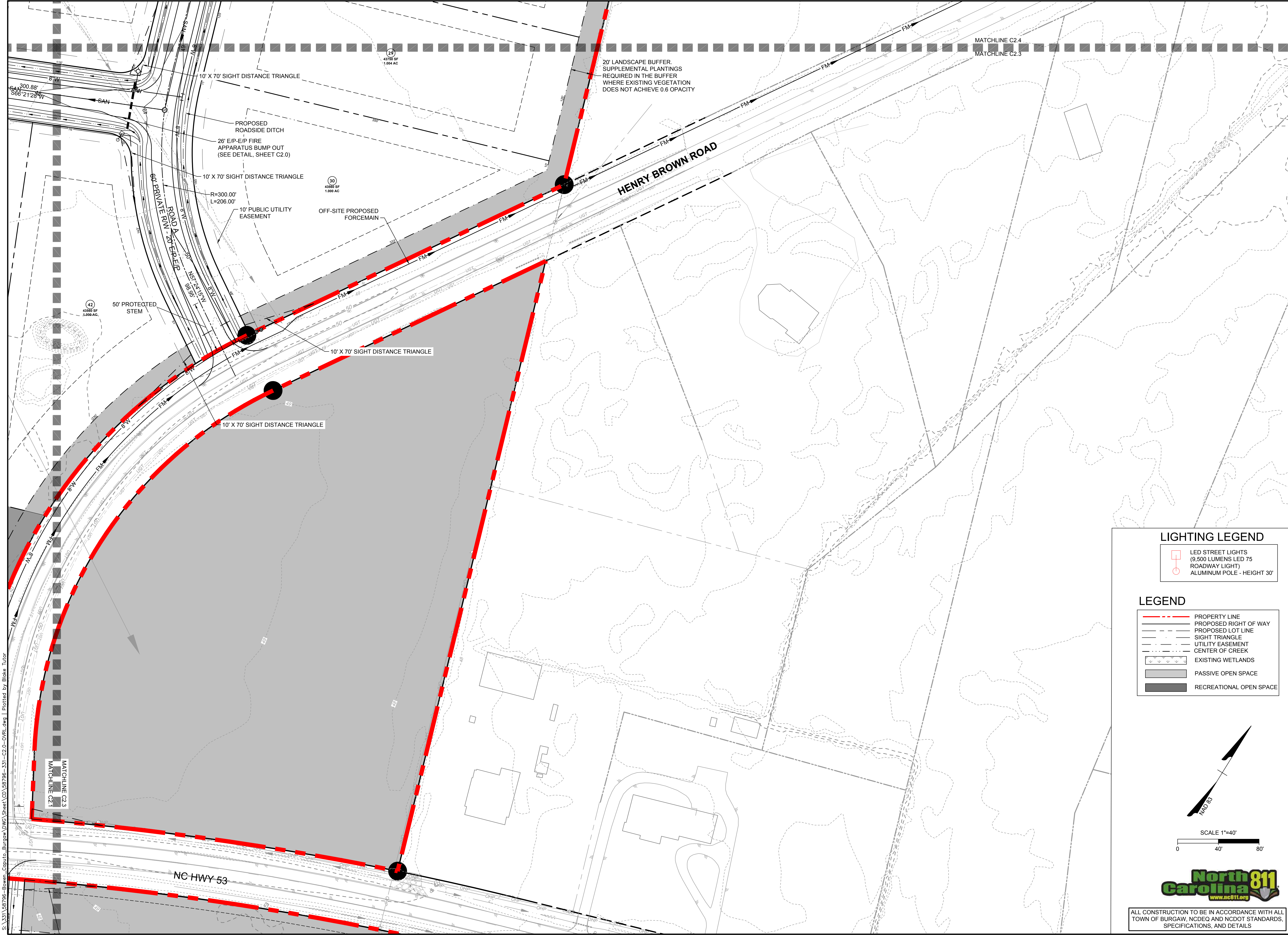
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LIGHTING LEGEND

LED STREET LIGHTS
(9,500 LUMENS LED 75
ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

LEGEND

PROPERTY LINE
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
SIGHT TRIANGLE
UTILITY EASEMENT
CENTER OF CREEK
EXISTING WETLANDS
PASSIVE OPEN SPACE
RECREATIONAL OPEN SPACE

SCALE 1"=40'

0 40' 80'

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www.nc811.org

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS,
SPECIFICATIONS, AND DETAILS

TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 3 OF 19

NORTH CAROLINA LICENSE NO. C-1652

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DESIGNED BY	331
CHECKED BY	J. WALL
SCALE	1" = 40'

JOB NO.
58796

SHEET NO.
C2.3

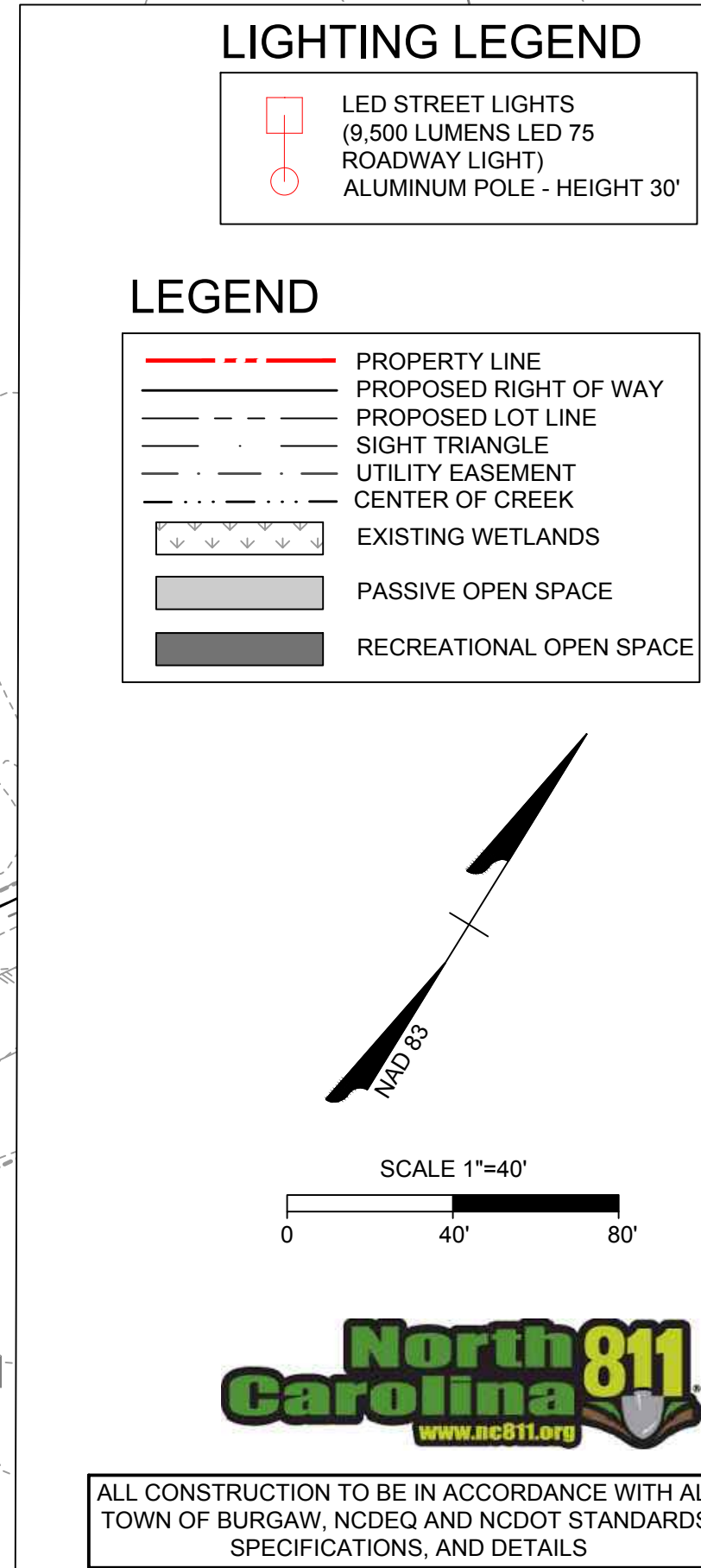
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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

JOB NO.
58796

SHEET NO.
C2.4

Page 57 of 19



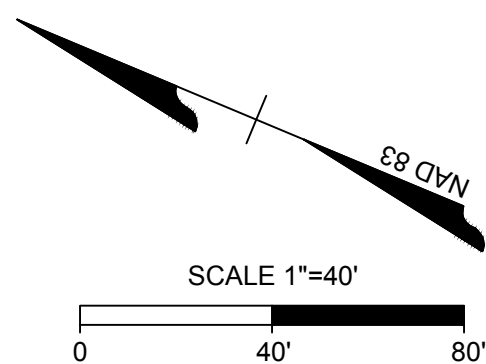
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LIGHTING LEGEND

- LED STREET LIGHTS
(9,500 LUMENS LED 75
ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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SPECIFICATIONS, AND DETAILS

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331
DESIGNED BY
331
CHECKED BY
J. WALL
SCALE
1" = 40'

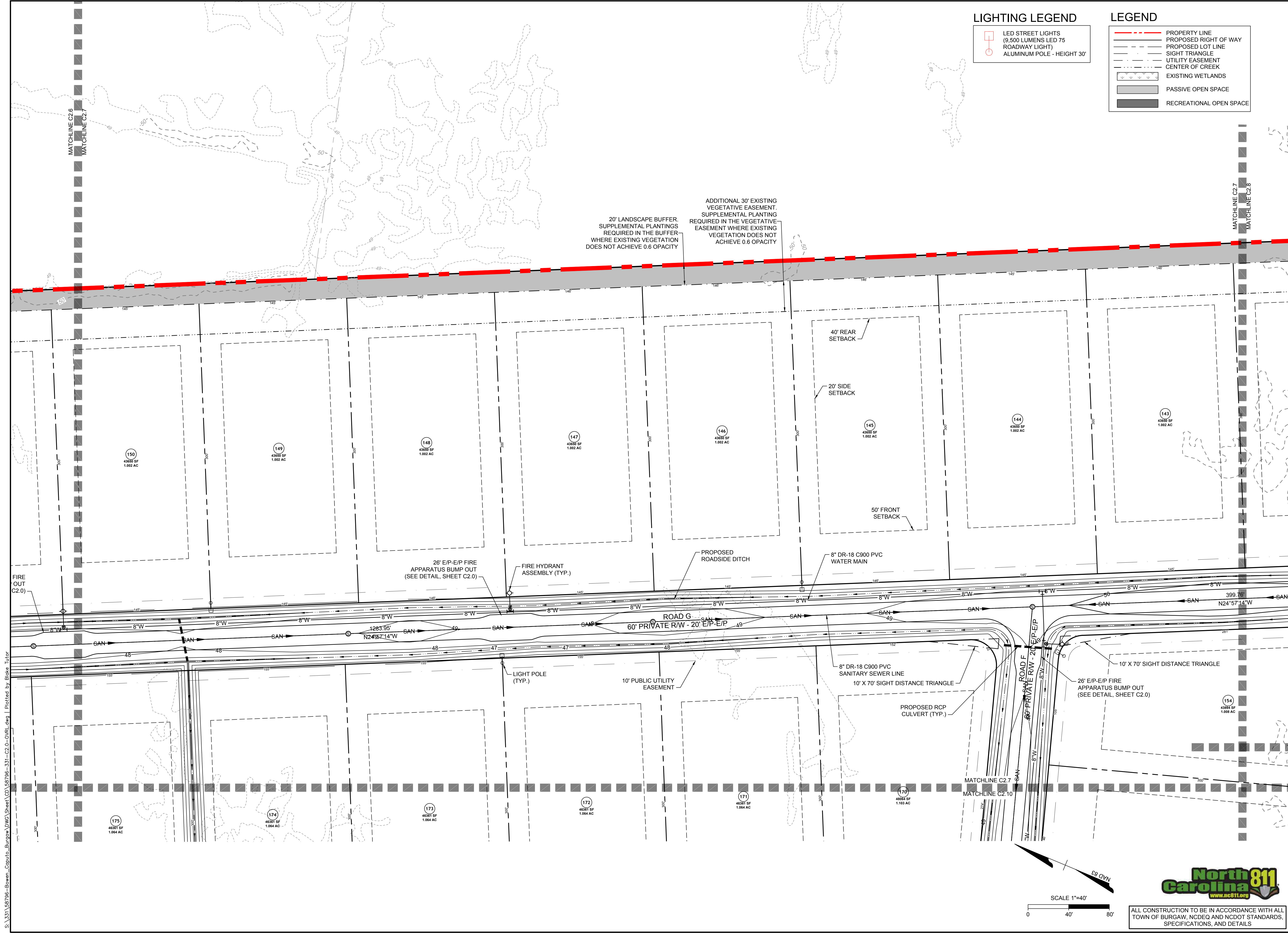
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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 6 OF 19

JOB NO.
58796
SHEET NO.
C2.6

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CHECKED BY
J. WALL

SCALE
1" = 40'

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 7 OF 19

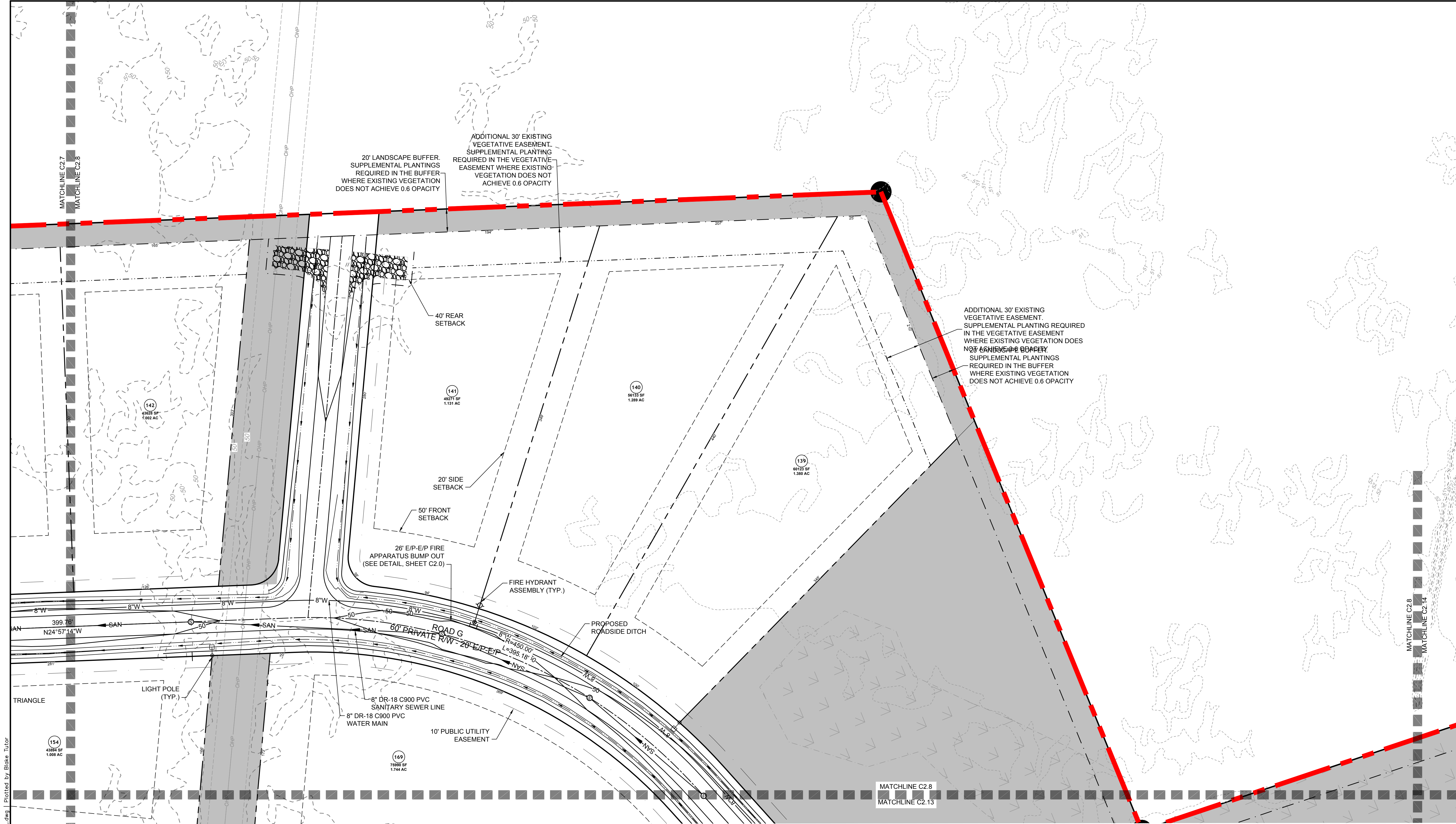
JOB NO.
58796

SHEET NO.
C2.7

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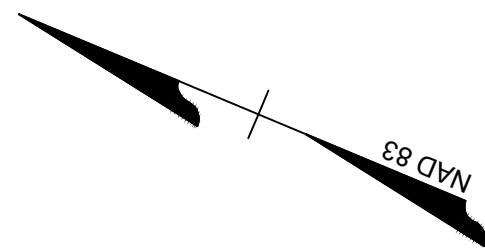


LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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SCALE
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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED DEVELOPMENT PLAN - SHEET 8 OF 19

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58796

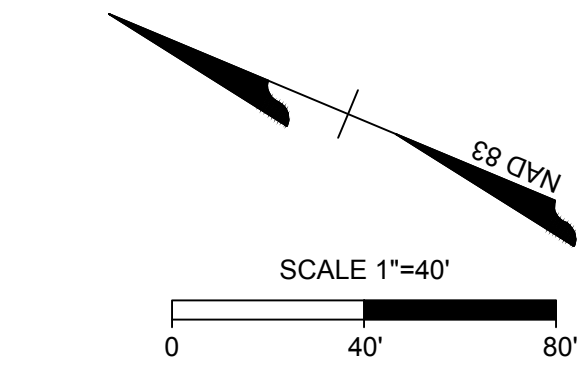
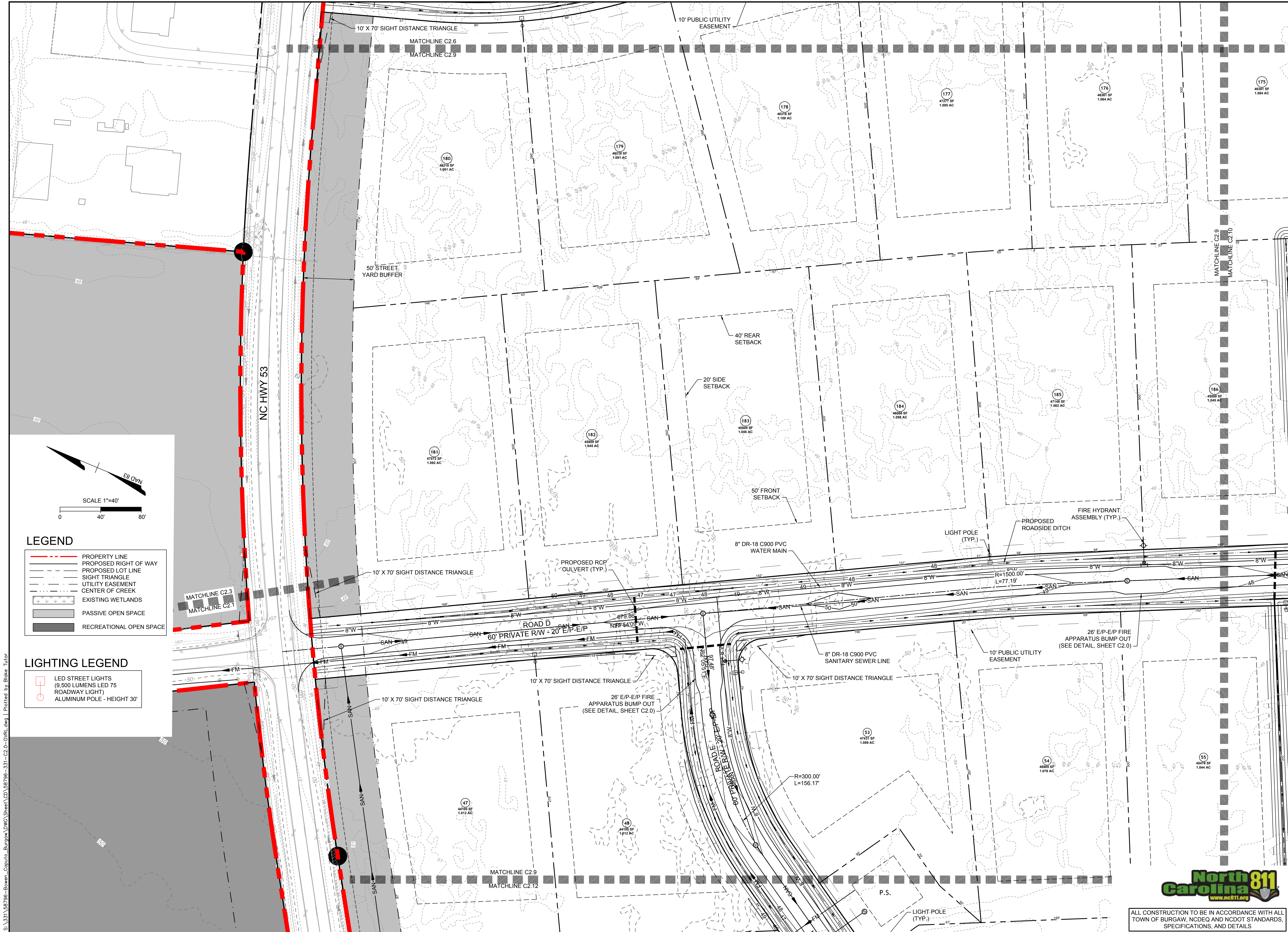
SHEET NO.
C2.8

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'

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SCALE
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DATE
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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 9 OF 19

JOE NO.
58796

SHEET NO.
C2.9

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North Carolina 811

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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED DEVELOPMENT PLAN - SHEET 10 OF 19

JOB NO.
58796

SHEET NO.
C2.10

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LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

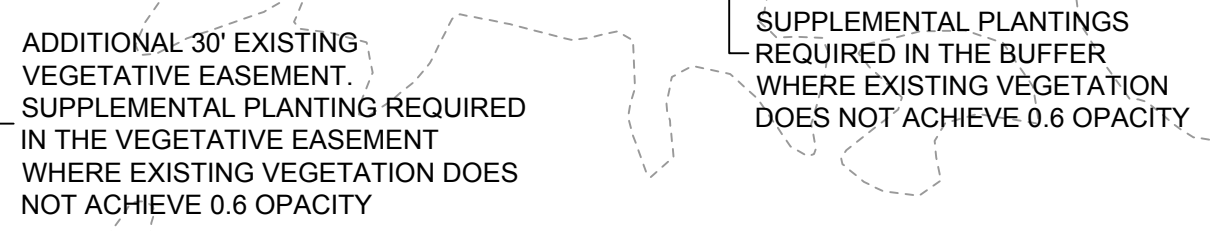
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North Carolina 811
www.nc811.org

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The logo for North Carolina 811 is displayed, featuring the text "North Carolina" in green and "811" in large yellow numbers. Below the text is the website "www.nc811.org" and a graphic of a shovel. Above the logo is a scale bar indicating 0, 40', and 80' feet. A north arrow points towards the top right, labeled "NAD 83".

58796

JOB NO.

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED DEVELOPMENT PLAN - SHEET 11 OF 19

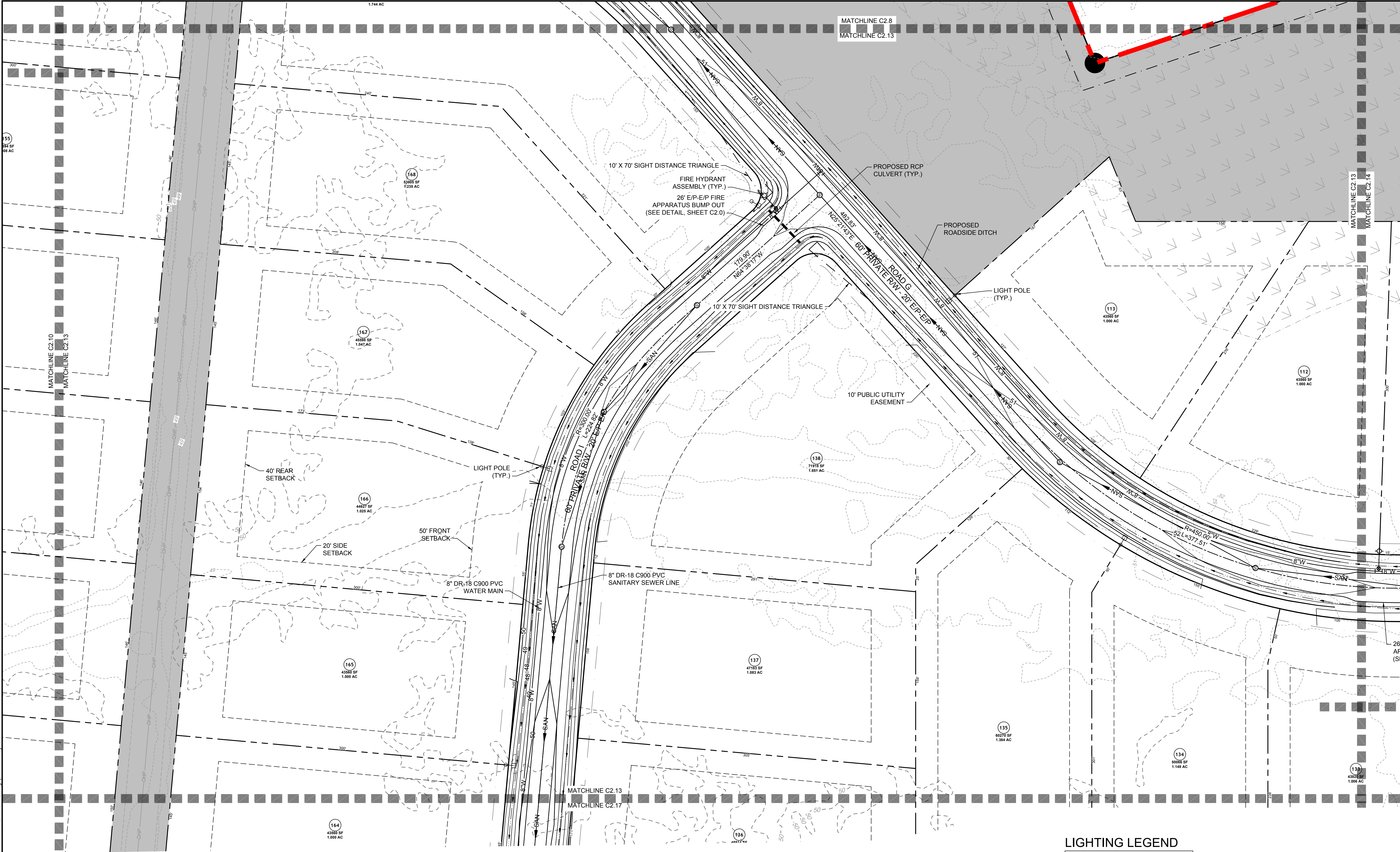
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	DESIGNED BY
	331
	CHECKED BY
	J. WALL
	SCALE
	1" = 40'

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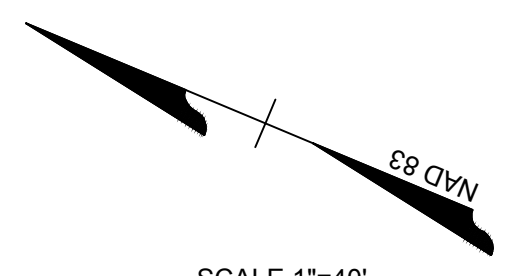


LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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CHECKED BY
J. WALL

SCALE
1" = 40'

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 13 OF 19

JOB NO.
58796

SHEET NO.
C2.13

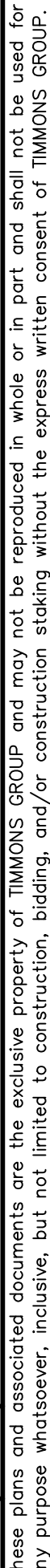
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DATE	4/25/25
DRAWN BY	331
DESIGNED	331
CHECKED BY	J. WALL
SCALE	1" = 40'

CHECKED BY
J. WALL

SCALE
 $1'' = 40'$

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 14 OF 19

JOB NO.
58796

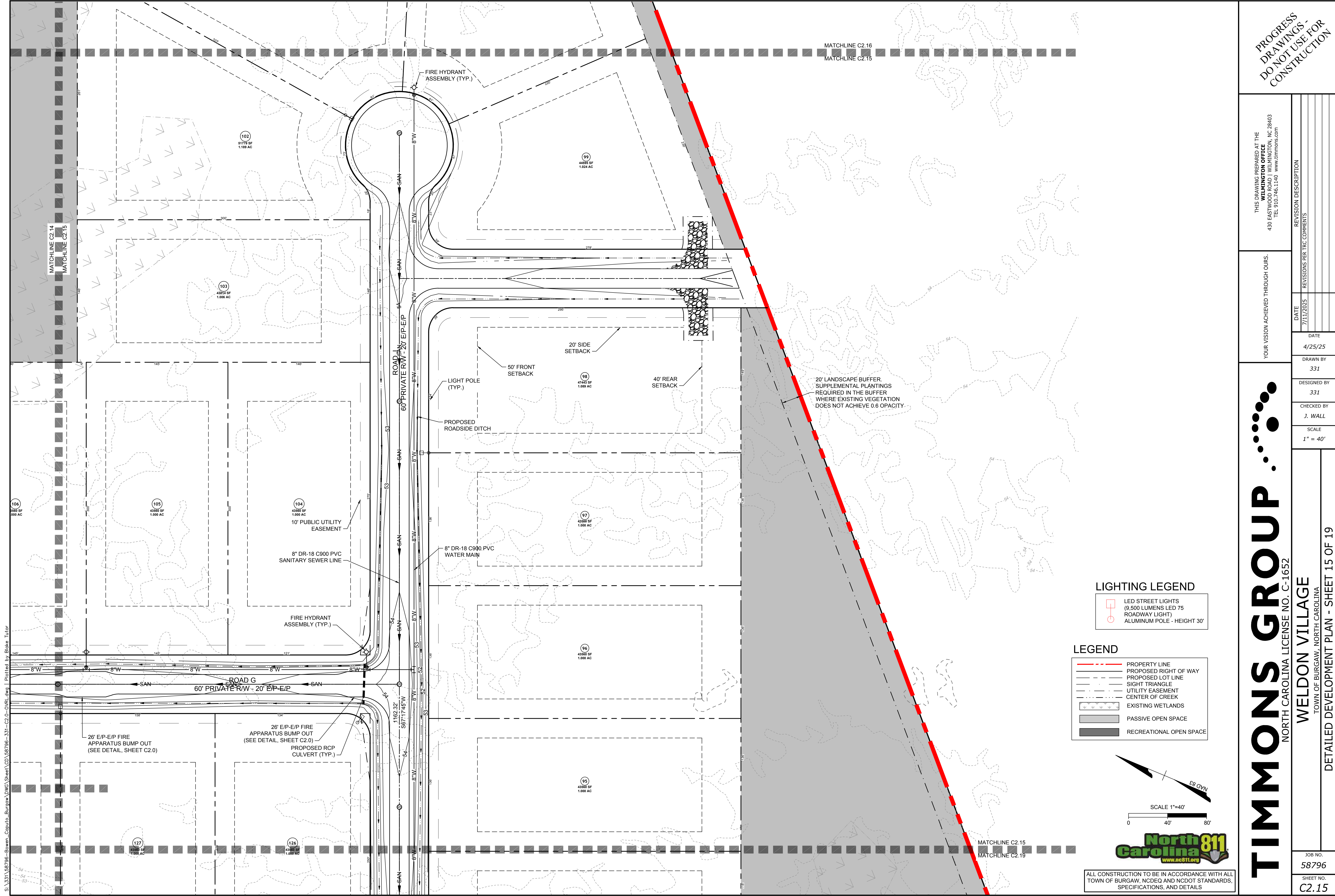
SHEET NO
C2.14

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 LED STREET LIGHTS
(9,500 LUMENS LED 75
ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

 PROPERTY LINE
 PROPOSED RIGHT OF WAY
 PROPOSED LOT LINE
 SIGHT TRIANGLE
 UTILITY EASEMENT
 CENTER OF CREEK
 EXISTING WETLANDS
 PASSIVE OPEN SPACE
 RECREATIONAL OPEN SPACE

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SPECIFICATIONS, AND DETAILS



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J. WALL

SCALE
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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

DETAILED DEVELOPMENT PLAN - SHEET 15 OF 19

JOB NO.
58796

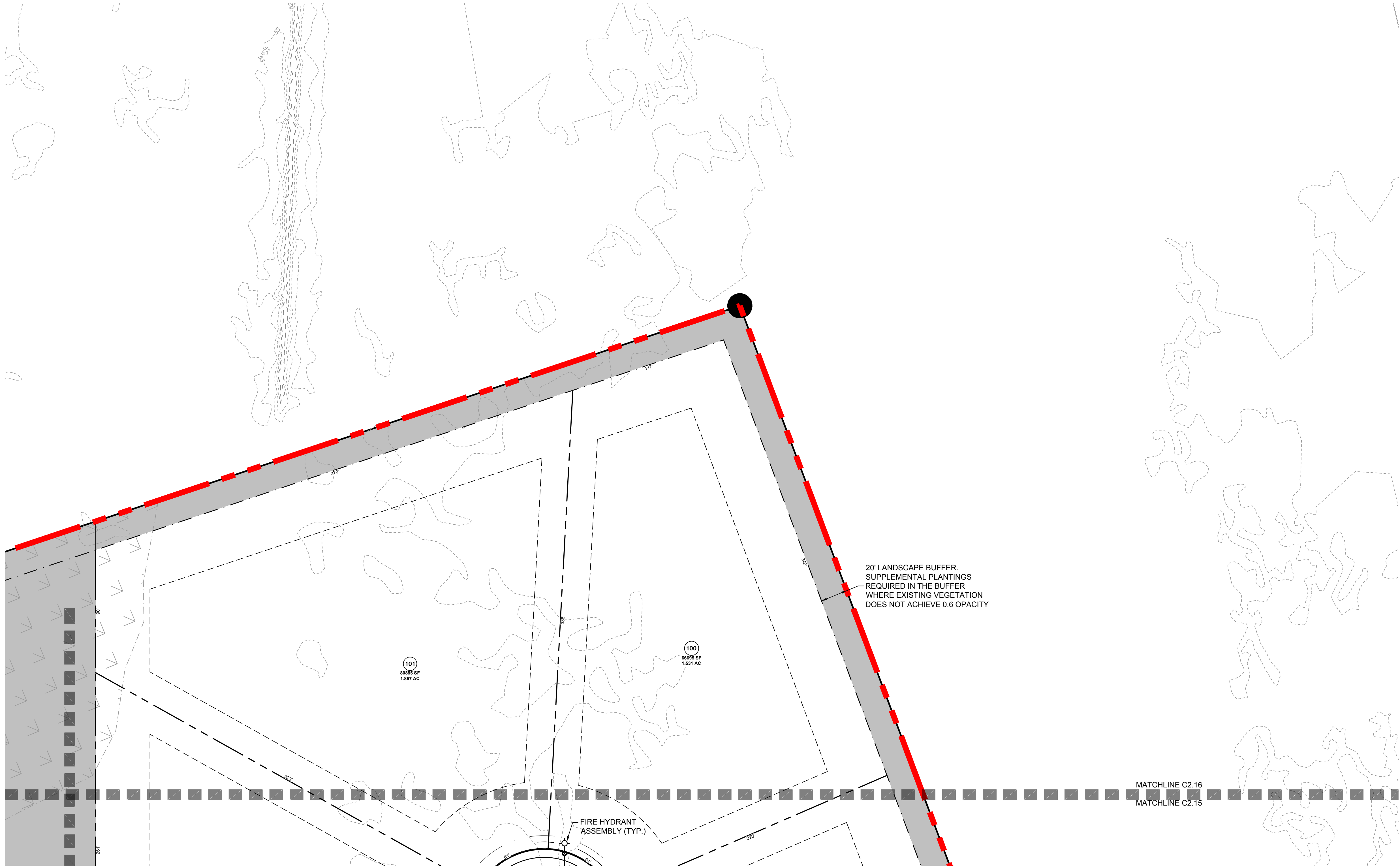
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C2.15

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20' LANDSCAPE BUFFER.
SUPPLEMENTAL PLANTINGS
REQUIRED IN THE BUFFER
WHERE EXISTING VEGETATION
DOES NOT ACHIEVE 0.6 OPACITY

MATCHLINE C2.16
MATCHLINE C2.15

LIGHTING LEGEND

- LED STREET LIGHTS
(9,500 LUMENS LED 75
ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS,
SPECIFICATIONS, AND DETAILS

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED DEVELOPMENT PLAN - SHEET 16 OF 19

JOB NO.
58796

SHEET NO.
C2.16

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DESIGNED BY
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CHECKED BY
J. WALL

SCALE
1" = 40'

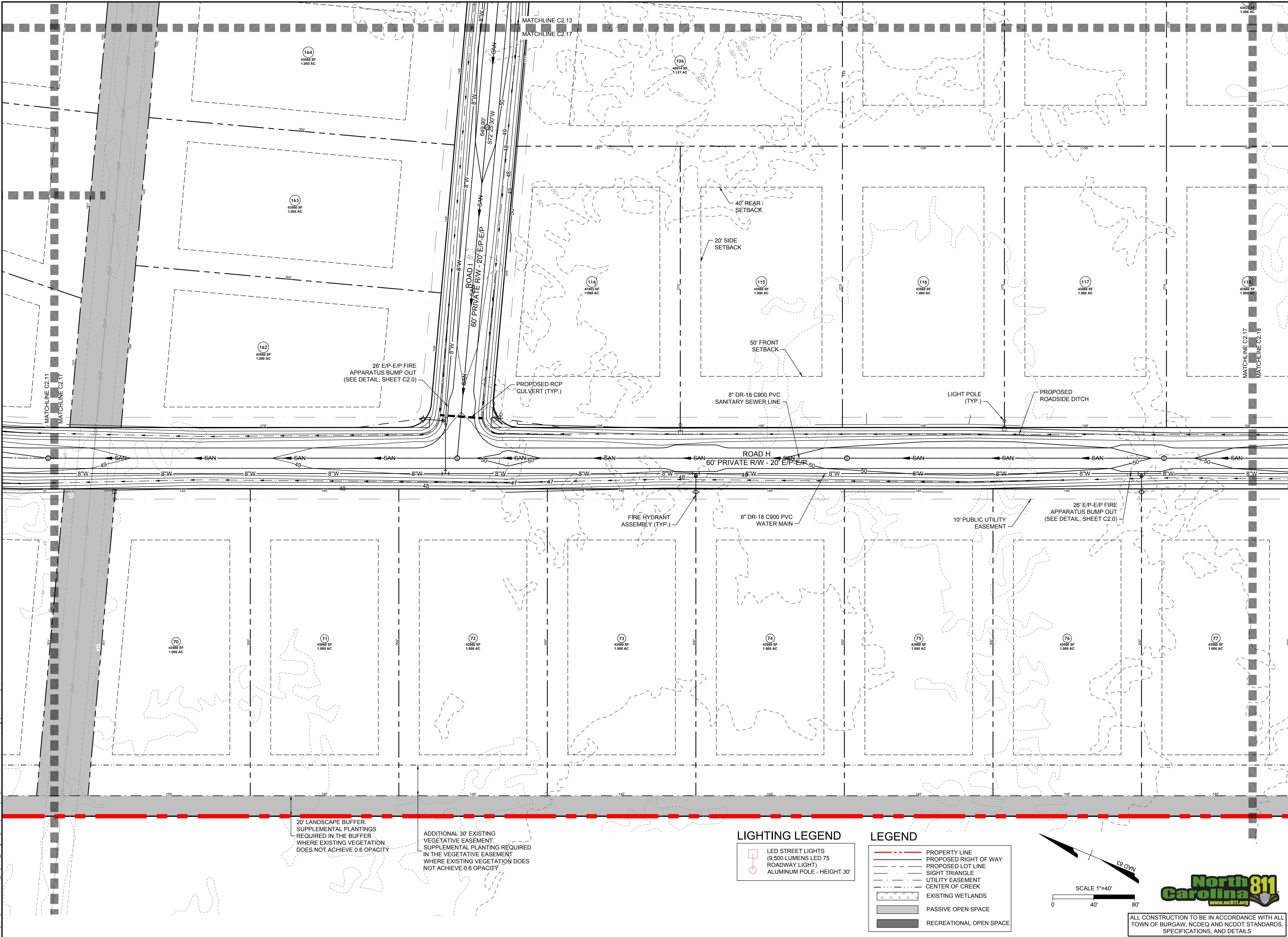
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20' LANDSCAPE BUFFER.
SUPPLEMENTAL PLANTINGS
REQUIRED IN THE BUFFER
WHERE EXISTING VEGETATION
DOES NOT ACHIEVE 0.6 OPACITY

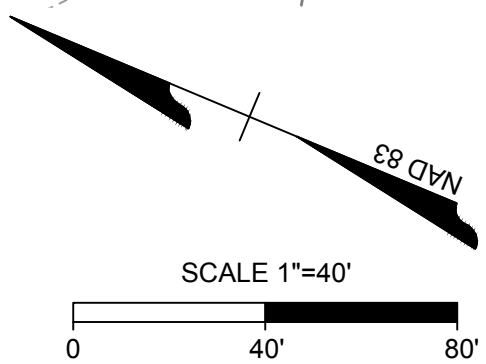
ADDITIONAL 30' EXISTING
VEGETATIVE EASEMENT.
SUPPLEMENTAL PLANTING REQUIRED
IN THE VEGETATIVE EASEMENT
WHERE EXISTING VEGETATION DOES
NOT ACHIEVE 0.6 OPACITY

LIGHTING LEGEND

- LED STREET LIGHTS
(9,500 LUMENS LED 75
ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
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DATE

4/25/25

DRAWN BY

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DESIGNED BY

331

CHECKED BY

J. WALL

SCALE

1" = 40'

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED DEVELOPMENT PLAN - SHEET 17 OF 19

JOB NO.

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SHEET NO.

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JOB NO.

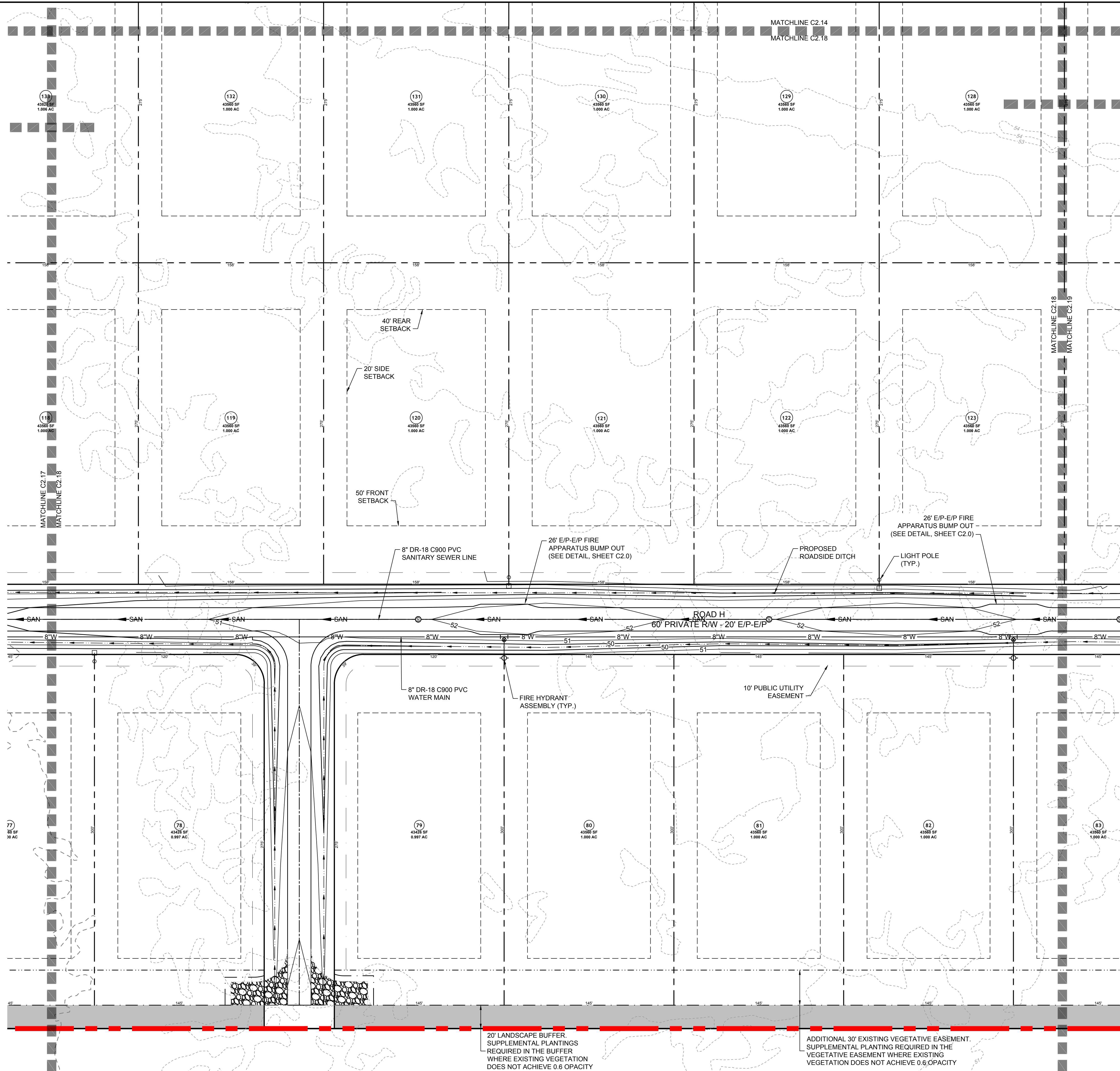
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SHEET NO.

C2.17

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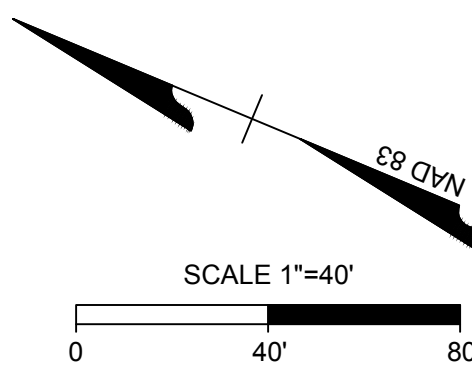


LIGHTING LEGEND

- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 18 OF 19

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SHEET NO.
C2.18

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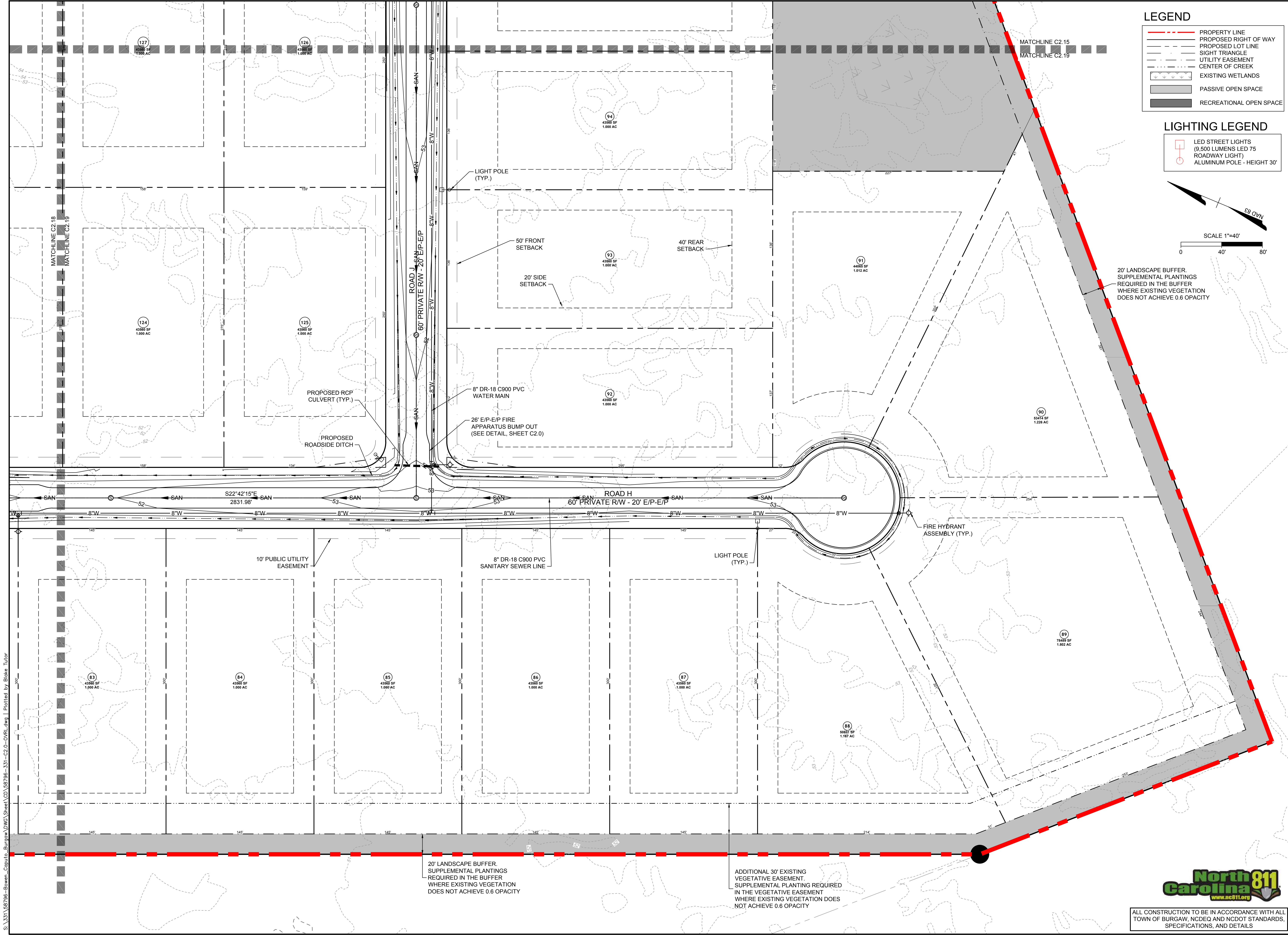
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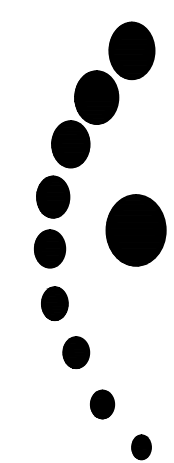
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331	
331	
J. WALL	
1" = 40'	



TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED DEVELOPMENT PLAN - SHEET 19 OF 19

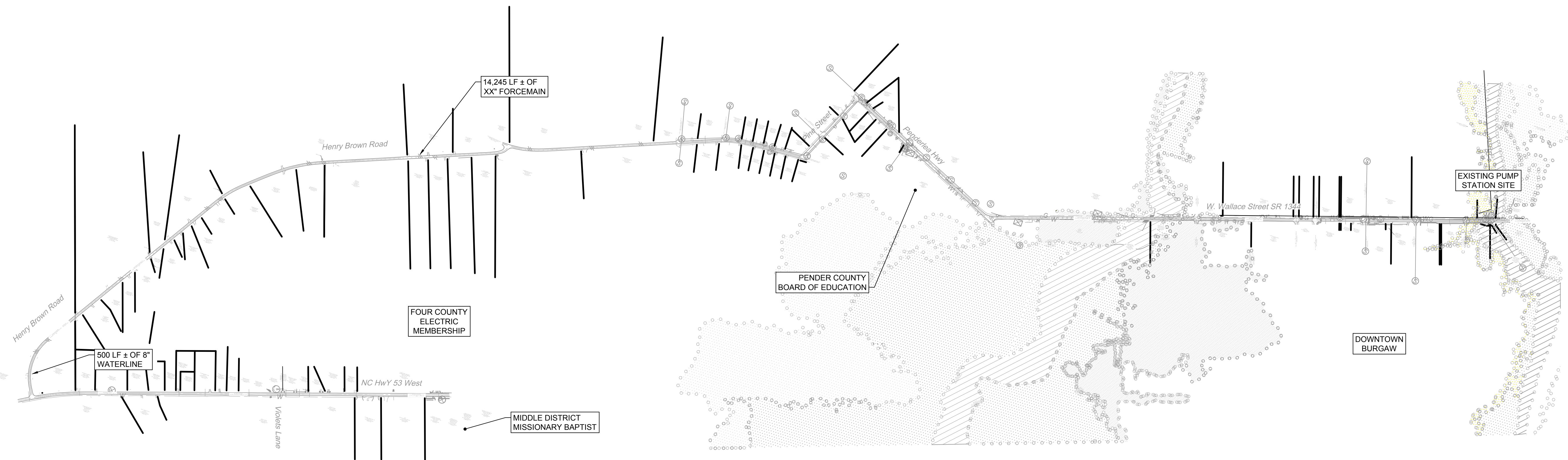
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	58796
SHEET NO.	C2.19



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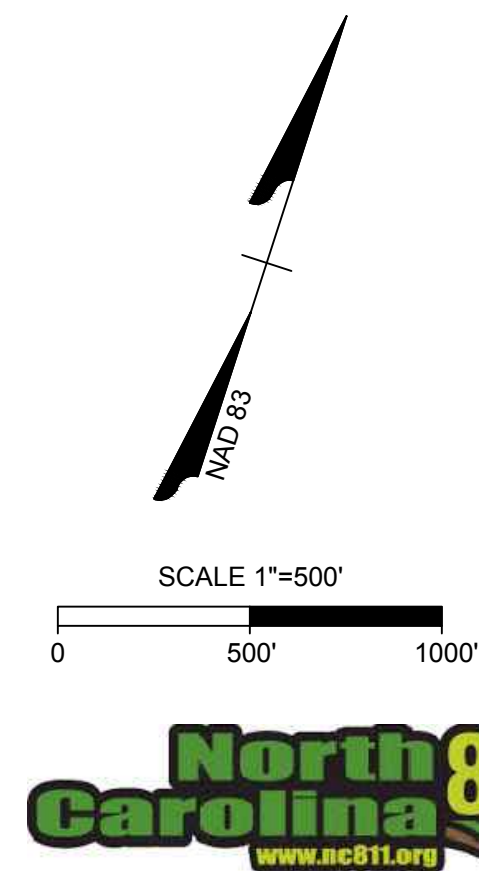
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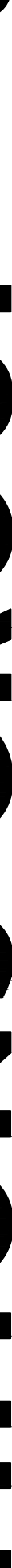
PHASE 2

LEGEND

 PROPERTY LINE
 8" OFF-SITE WATERLINE EXTENSION
 XX" OFF-SITE FORCEMAIN ROUTE



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The logo for the Timmons Group. It features the company name "TIMMONS GROUP" in a bold, black, sans-serif font. To the right of the text is a graphic element consisting of a series of black dots of varying sizes, arranged in a curved, upward-sloping path that suggests a rising trend or a cluster of data points.

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA

OVERALL OFFSITE UTILITY PLAN

NO.	6	OVERALL OFFSITE UTILITY PLAN
NO.	0	

JOB NO.
58796

SHEET NO.
C3.0

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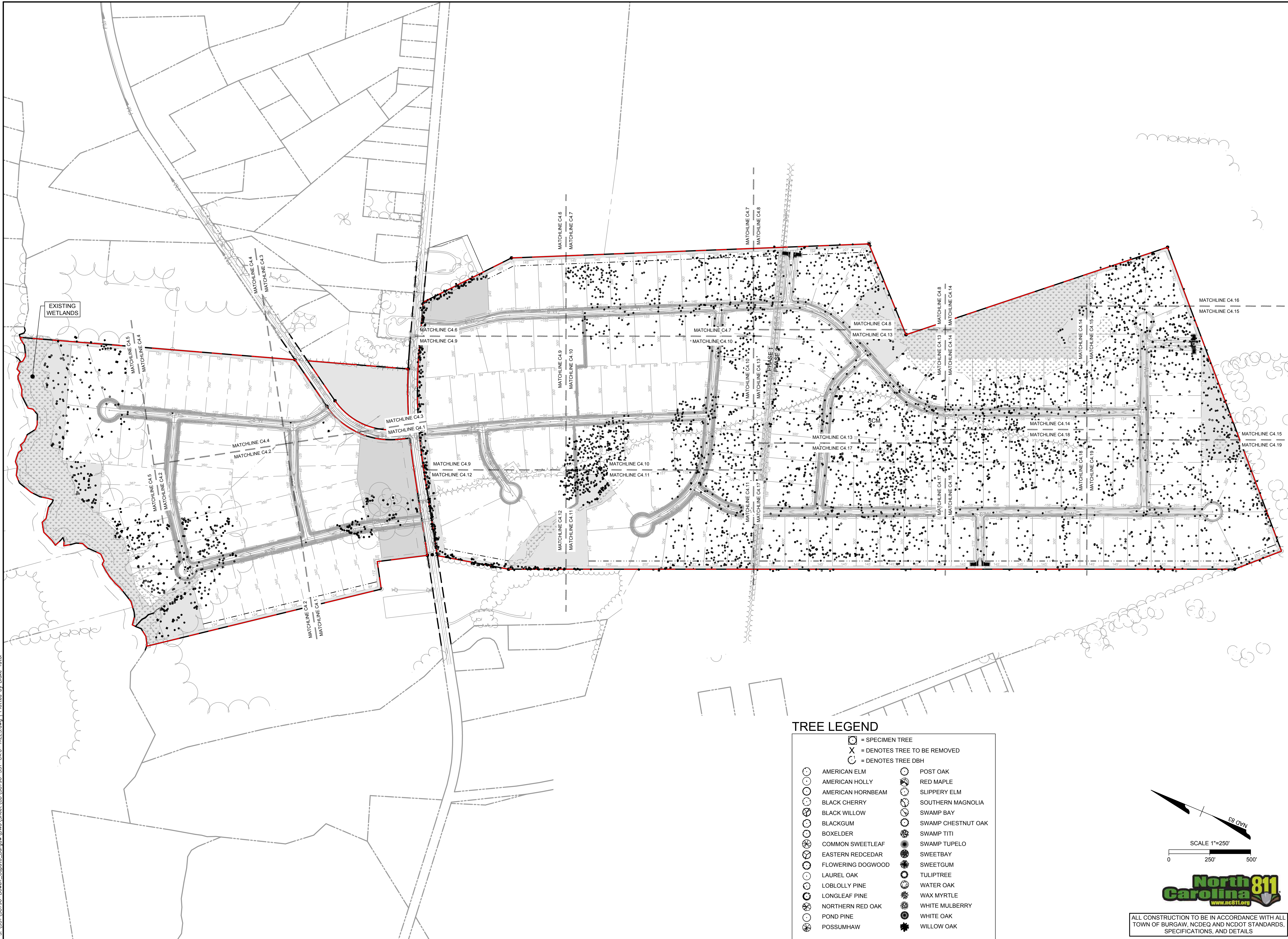
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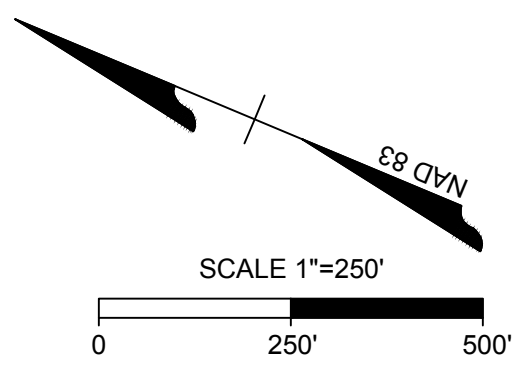
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TREE LEGEND

	= SPECIMEN TREE		= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH		= DENOTES TREE DBH
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK



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TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
OVERALL TREE INVENTORY PLAN

JOB NO.
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SHEET NO.
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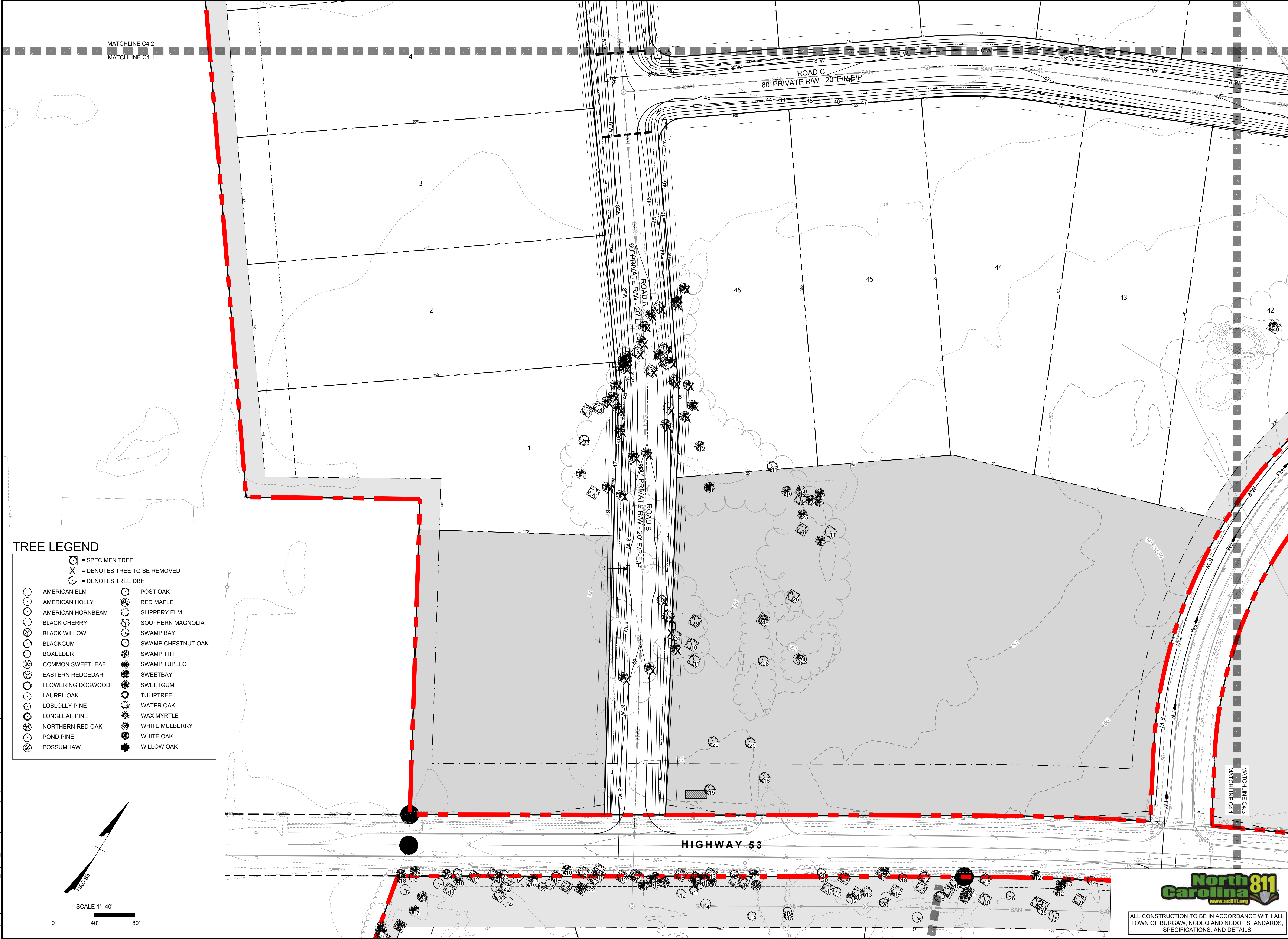
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DESIGNED BY
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CHECKED BY
J. WALL
SCALE
1" = 250'

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TREE LEGEND

- | | | | |
|--|--------------------|--|------------------------------|
| | = SPECIMEN TREE | | = DENOTES TREE TO BE REMOVED |
| | = DENOTES TREE DBH | | |
| | AMERICAN ELM | | POST OAK |
| | AMERICAN HOLLY | | RED MAPLE |
| | AMERICAN HORNBEAM | | SLIPPERY ELM |
| | BLACK CHERRY | | SOUTHERN MAGNOLIA |
| | BLACK WILLOW | | SWAMP BAY |
| | BLACKGUM | | SWAMP CHESTNUT OAK |
| | BOXELDER | | SWAMP TITI |
| | COMMON SWEETLEAF | | SWAMP TUPELO |
| | EASTERN REDCEDAR | | SWEETBAY |
| | FLOWERING DOGWOOD | | SWEETGUM |
| | LAUREL OAK | | TULIPTREE |
| | LOBLOLLY PINE | | WATER OAK |
| | LONGLEAF PINE | | WAX MYRTLE |
| | NORTHERN RED OAK | | WHITE MULBERRY |
| | POND PINE | | WHITE OAK |
| | POSSUMHAW | | WILLOW OAK |

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SCALE
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C4.1

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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 1 OF 19

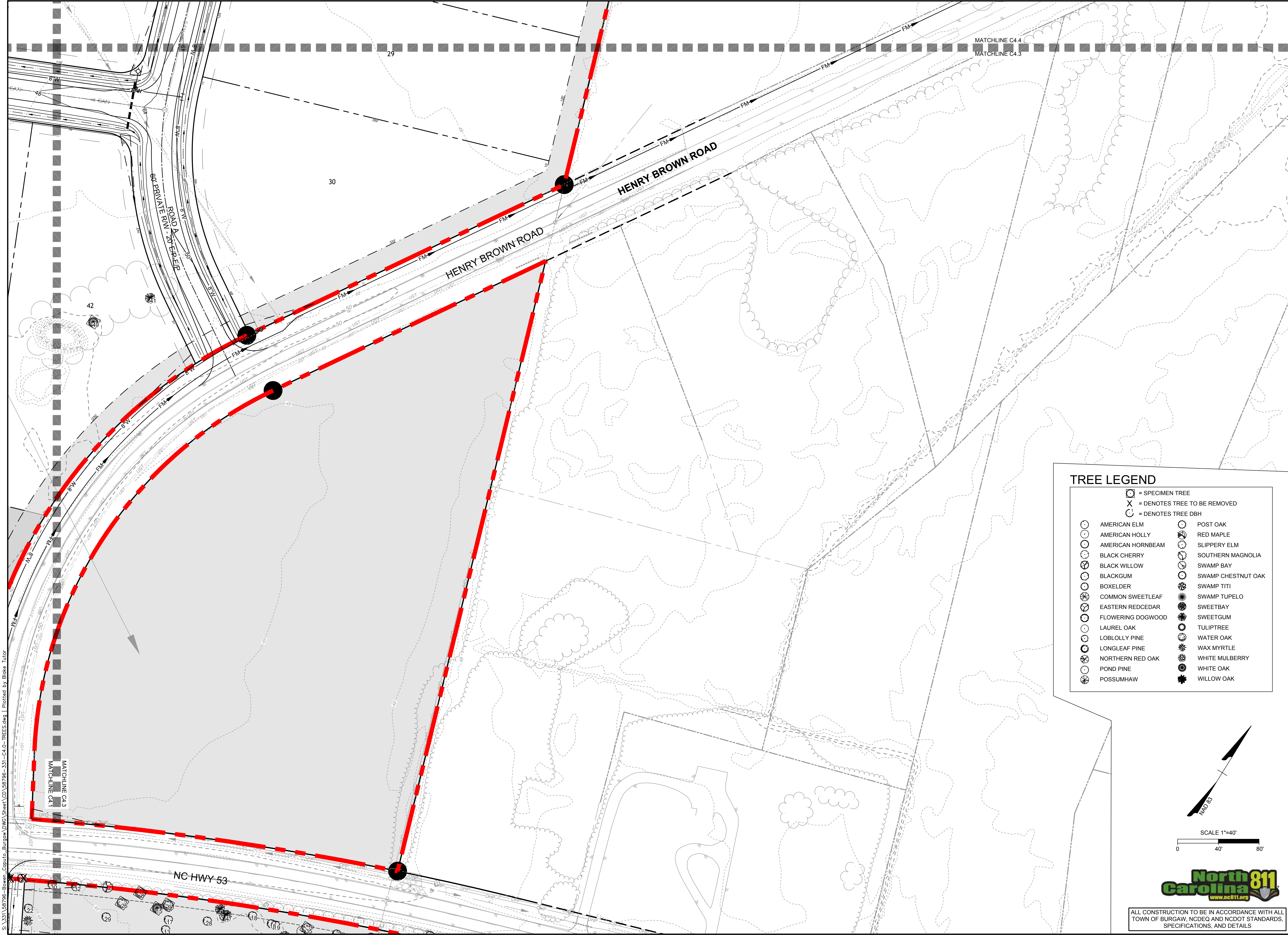
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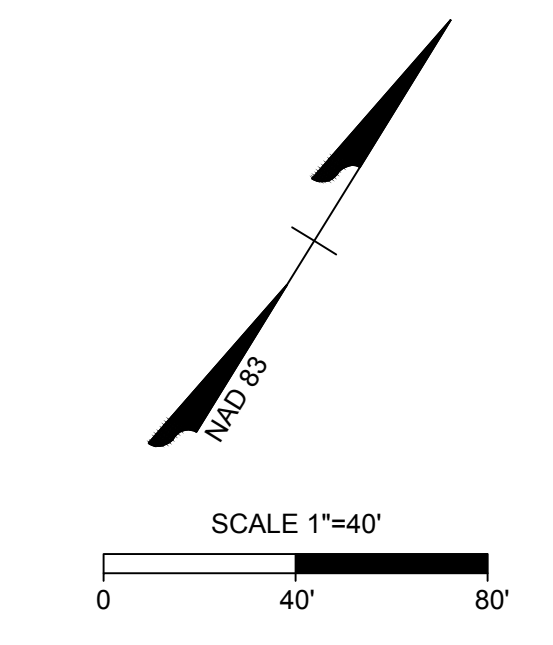
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SPECIFICATIONS, AND DETAILS

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

Page 75 of 193



TREE LEGEND	
	= SPECIMEN TREE
	= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH
	AMERICAN ELM
	AMERICAN HOLLY
	AMERICAN HORNBEAM
	BLACK CHERRY
	BLACK WILLOW
	BLACKGUM
	BOXELDER
	COMMON SWEETLEAF
	EASTERN REDCEDAR
	FLOWERING DOGWOOD
	LAUREL OAK
	LOBLOLLY PINE
	LONGLEAF PINE
	NORTHERN RED OAK
	POND PINE
	POSSUMHAW
	POST OAK
	RED MAPLE
	SLIPPERY ELM
	SOUTHERN MAGNOLIA
	SWAMP BAY
	SWAMP CHESTNUT OAK
	SWAMP TITI
	SWAMP TUPELO
	SWEETBAY
	SWEETGUM
	TULIPTREE
	WATER OAK
	WAX MYRTLE
	WHITE MULBERRY
	WHITE OAK
	WILLOW OAK





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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 3 OF 19

JOB NO.
58796

SHEET NO.
C4.3

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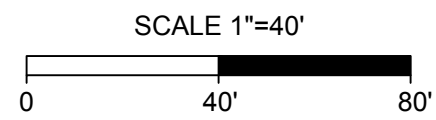
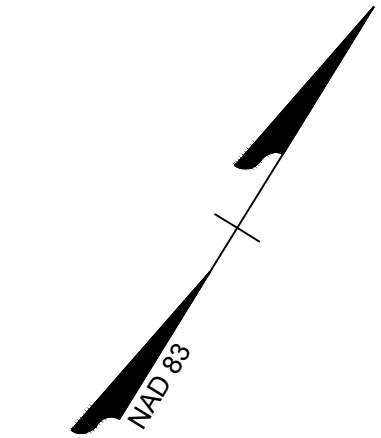
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TREE LEGEND

	= SPECIMEN TREE		= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH		
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK



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SCALE
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NORTH CAROLINA LICENSE NO. C-1652

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

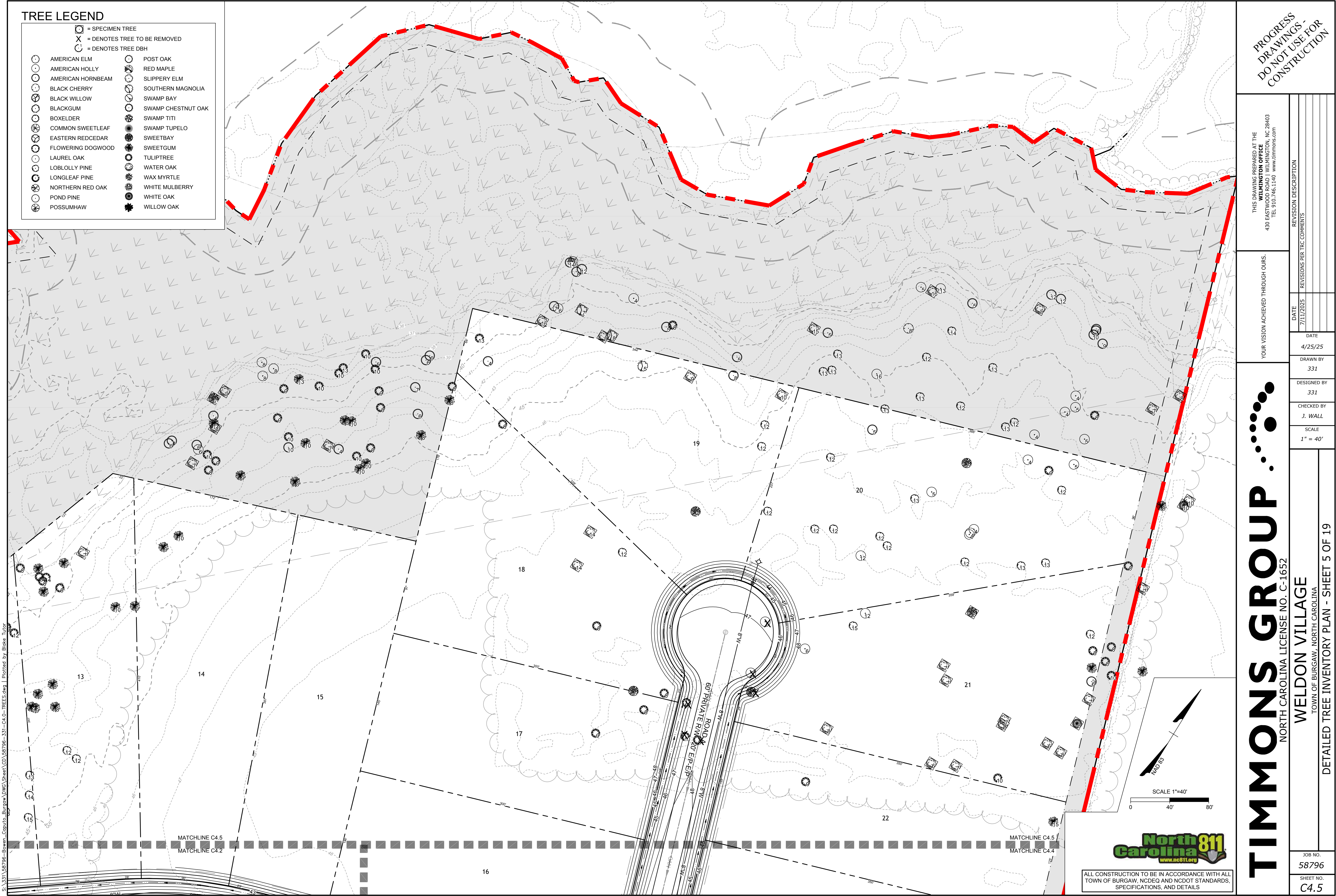
DETAILED TREE INVENTORY PLAN - SHEET 4 OF 19

JOB NO.
58796

SHEET NO.
C4.4

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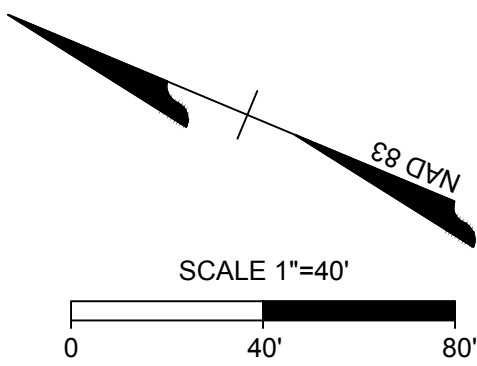
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TREE LEGEND

	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK



MATCHLINE C4.6
MATCHLINE C4.9



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TOWN OF BURGAW, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

DETAILED TREE INVENTORY PLAN - SHEET 6 OF 19

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SHEET NO.
C4.6

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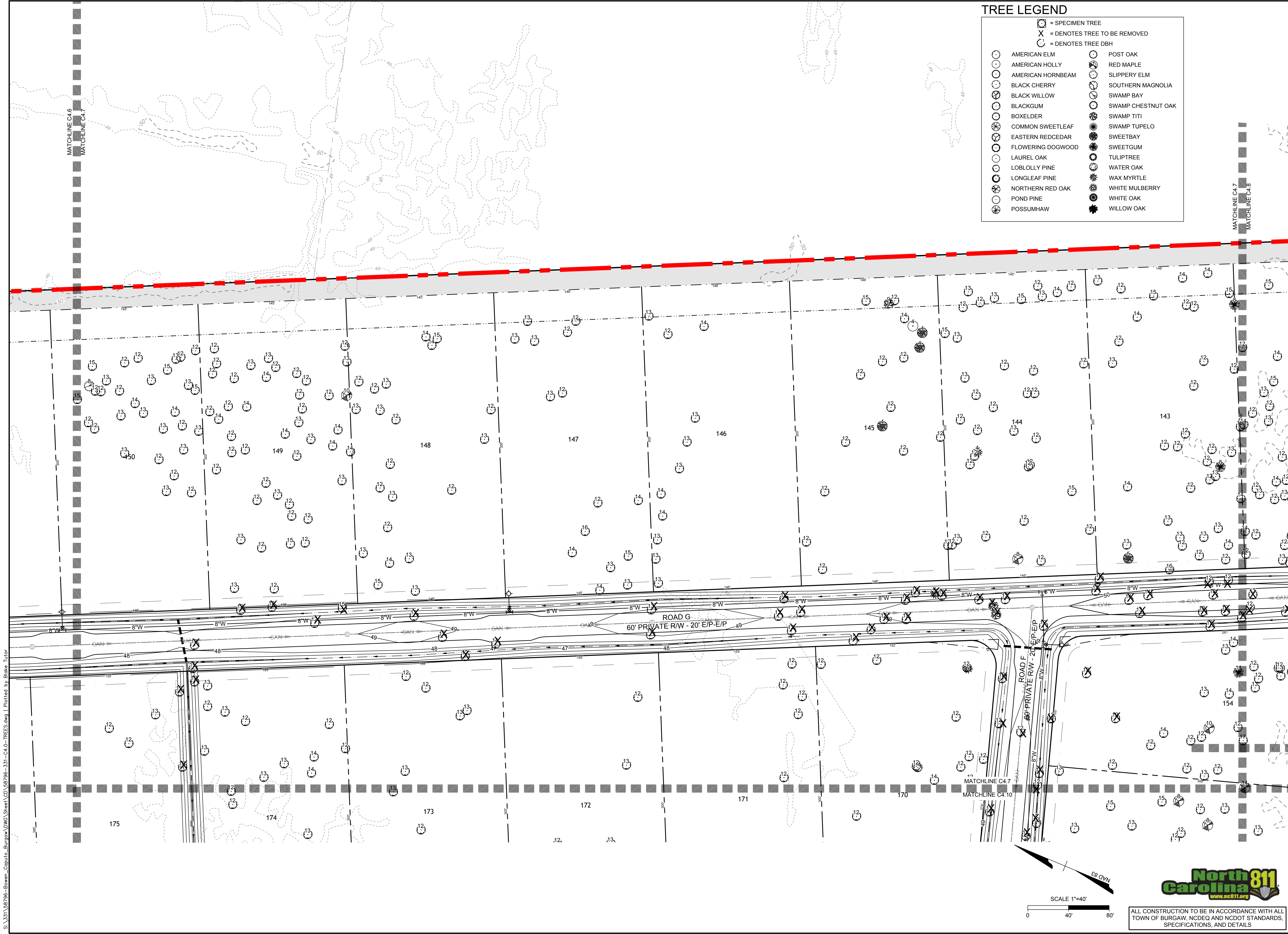
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CHECKED BY
J. WALL
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TREE LEGEND	
	= SPECIMEN TREE
	= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH
	AMERICAN ELM
	AMERICAN HOLLY
	AMERICAN HORNBEAM
	BLACK CHERRY
	BLACK WILLOW
	BLACKGUM
	BOXELDER
	COMMON SWEETLEAF
	EASTERN REDCEDAR
	FLOWERING DOGWOOD
	LAUREL OAK
	LOBLOLLY PINE
	LONGLEAF PINE
	NORTHERN RED OAK
	POND PINE
	POSSUMHAW
	POST OAK
	RED MAPLE
	SLIPPERY ELM
	SOUTHERN MAGNOLIA
	SWAMP BAY
	SWAMP CHESTNUT OAK
	SWAMP TITI
	SWAMP TUPELO
	SWEETBAY
	SWEETGUM
	TULIPTREE
	WATER OAK
	WAX MYRTLE
	WHITE MULBERRY
	WHITE OAK
	WILLOW OAK

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J. WALL

SCALE
1" = 40'

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 7 OF 19

JOB NO.
58796

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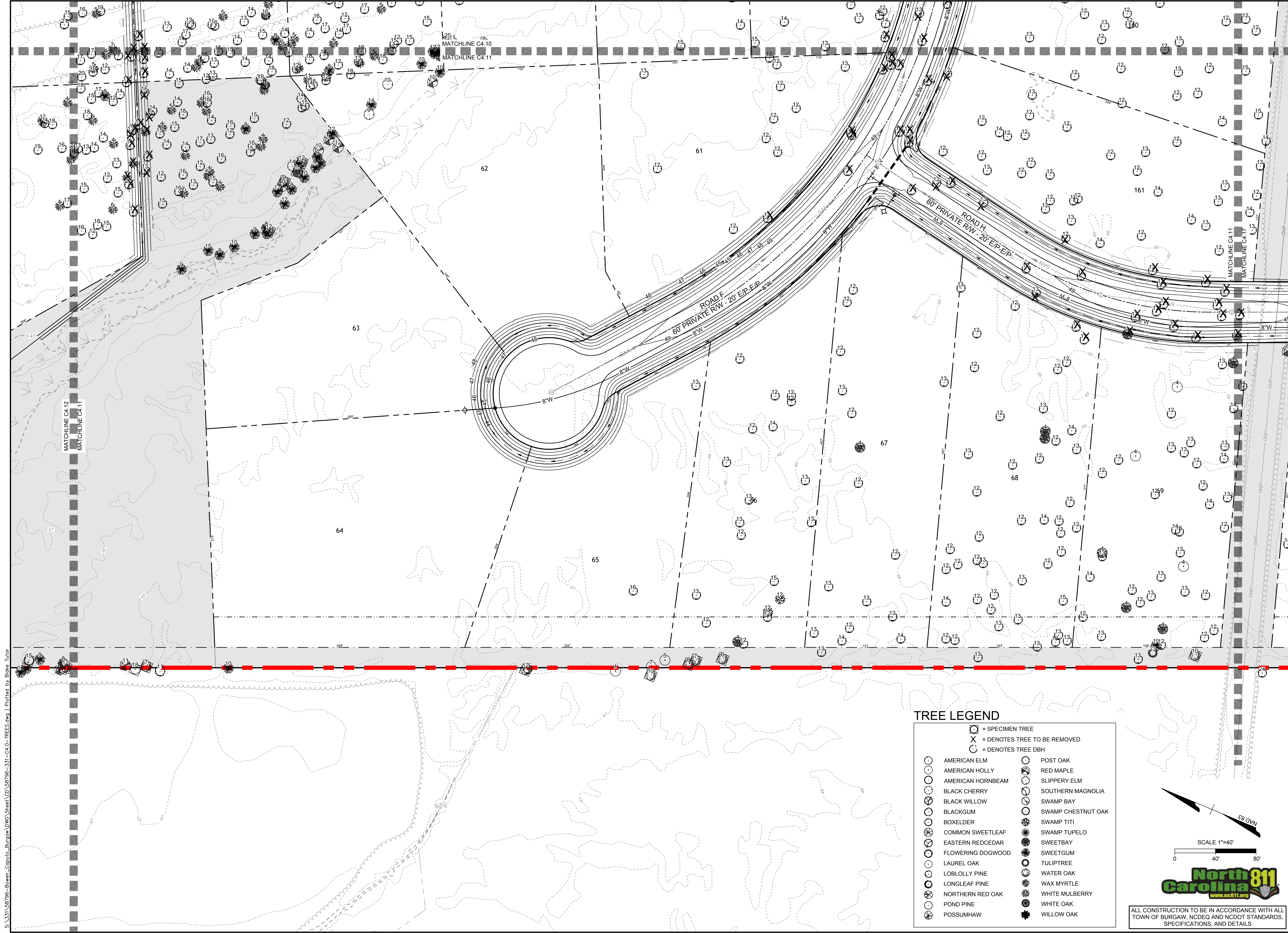
WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA

JOB NO.
58790

SHEET NO
C4.9

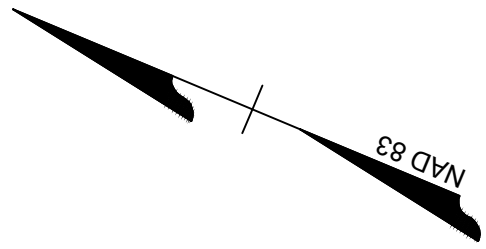
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TREE LEGEND

	= SPECIMEN TREE		= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH		= DENOTES TREE DBH
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK



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SCALE	1" = 40'

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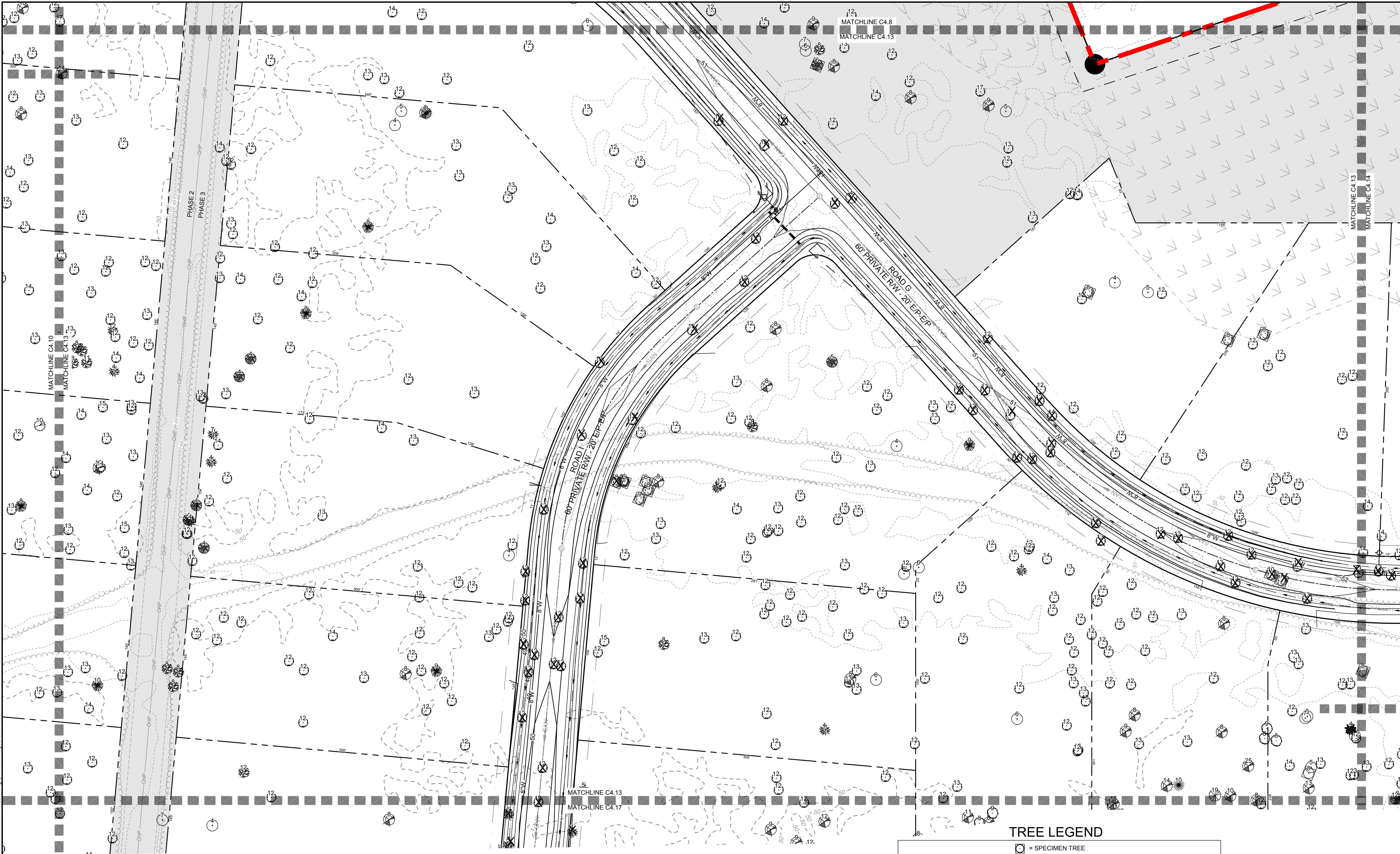
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DETAILED TREE INVENTORY PLAN - SHEET 11 OF 19

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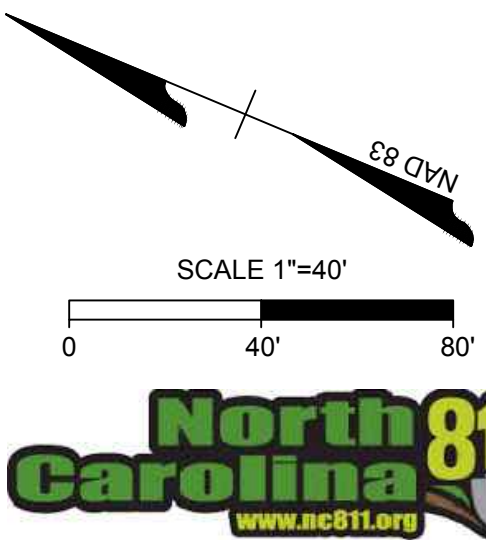
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TREE LEGEND

- | | |
|--------------------------------|------------------------|
| ○ = SPECIMEN TREE | ○ = DENOTES TREE DBH |
| ✕ = DENOTES TREE TO BE REMOVED | |
| ○ = AMERICAN ELM | ○ = LONGLEAF PINE |
| ○ = AMERICAN HOLLY | ○ = NORTHERN RED OAK |
| ○ = AMERICAN HORNBEAM | ○ = POND PINE |
| ○ = BLACK CHERRY | ○ = POSSUMHAW |
| ○ = BLACK WILLOW | ○ = POST OAK |
| ○ = BLACKGUM | ○ = RED MAPLE |
| ○ = BOXELDER | ○ = SLIPPERY ELM |
| ○ = COMMON SWEETLEAF | ○ = SOUTHERN MAGNOLIA |
| ○ = EASTERN REDCEDAR | ○ = SWAMP BAY |
| ○ = FLOWERING DOGWOOD | ○ = SWAMP CHESTNUT OAK |
| ○ = LAUREL OAK | |
| ○ = LOBLOLLY PINE | |
| ○ = SWAMP TITI | |
| ○ = SWAMP TUPELO | |
| ○ = SWEETBAY | |
| ○ = SWEETGUM | |
| ○ = TULIPTREE | |
| ○ = WATER OAK | |
| ○ = WAX MYRTLE | |
| ○ = WHITE MULBERRY | |
| ○ = WHITE OAK | |
| ○ = WILLOW OAK | |



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J. WALL

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DETAILED TREE INVENTORY PLAN - SHEET 13 OF 19

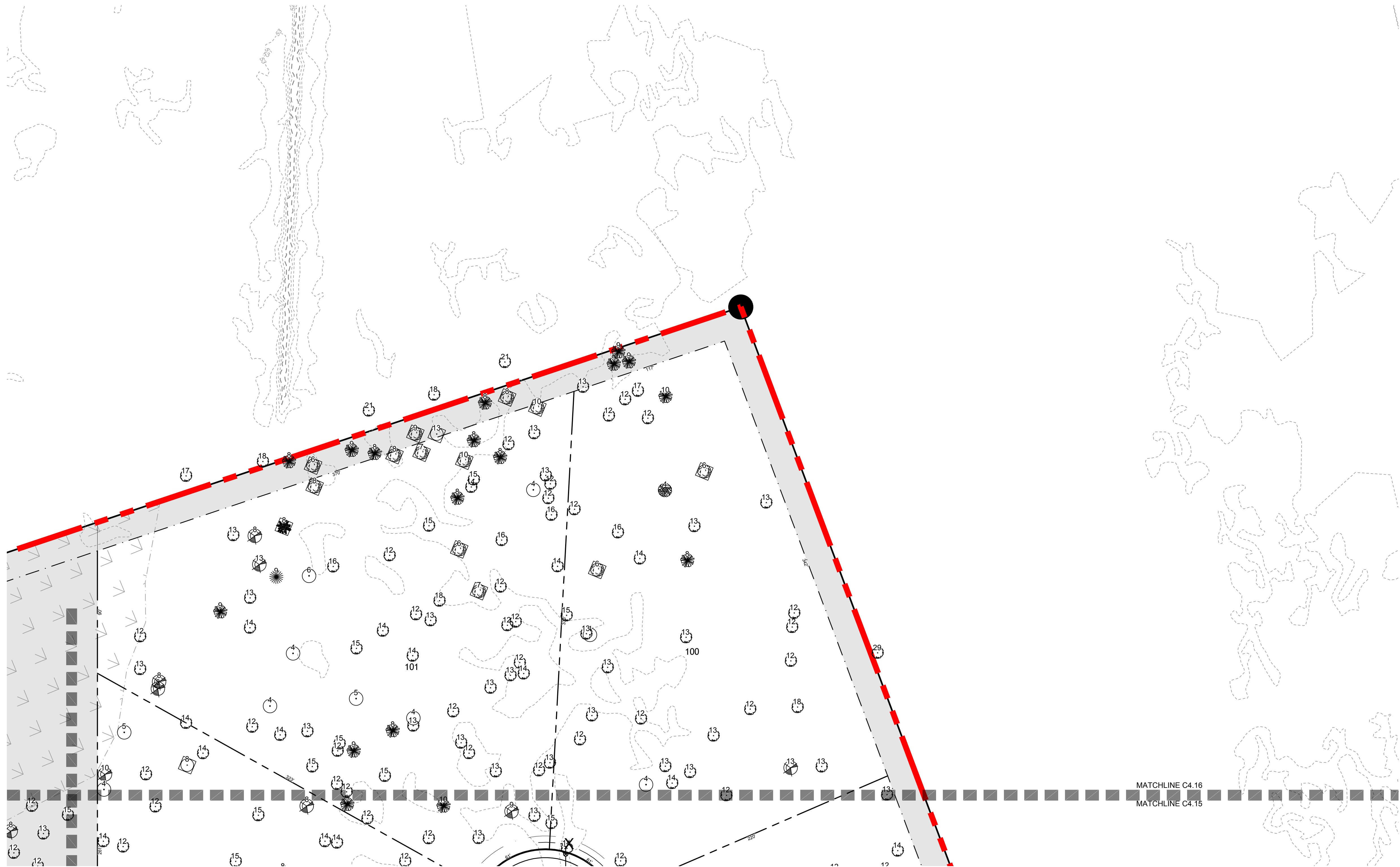
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TREE LEGEND

	= SPECIMEN TREE		= POST OAK
	= DENOTES TREE TO BE REMOVED		= RED MAPLE
	= DENOTES TREE DBH		= SLIPPERY ELM
	AMERICAN ELM		= SOUTHERN MAGNOLIA
	AMERICAN HOLLY		= SWAMP BAY
	AMERICAN HORNBEAM		= SWAMP CHESTNUT OAK
	BLACK CHERRY		= SWAMP TITI
	BLACK WILLOW		= SWAMP TUPELO
	BLACKGUM		= SWEETBAY
	BOXELDER		= SWEETGUM
	COMMON SWEETLEAF		= TULIPTREE
	EASTERN REDCEDAR		= WATER OAK
	FLOWERING DOGWOOD		= WAX MYRTLE
	LAUREL OAK		= WHITE MULBERRY
	LOBLOLLY PINE		= WHITE OAK
	LONGLEAF PINE		= WILLOW OAK
	NORTHERN RED OAK		
	POND PINE		
	POSSUMHAW		

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DATE

4/25/25

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

J. WALL

SCALE

1" = 40'

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 16 OF 19

JOB NO.

58796

SHEET NO.

C4.16

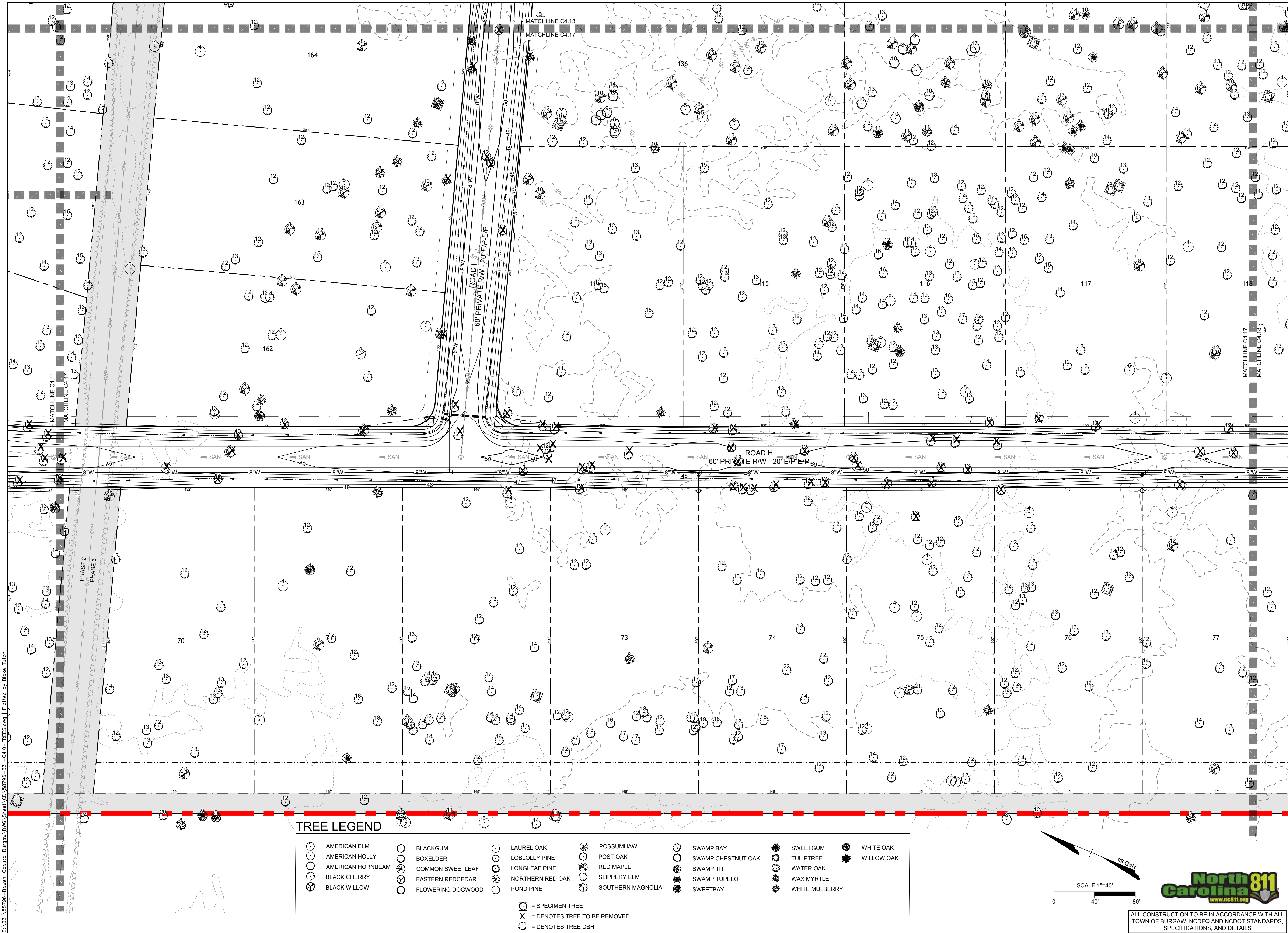
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NORTH CAROLINA LICENSE NO. C-1652

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[illegible]

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED TREE INVENTORY PLAN - SHEET 17 OF 19

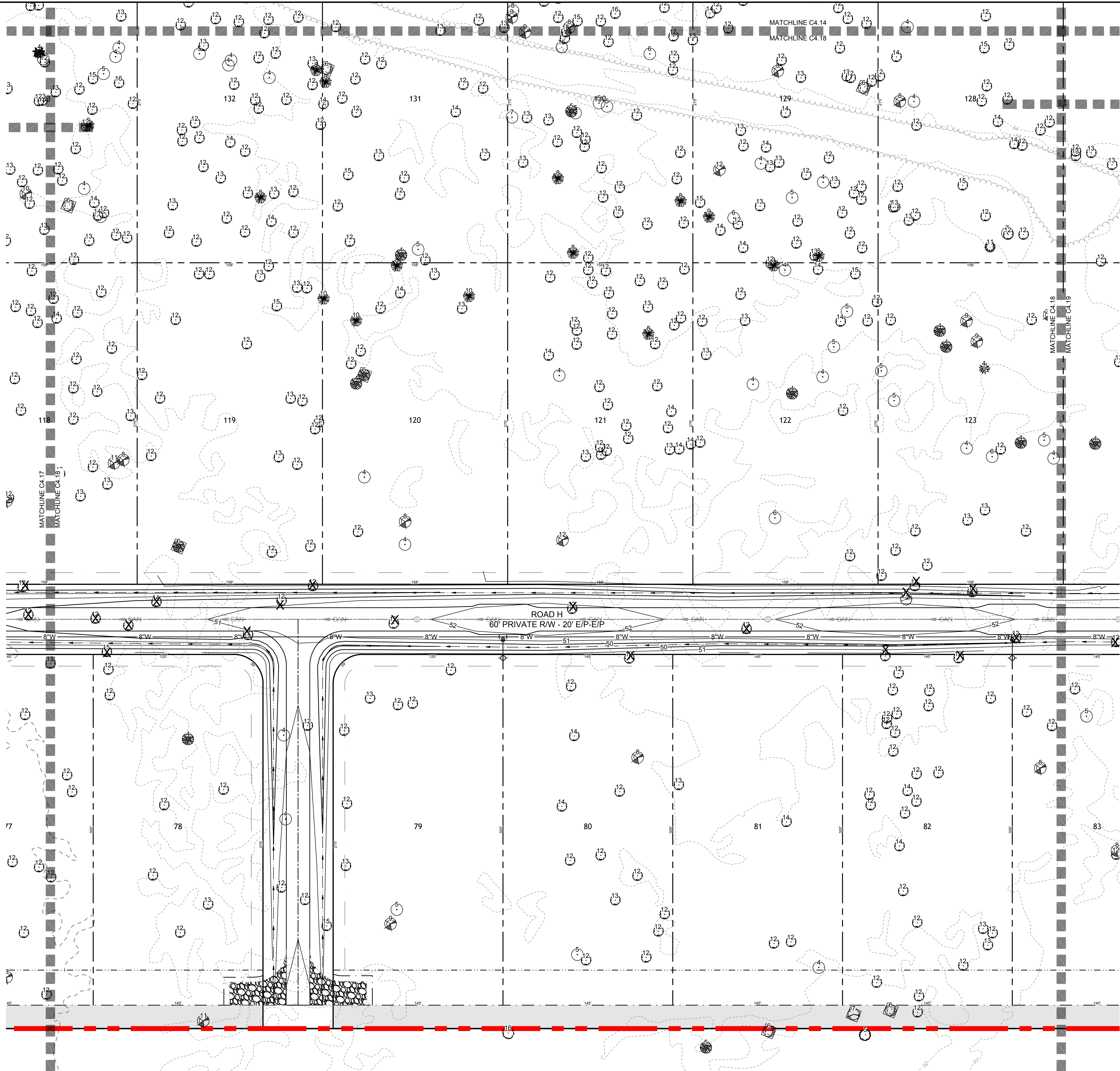
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58796

SHEET NO.
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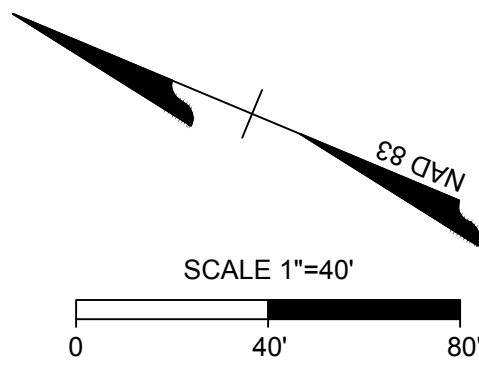
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TREE LEGEND

	= SPECIMEN TREE		POST OAK
	= DENOTES TREE TO BE REMOVED		RED MAPLE
	= DENOTES TREE DBH		SLIPPERY ELM
	AMERICAN ELM		SOUTHERN MAGNOLIA
	AMERICAN HOLLY		SWAMP BAY
	AMERICAN HORNBEAM		SWAMP CHESTNUT OAK
	BLACK CHERRY		SWAMP TITI
	BLACK WILLOW		SWAMP TUPELO
	BLACKGUM		SWEETBAY
	BOXELDER		SWEETGUM
	COMMON SWEETLEAF		TULIPTREE
	EASTERN REDCEDAR		WATER OAK
	FLOWERING DOGWOOD		WAX MYRTLE
	LAUREL OAK		WHITE MULBERRY
	LOBLOLLY PINE		WHITE OAK
	LONGLEAF PINE		WILLOW OAK
	NORTHERN RED OAK		
	POND PINE		
	POSSUMHAW		



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J. WALL

SCALE
1" = 40'

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

DETAILED TREE INVENTORY PLAN - SHEET 18 OF 19

JOB NO.
58796

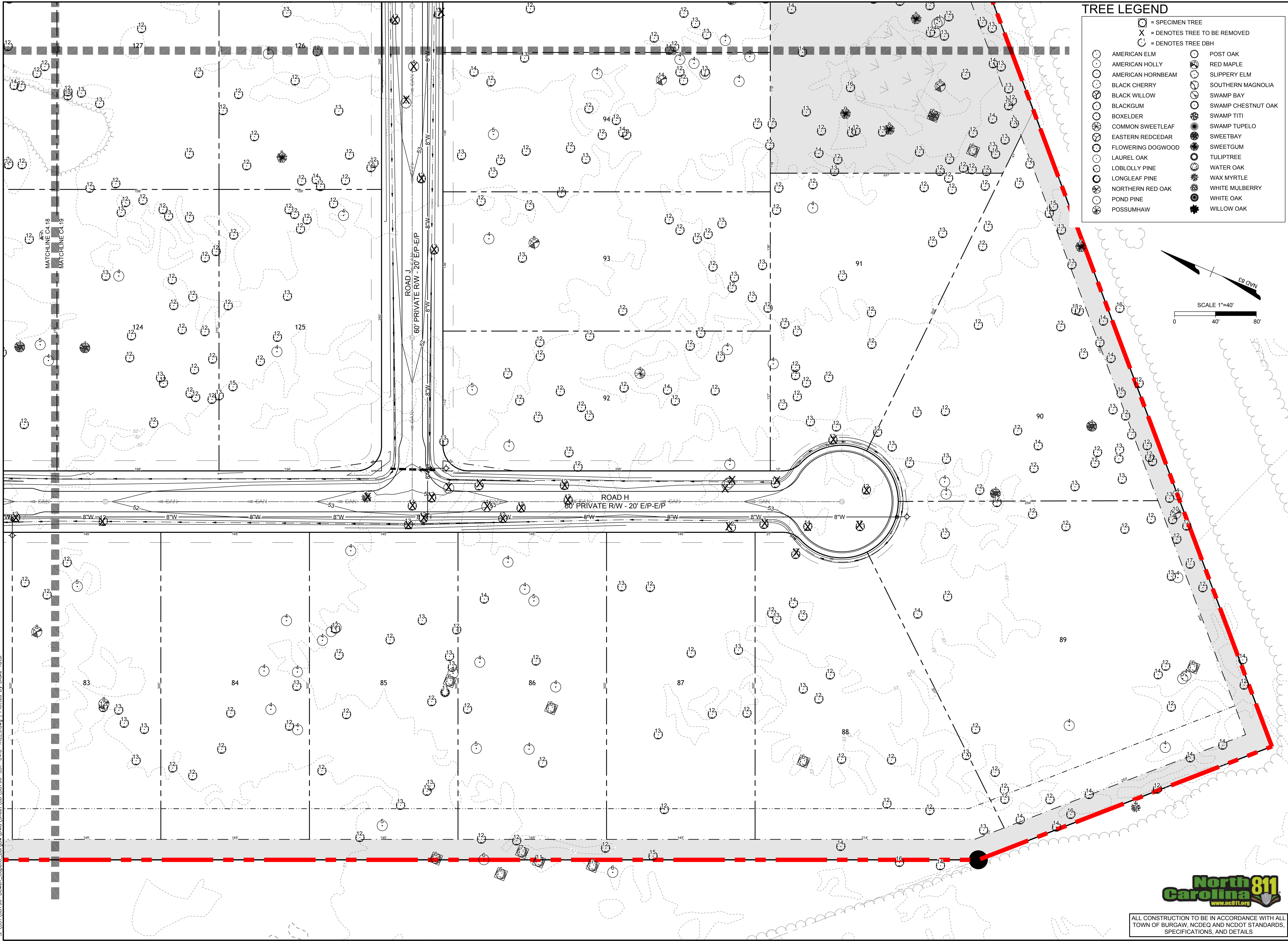
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TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
DETAILED TREE INVENTORY PLAN - SHEET 19 OF 19

JOB NO.
58796
SHEET NO.
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REGULATED TREE TOTALS			
	COMMON NAME	SIGNIFICANT	SIGNIFICANT DBH
ACNE	BOXELDER	1	14
ACRU	RED MAPLE	168	1688
CACA	AMERICAN HORNBEAM	104	633
COFL	FLOWERING DOGWOOD	1	5
CYRA	SWAMP TITI	29	253
ILDE	POSSUMHAW	1	4
ILOP	AMERICAN HOLLY	298	1430
JUVI	EASTERN REDCEDAR	7	131
LIST	SWEETGUM	292	3455
LITU	TULIPTREE	89	963
MAGR	SOUTHERN MAGNOLIA	16	72
MAVI	SWEETBAY	51	219
MOAL	WHITE MULBERRY	2	20
MOCE	WAX MYRTLE	91	470
NYBI	SWAMP TUPELO	9	74
NYSY	BLACKGUM	35	375
PEPA	SWAMP BAY	6	59
PIPA	LONGLEAF PINE	2	41
PISE	POND PINE	1	15
PITA	LOBLOLLY PINE	3472	45690
PRSE	BLACK CHERRY	7	72
QUAL	WHITE OAK	0	0
QULA	LAUREL OAK	0	0
QUMI	SWAMP CHESTNUT OAK	0	0
QUNI	WATER OAK	0	0
QUPH	WILLOW OAK	1	4
QURU	NORTHERN RED OAK	0	0
QUST	POST OAK	0	0
SANI	BLACK WILLOW	6	62
SYTI	COMMON SWEETLEAF	2	27
ULAM	AMERICAN ELM	1	10
ULRU	SLIPPERY ELM	1	8
	TOTAL	4693	55794

SPECIMEN TREE TOTALS			
	COMMON NAME	SIGNIFICANT	SIGNIFICANT DBH
ACNE	BOXELDER	0	0
ACRU	RED MAPLE	0	0
CACA	AMERICAN HORNBEAM	0	0
COFL	FLOWERING DOGWOOD	0	0
CYRA	SWAMP TITI	0	0
ILDE	POSSUMHAW	0	0
ILOP	AMERICAN HOLLY	0	0
JUVI	EASTERN REDCEDAR	0	0
LIST	SWEETGUM	0	0
LITU	TULIPTREE	0	0
MAGR	SOUTHERN MAGNOLIA	20	202
MAVI	SWEETBAY	10	66
MOAL	WHITE MULBERRY	0	0
MOCE	WAX MYRTLE	0	0
NYBI	SWAMP TUPELO	0	0
NYSY	BLACKGUM	0	0
PEPA	SWAMP BAY	0	0
PIPA	LONGLEAF PINE	0	0
PISE	POND PINE	0	0
PITA	LOBLOLLY PINE	0	0
PRSE	BLACK CHERRY	0	0
QUAL	WHITE OAK	12	203
QULA	LAUREL OAK	17	154
QUMI	SWAMP CHESTNUT OAK	30	273
QUNI	WATER OAK	214	2031
QUPH	WILLOW OAK	4	30
QURU	NORTHERN RED OAK	5	103
QUST	POST OAK	1	15
SANI	BLACK WILLOW	0	0
SYTI	COMMON SWEETLEAF	0	0
ULAM	AMERICAN ELM	0	0
ULRU	SLIPPERY ELM	0	0
	TOTAL	313	3077

REGULATED PRESERVED			
	COMMON NAME	PRESERVED	SIGNIFICANT DBH PRESERVED
ACNE	BOXELDER	0	0
ACRU	RED MAPLE	160	1615
CACA	AMERICAN HORNBEAM	96	592
COFL	FLOWERING DOGWOOD	1	5
CYRA	SWAMP TITI	27	237
ILDE	POSSUMHAW	1	4
ILOP	AMERICAN HOLLY	279	1338
JUVI	EASTERN REDCEDAR	7	131
LIST	SWEETGUM	252	2928
LITU	TULIPTREE	84	918
MAGR	SOUTHERN MAGNOLIA	12	56
MAVI	SWEETBAY	49	211
MOAL	WHITE MULBERRY	2	20
MOCE	WAX MYRTLE	78	405
NYBI	SWAMP TUPELO	9	74
NYSY	BLACKGUM	35	375
PEPA	SWAMP BAY	5	47
PIPA	LONGLEAF PINE	2	41
PISE	POND PINE	1	15
PITA	LOBLOLLY PINE	3047	40178
PRSE	BLACK CHERRY	7	72
QUAL	WHITE OAK	0	0
QULA	LAUREL OAK	0	0
QUMI	SWAMP CHESTNUT OAK	0	0
QUNI	WATER OAK	1	13
QUPH	WILLOW OAK	1	4
QURU	NORTHERN RED OAK	0	0
QUST	POST OAK	0	0
SANI	BLACK WILLOW	6	62
SYTI	COMMON SWEETLEAF	2	27
ULAM	AMERICAN ELM	1	10
ULRU	SLIPPERY ELM	1	8
	TOTAL	4166	49386

SPECIMEN PRESERVED			
	COMMON NAME	PRESERVED	SIGNIFICANT DBH PRESERVED
ACNE	BOXELDER	0	0
ACRU	RED MAPLE	0	0
CACA	AMERICAN HORNBEAM	0	0
COFL	FLOWERING DOGWOOD	0	0
CYRA	SWAMP TITI	0	0
ILDE	POSSUMHAW	0	0
ILOP	AMERICAN HOLLY	0	0
JUVI	EASTERN REDCEDAR	0	0
LIST	SWEETGUM	0	0
LITU	TULIPTREE	0	0
MAGR	SOUTHERN MAGNOLIA	17	161
MAVI	SWEETBAY	10	66
MOAL	WHITE MULBERRY	0	0
MOCE	WAX MYRTLE	0	0
NYBI	SWAMP TUPELO	0	0
NYSY	BLACKGUM	0	0
PEPA	SWAMP BAY	0	0
PIPA	LONGLEAF PINE	0	0
PISE	POND PINE	0	0
PITA	LOBLOLLY PINE	0	0
PRSE	BLACK CHERRY	0	0
QUAL	WHITE OAK	11	197
QULA	LAUREL OAK	17	154
QUMI	SWAMP CHESTNUT OAK	29	265
QUNI	WATER OAK	189	1762
QUPH	WILLOW OAK	4	30
QURU	NORTHERN RED OAK	4	95
QUST	POST OAK	1	15
SANI	BLACK WILLOW	0	0
SYTI	COMMON SWEETLEAF	0	0
ULAM	AMERICAN ELM	0	0
ULRU	SLIPPERY ELM	0	0
	TOTAL	282	2745

REGULATED MITIGATION REQUIREMENTS					
	COMMON NAME	SIGNIFICANT REMOVED	SIGNIFICANT DBH	MITIGATION PERCENTAGE	REPLACEMENT TREES REQUIRED
ACNE	BOXELDER	1	14	100	1
ACRU	RED MAPLE	8	73	100	8
CACA	AMERICAN HORNBEAM	8	41	100	8
COFL	FLOWERING DOGWOOD	0	0	100	0
CYRA	SWAMP TITI	2	16	100	2
ILDE	POSSUMHAW	0	0	100	0
ILOP	AMERICAN HOLLY	19	92	100	19
JUVI	EASTERN REDCEDAR	0	0	100	0
LIST	SWEETGUM	40	527	100	40
LITU	TULIPTREE	5	45	100	5
MAGR	SOUTHERN MAGNOLIA	4	16	100	4
MAVI	SWEETBAY	2	8	100	2
MOAL	WHITE MULBERRY	0	0	100	0
MOCE	WAX MYRTLE	13	65	100	13
NYBI	SWAMP TUPELO	0	0	100	0
NYSY	BLACKGUM	0	0	100	0
PEPA	SWAMP BAY	1	12	100	1
PIPA	LONGLEAF PINE	0	0	100	0
PISE	POND PINE	0	0	100	0
PITA	LOBLOLLY PINE	425	5512	100	425
PRSE	BLACK CHERRY	0	0	100	0
QUAL	WHITE OAK	0	0	100	0
QULA	LAUREL OAK	0	0	100	0
QUMI	SWAMP CHESTNUT OAK	0	0	100	0
QUNI	WATER OAK	0	0	100	0
QUPH	WILLOW OAK	0	0	100	0
QURU	NORTHERN RED OAK	0	0	100	0
QUST	POST OAK	0	0	100	0
SANI	BLACK WILLOW	0	0	100	0
SYTI	COMMON SWEETLEAF	0	0	100	0
ULAM	AMERICAN ELM	0	0	100	0
ULRU	SLIPPERY ELM	0	0	100	0
	TOTAL	528			
		TOTAL REPLACEMENT TREES (MIN. 2 CALIPER INCHES)			528
		MITIGATION FEE (\$100 PER REGUALTED TREE)			\$52,800.00

SPECIMEN MITIGATION REQUIREMENTS					
	COMMON NAME	SIGNIFICANT REMOVED	SIGNIFICANT DBH	MITIGATION PERCENTAGE	REPLACEMENT DBH REQUIRED
ACNE	BOXELDER	0	0	200	0
ACRU	RED MAPLE	0	0	200	0
CACA	AMERICAN HORNBEAM	0	0	200	0
COFL	FLOWERING DOGWOOD	0	0	200	0
CYRA	SWAMP TITI	0	0	200	0
ILDE	POSSUMHAW	0	0	200	0
ILOP	AMERICAN HOLLY	0	0	200	0
JUVI	EASTERN REDCEDAR	0	0	200	0
LIST	SWEETGUM	0	0	200	0
LITU	TULIPTREE	0	0	200	0
MAGR	SOUTHERN MAGNOLIA	3	41	200	82
MAVI	SWEETBAY	0	0	200	0
MOAL	WHITE MULBERRY	0	0	200	0
MOCE	WAX MYRTLE	0	0	200	0
NYBI	SWAMP TUPELO	0	0	200	0
NYSY	BLACKGUM	0	0	200	0
PEPA	SWAMP BAY	0	0	200	0
PIPA	LONGLEAF PINE	0	0	200	0
PISE	POND PINE	0	0	200	0
PITA	LOBLOLLY PINE	0	0	200	0
PRSE	BLACK CHERRY	0	0	200	0
QUAL	WHITE OAK	1	6	200	12
QULA	LAUREL OAK	0	0	200	0
QUMI	SWAMP CHESTNUT OAK	1	8	200	16
QUNI	WATER OAK	24	256	200	512
QUPH	WILLOW OAK	0	0	200	0
QURU	NORTHERN RED OAK	1	8	200	16
QUST	POST OAK	0	0	200	0
SANI	BLACK WILLOW	0	0	200	0
SYTI	COMMON SWEETLEAF	0	0	200	0
ULAM	AMERICAN ELM	0	0	200	0
ULRU	SLIPPERY ELM	0	0	200	0
	TOTAL	30	319		
		TOTAL REPLACEMENT DBH			638
		TOTAL TREES REQUIRED AT 2 CALIPER INCHES			319
		MITIGATION FEE (\$350 PER SPECIMEN TREE)			\$10,500.00



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SCALE	NONE

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NORTH CAROLINA LICENSE NO. C-1652

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA

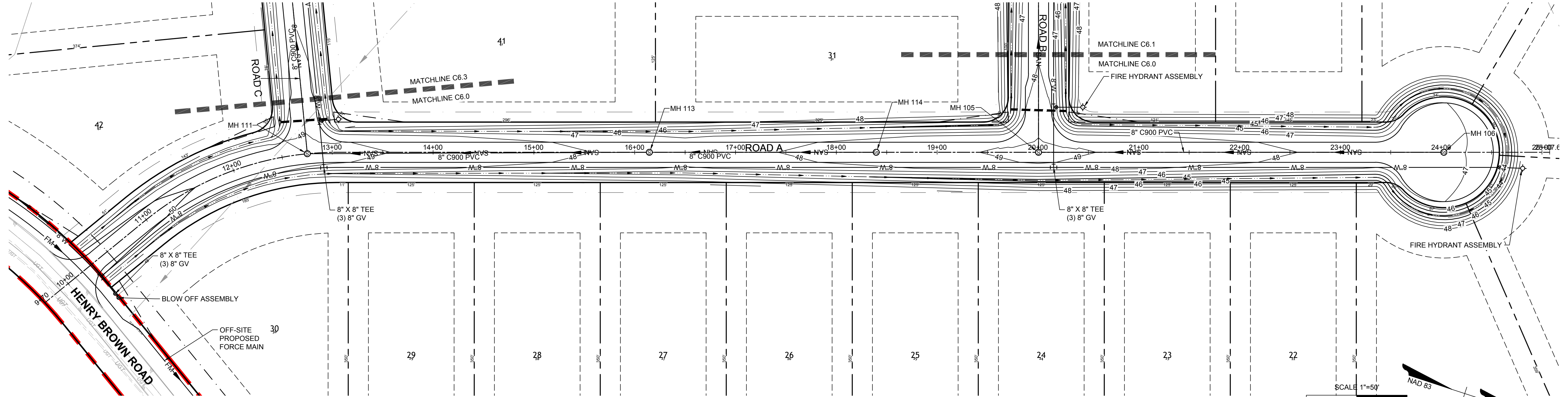
TREE TABLES

JOB NO.	58796
SHEET NO.	C4.20

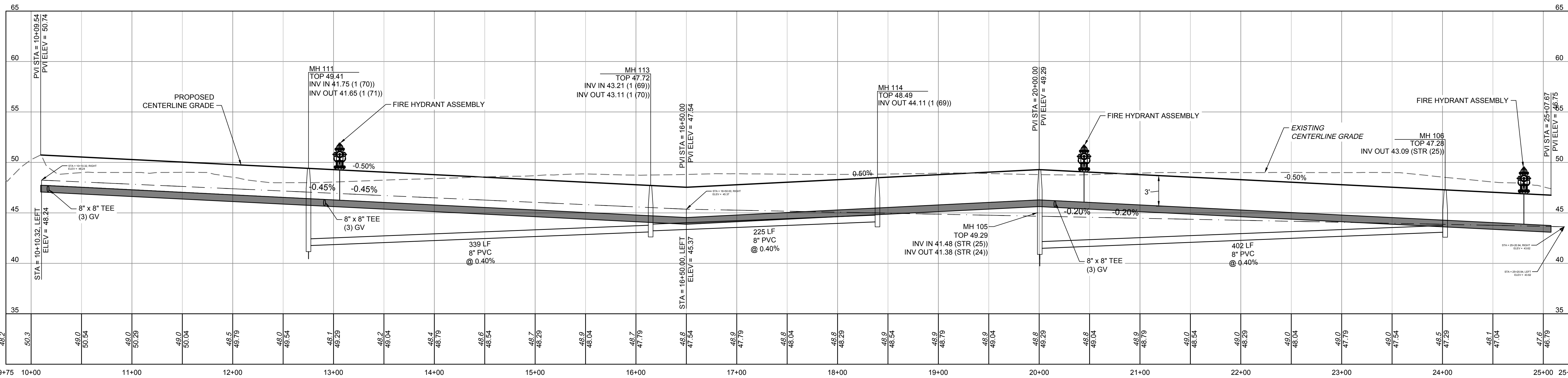
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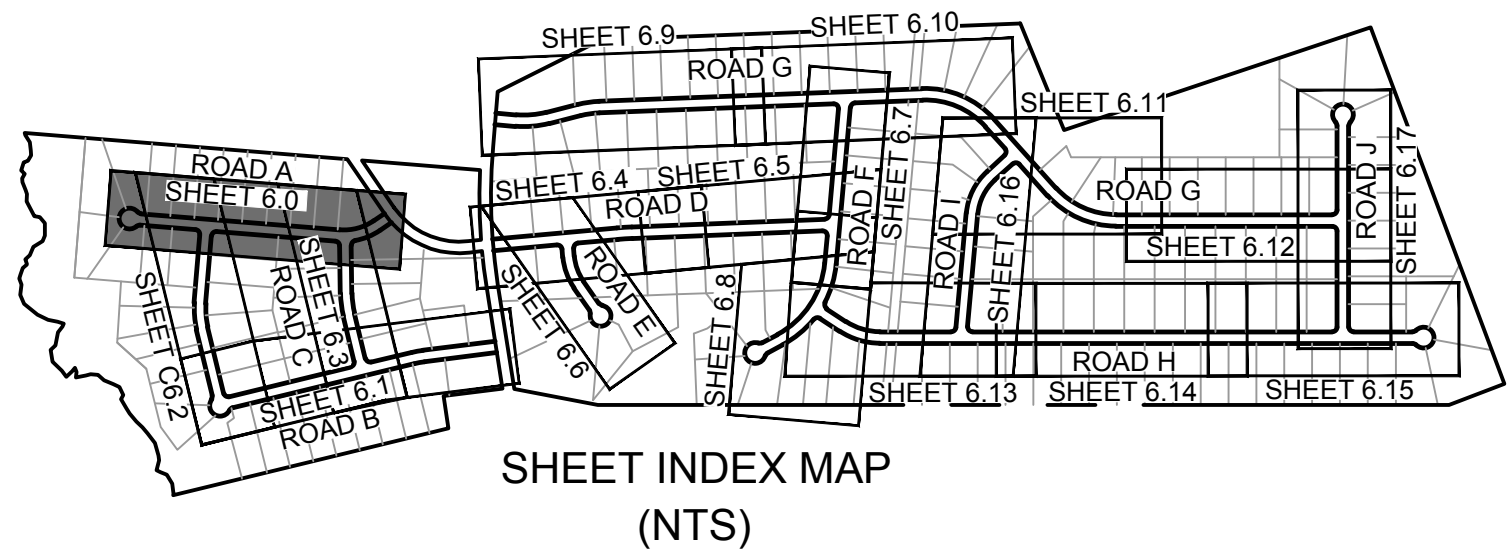
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ROAD A PLAN - STATION 9+75 TO 25+25
SCALE: 1"=50'

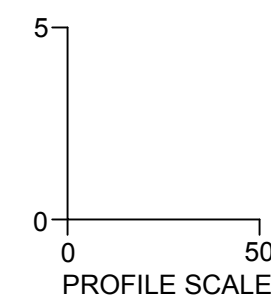


ROAD A PROFILE - STATION 9+75 TO 25+25
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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TIMMONS GROUP

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD A PLAN & PROFILE

NORTH CAROLINA LICENSE NO. C-1652

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DATE

4/25/25

DRAWN BY

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DESIGNED BY

331

CHECKED BY

J. WALL

SCALE

AS SHOWN

JOB NO.

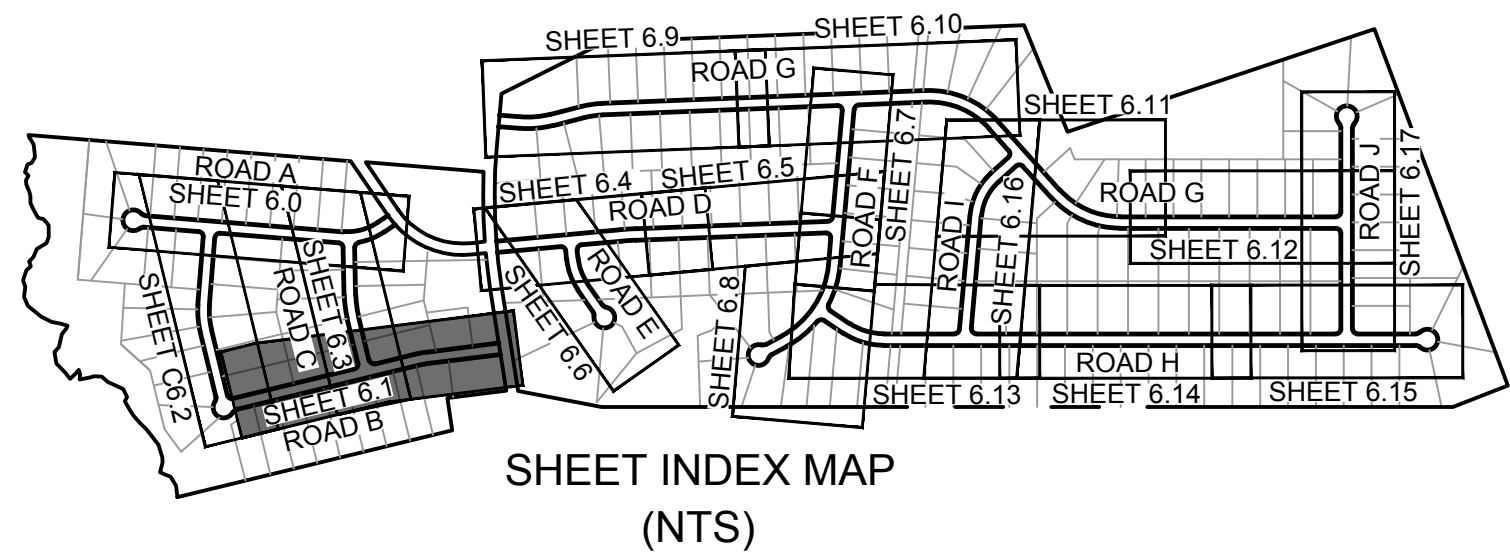
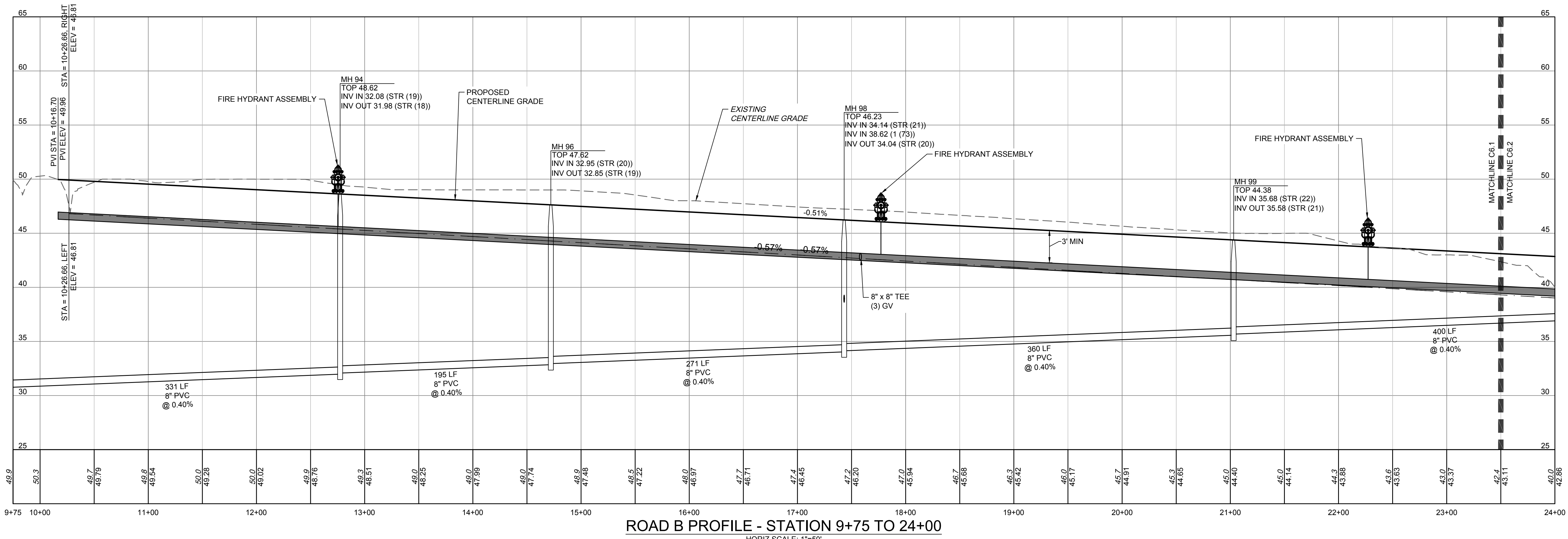
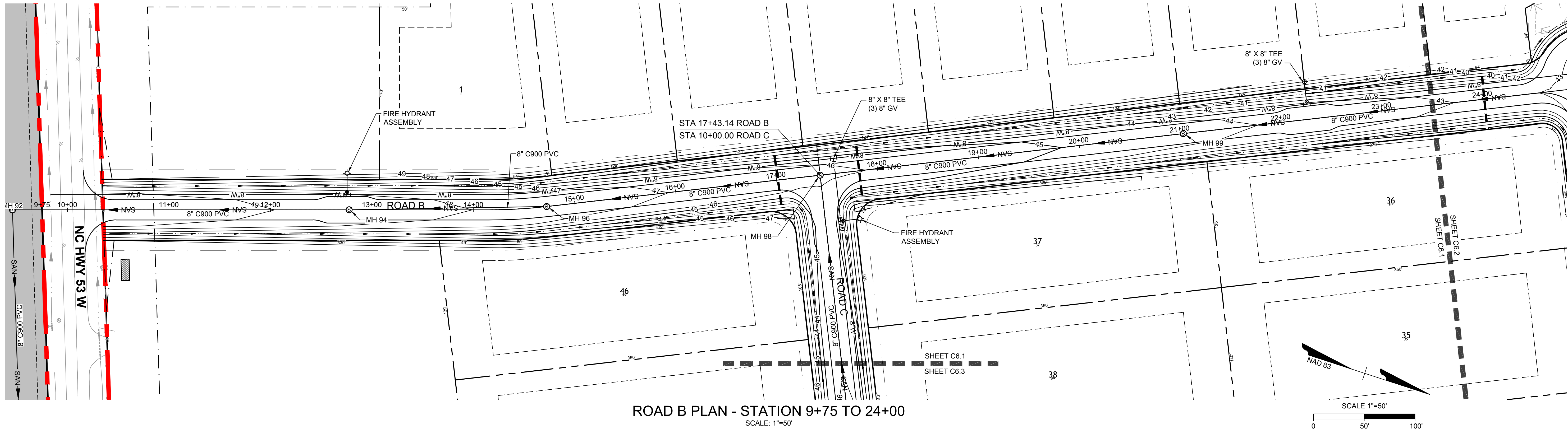
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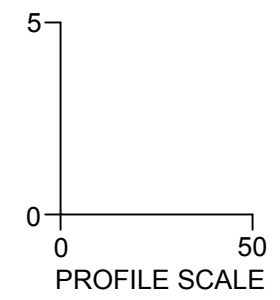
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LEGEND		
	PROPERTY LINE	
	PROPOSED RIGHT OF WAY	
	PROPOSED LOT LINE	
	SIGHT TRIANGLE	
	UTILITY EASEMENT	
	CENTER OF CREEK	
	EXISTING WETLANDS	
	PASSIVE OPEN SPACE	
	RECREATIONAL OPEN SPACE	



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0 50
PROFILE SCALE



WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD B PLAN & PROFILE - STATION 9+75 TO 24+00

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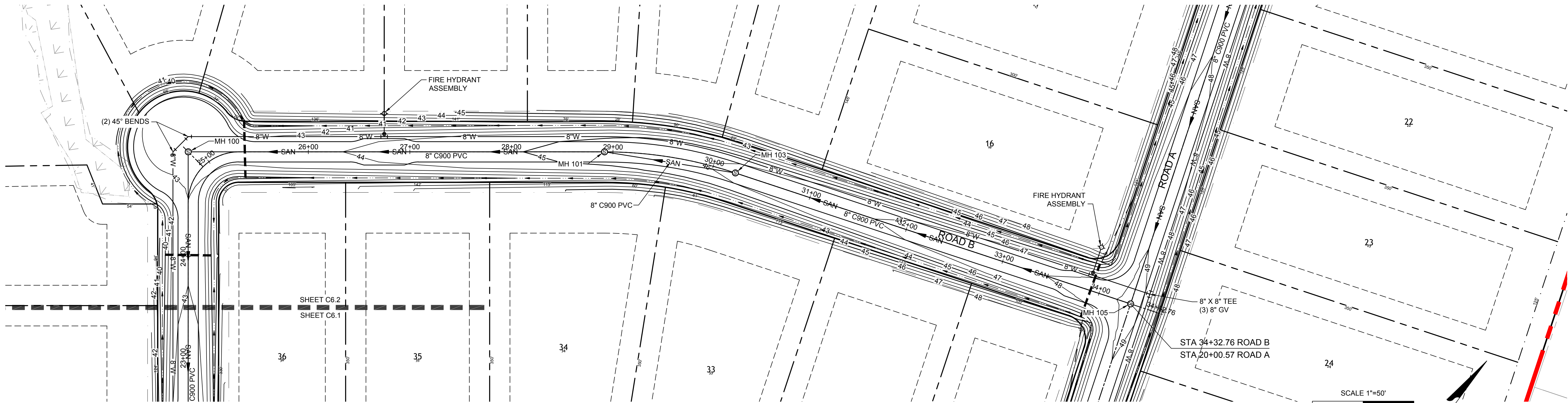
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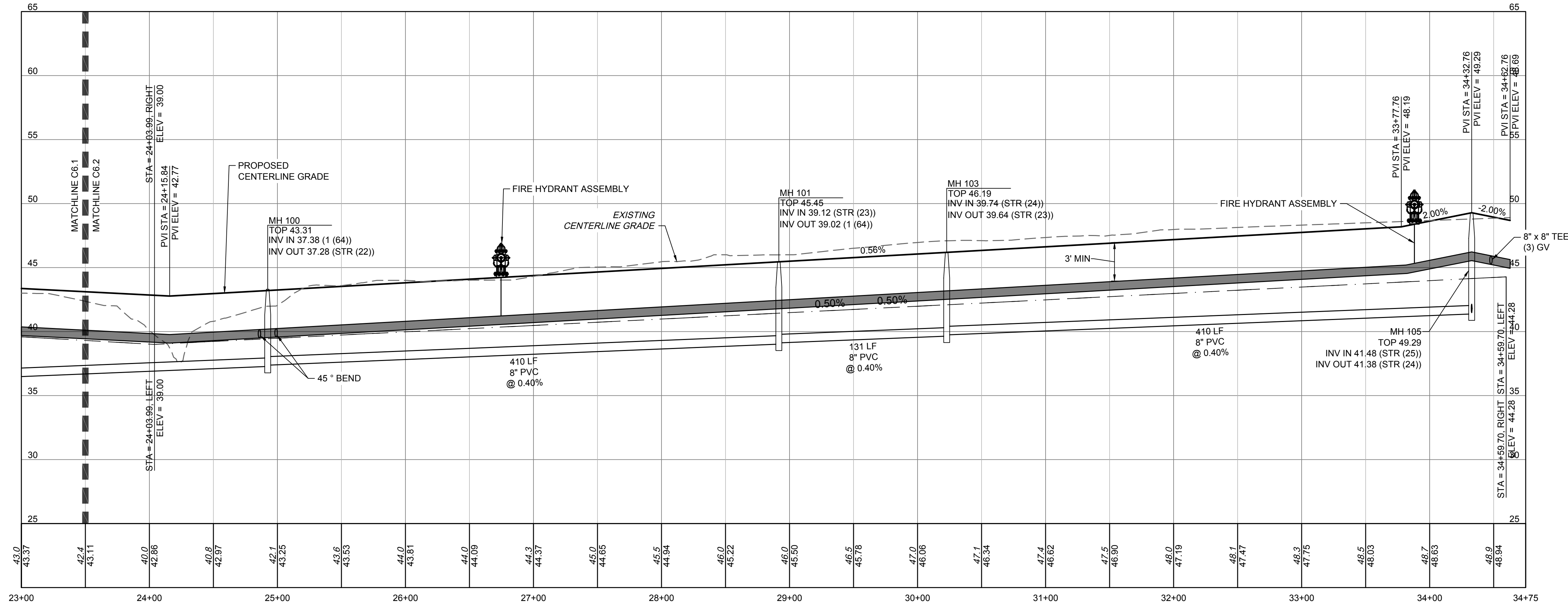
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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

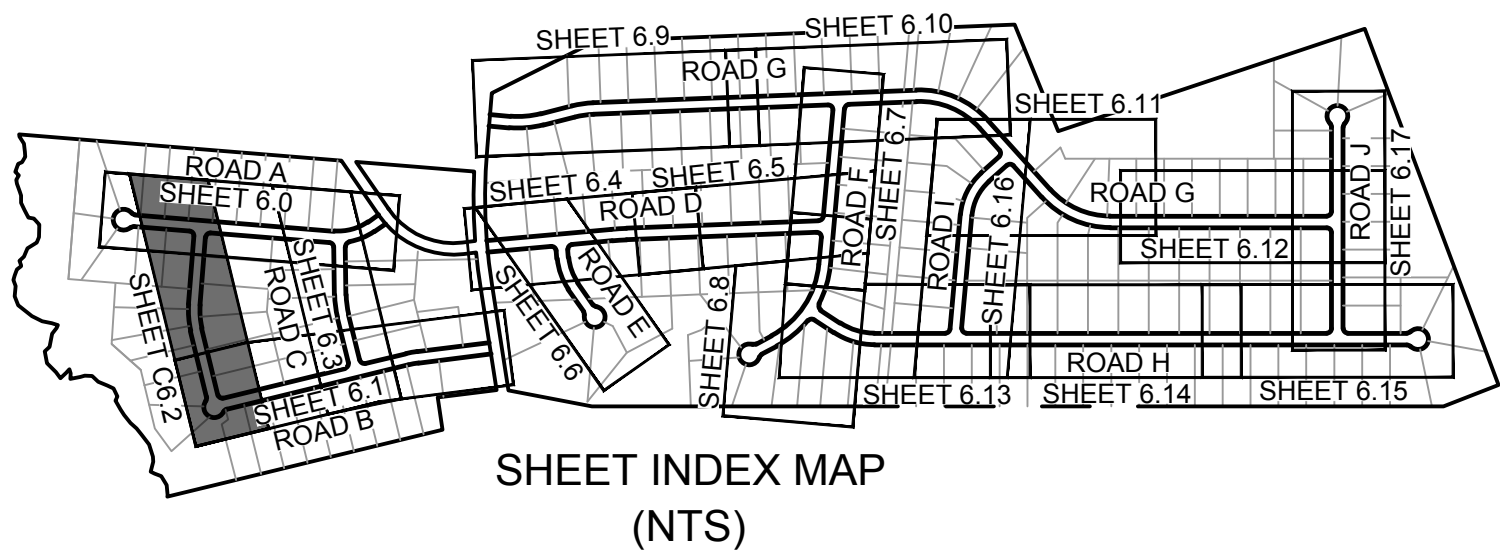
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ROAD B PLAN - STATION 23+50 TO 34+75
SCALE: 1"=50'



ROAD B PROFILE - STATION 23+00 TO 34+75
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE



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TIMMONS GROUP

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA

ROAD B PLAN & PROFILE - STATION 23+50 TO 34+75

JOB NO.
58796
SHEET NO.
C6.2

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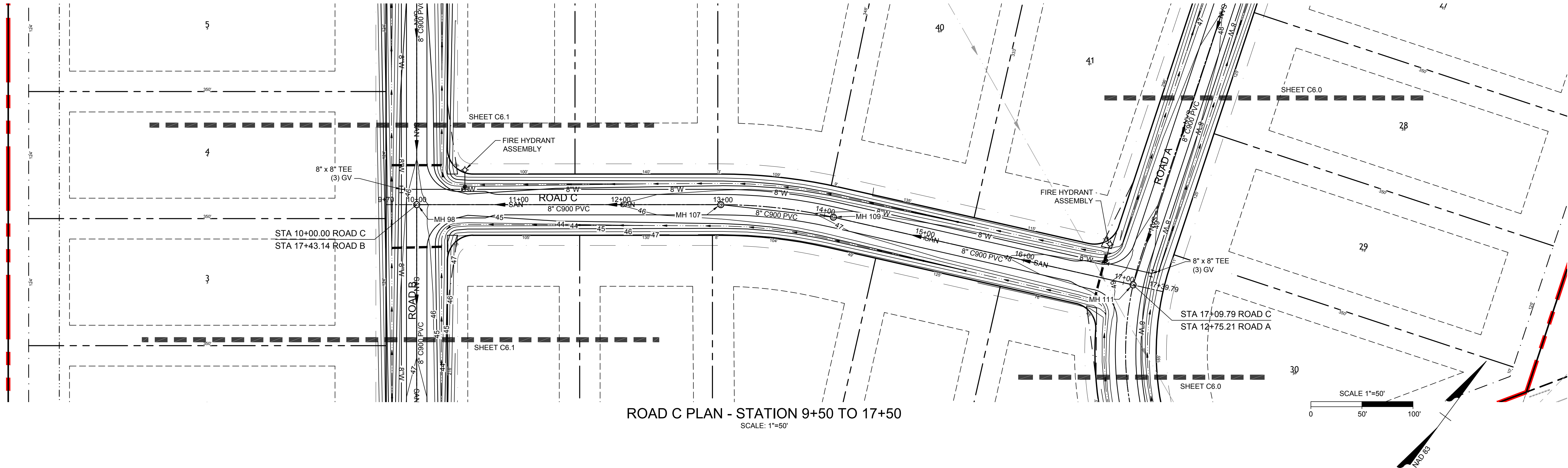
DATE	REVISION DESCRIPTION
7/17/2025	REVISIONS PER TRC COMMENTS

DATE
4/25/25
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331
DESIGNED BY
331
CHECKED BY
J. WALL
SCALE
AS SHOWN

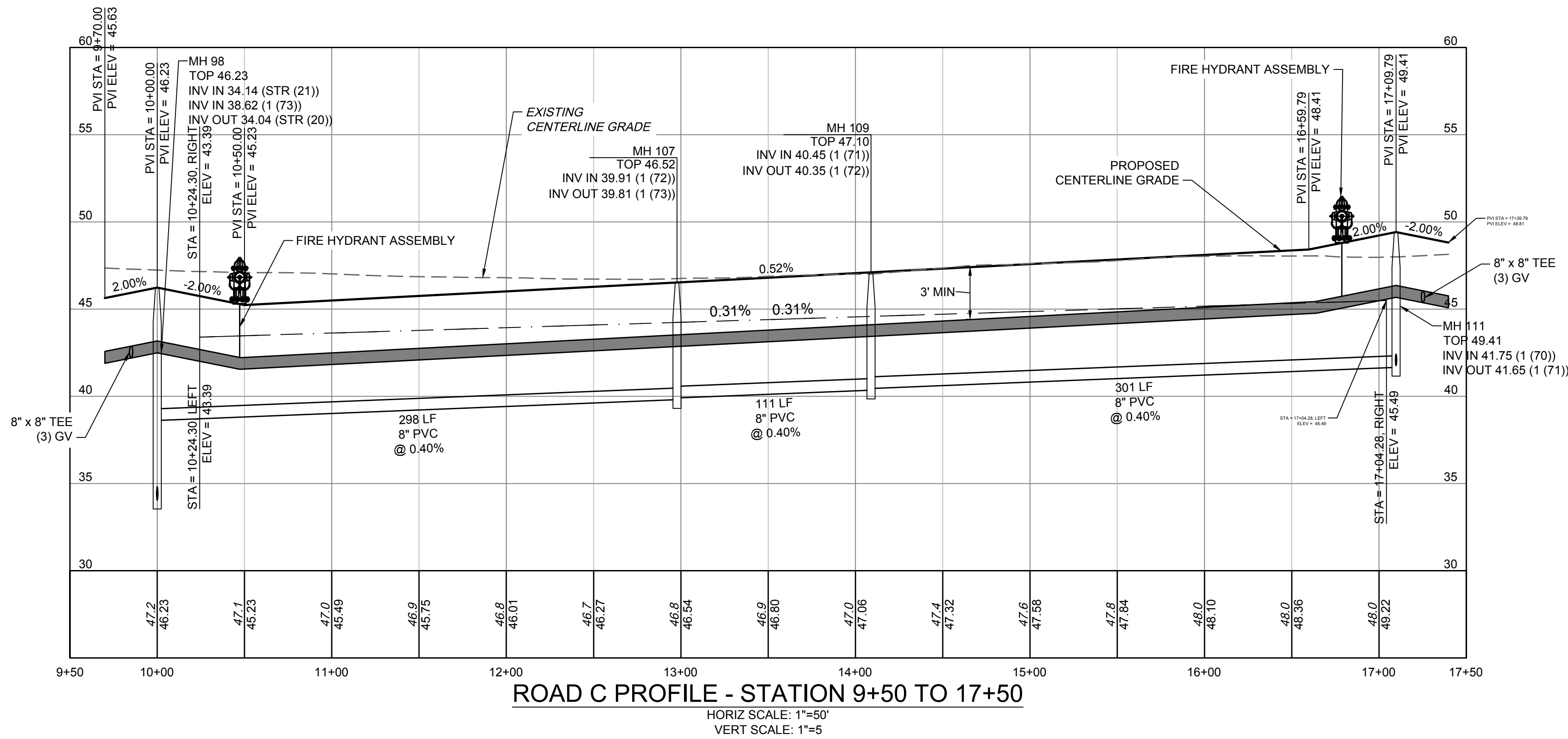
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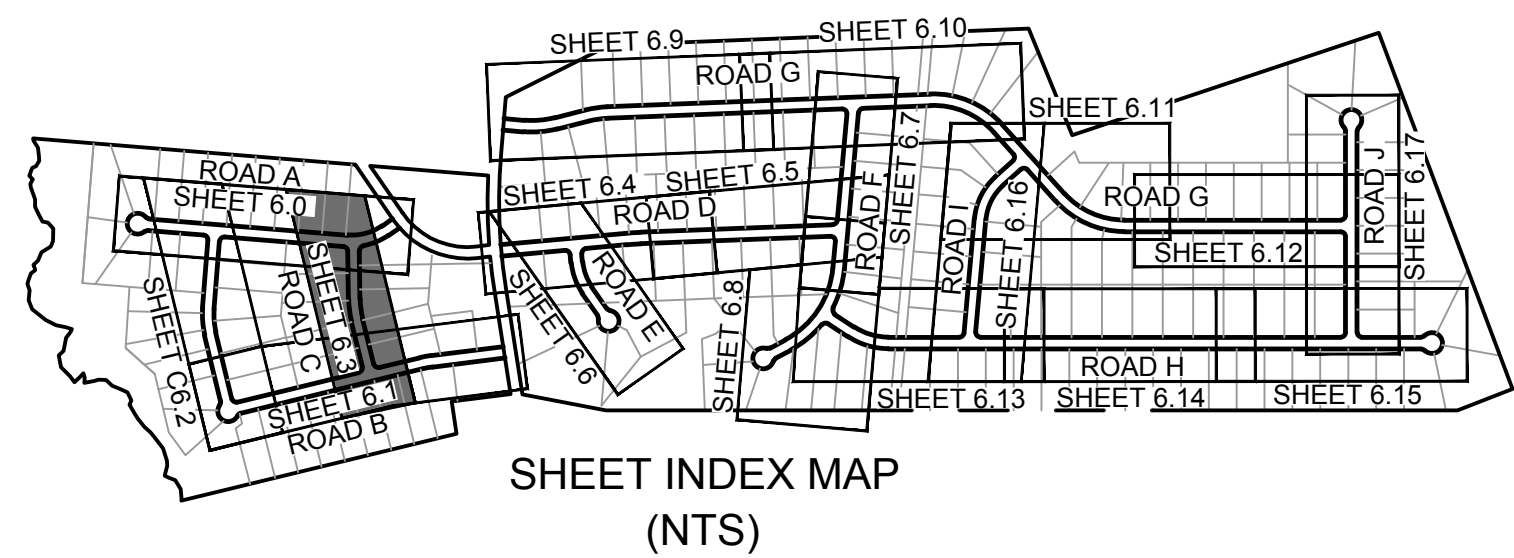
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ROAD C PLAN - STATION 9+50 TO 17+50
SCALE: 1"=50'



ROAD C PROFILE - STATION 9+50 TO 17+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

LEGEND	
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

North Carolina 811
www.nc811.org

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NORTH CAROLINA LICENSE NO. C-1652

WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
ROAD C PLAN & PROFILE

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DESIGNED BY		331	
CHECKED BY		J. WALL	
SCALE		AS SHOWN	

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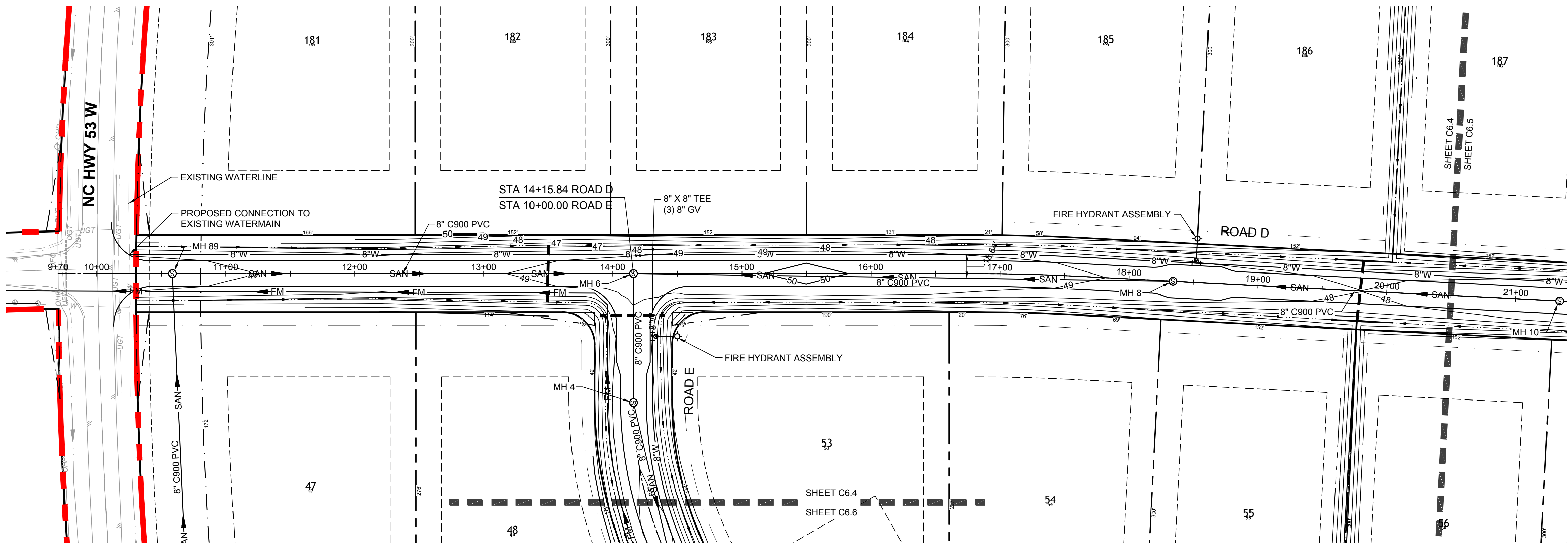
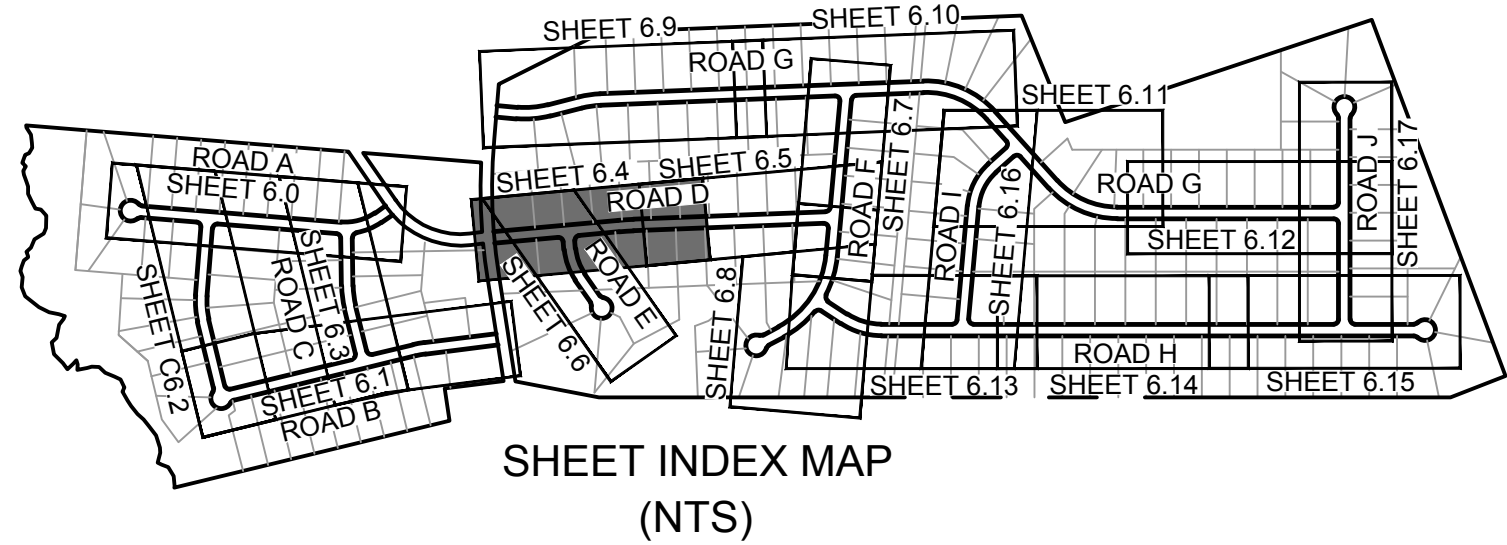
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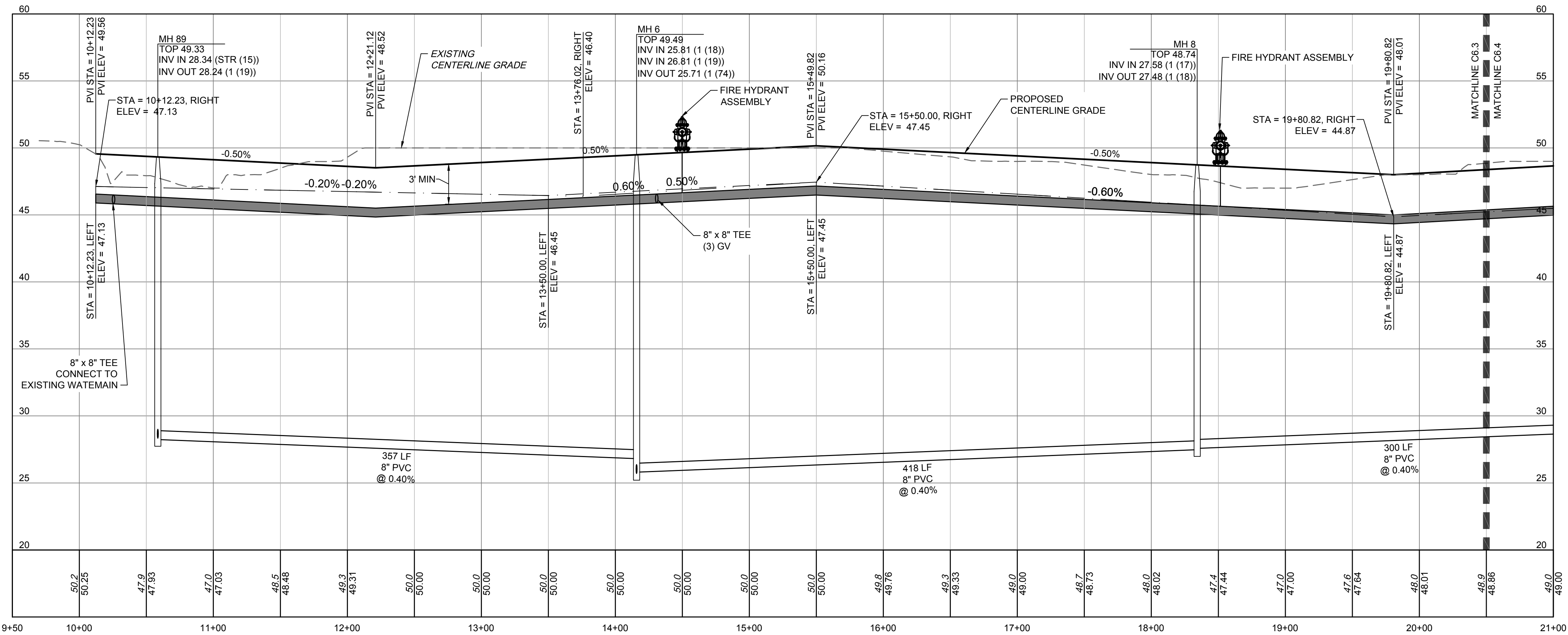
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ROAD D PLAN - STATION 9+50 TO 21+00
SCALE: 1"=50'



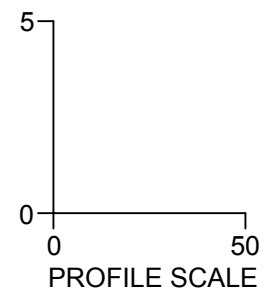
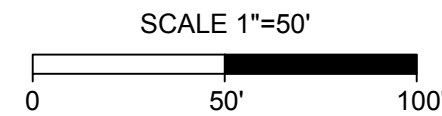
ROAD D PROFILE - STATION 9+50 TO 21+00
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

LEGEND

---	PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	SIGHT TRIANGLE
---	UTILITY EASEMENT
---	CENTER OF CREEK
---	EXISTING WETLANDS
---	PASSIVE OPEN SPACE
---	RECREATIONAL OPEN SPACE



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



TIMMONS GROUP
WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
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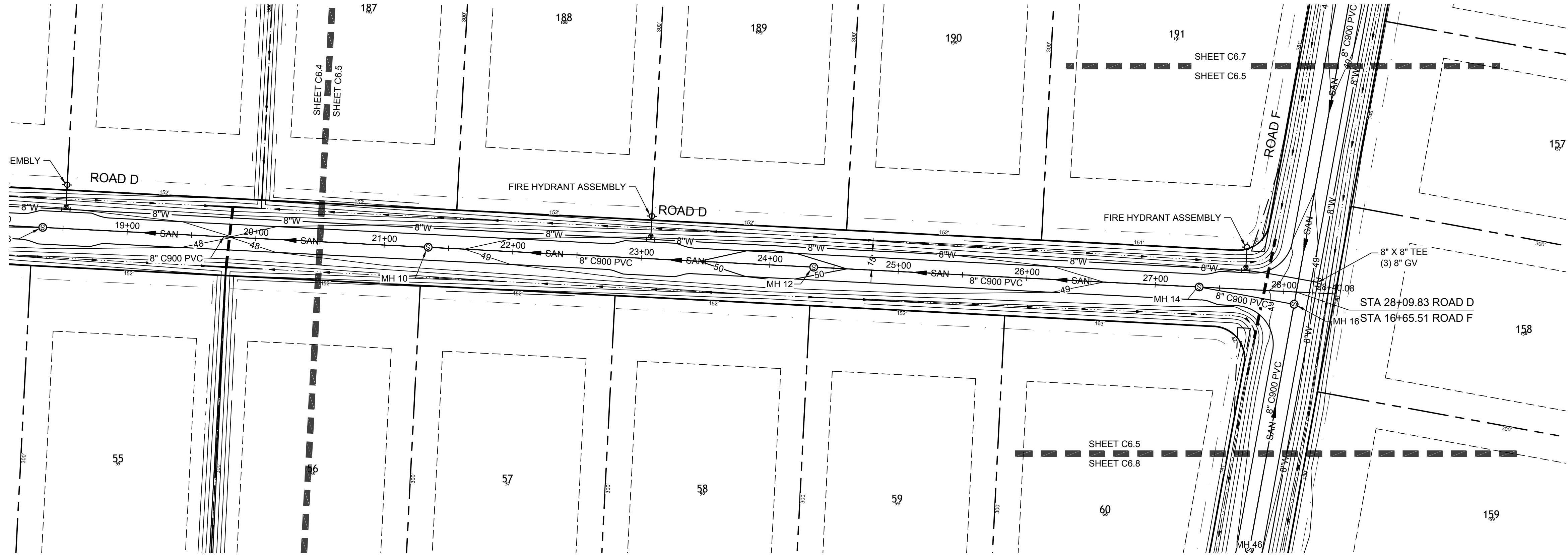
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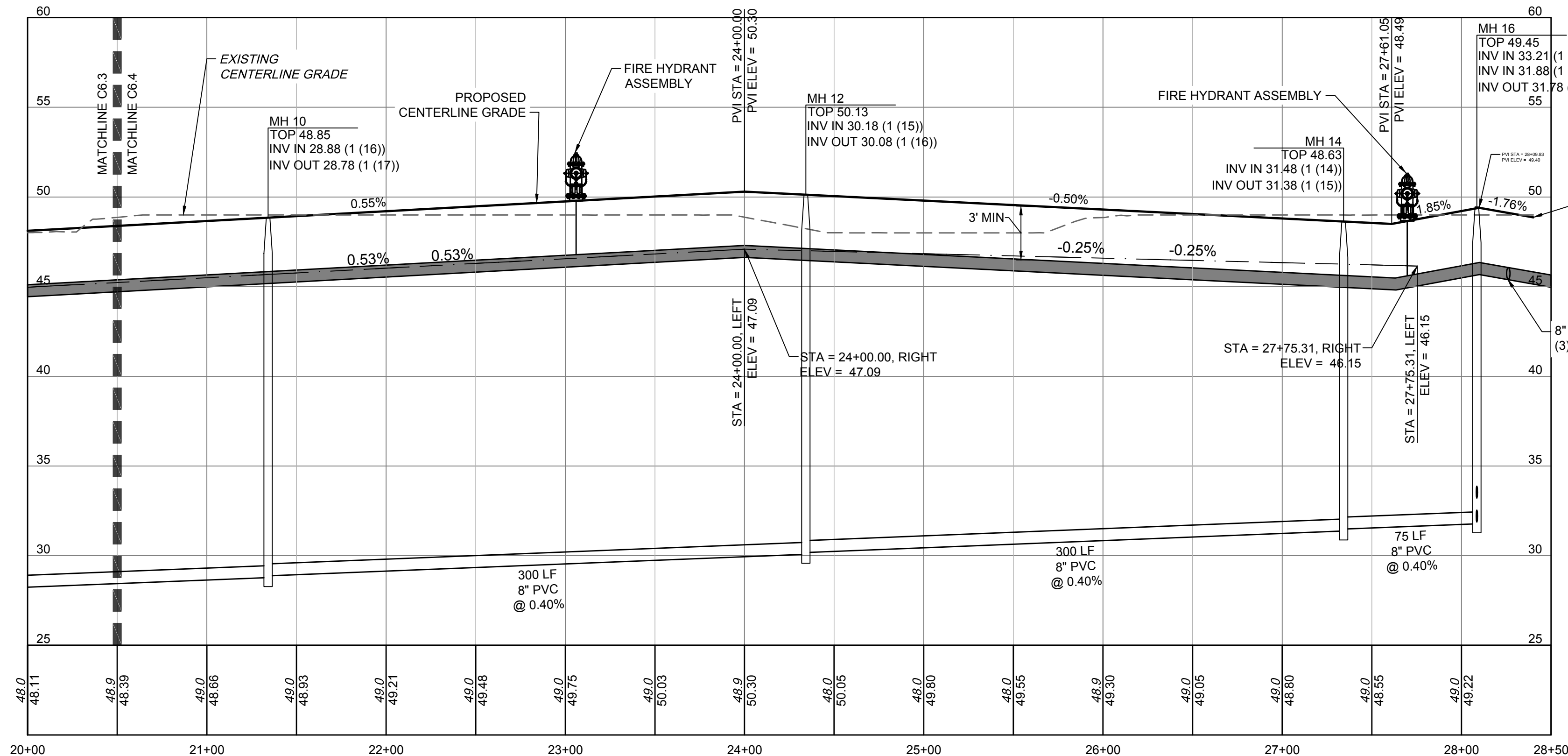
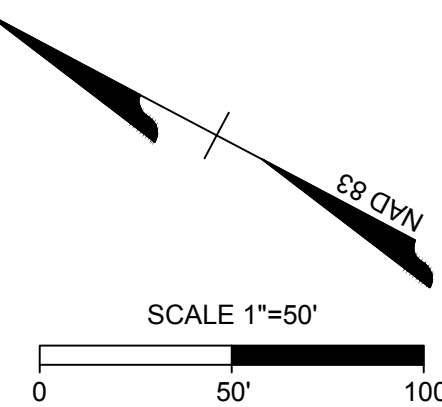
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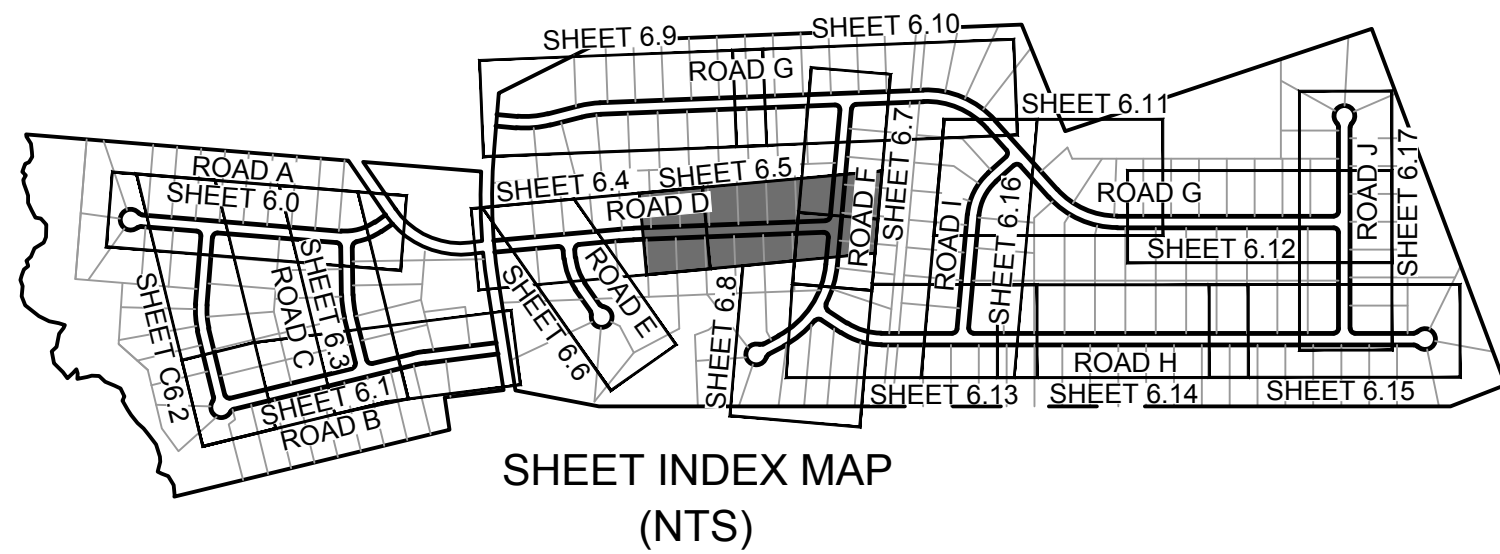
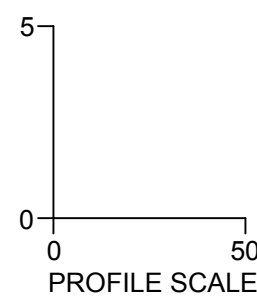
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ROAD D PLAN - STATION 20+00 TO 28+50
SCALE: 1"=50'



ROAD D PROFILE - STATION 20+00 TO 28+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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TOWN OF BURGAW, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

ROAD D PLAN & PROFILE - STATION 20+00 TO 28+50

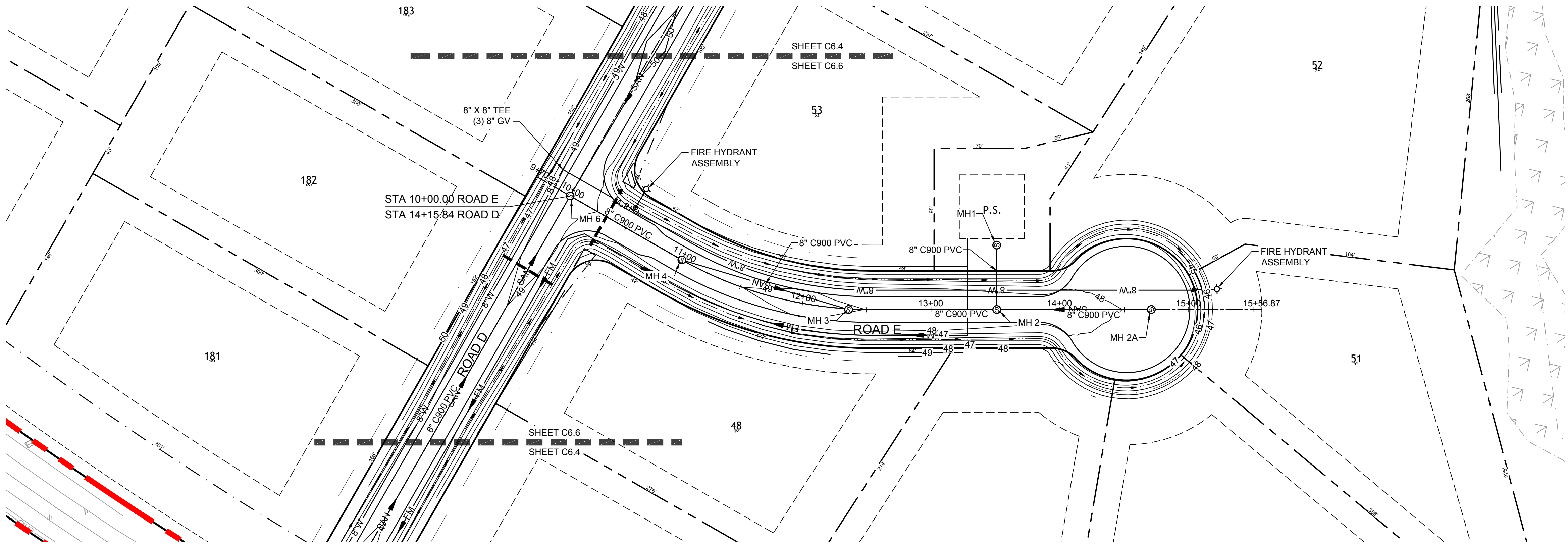
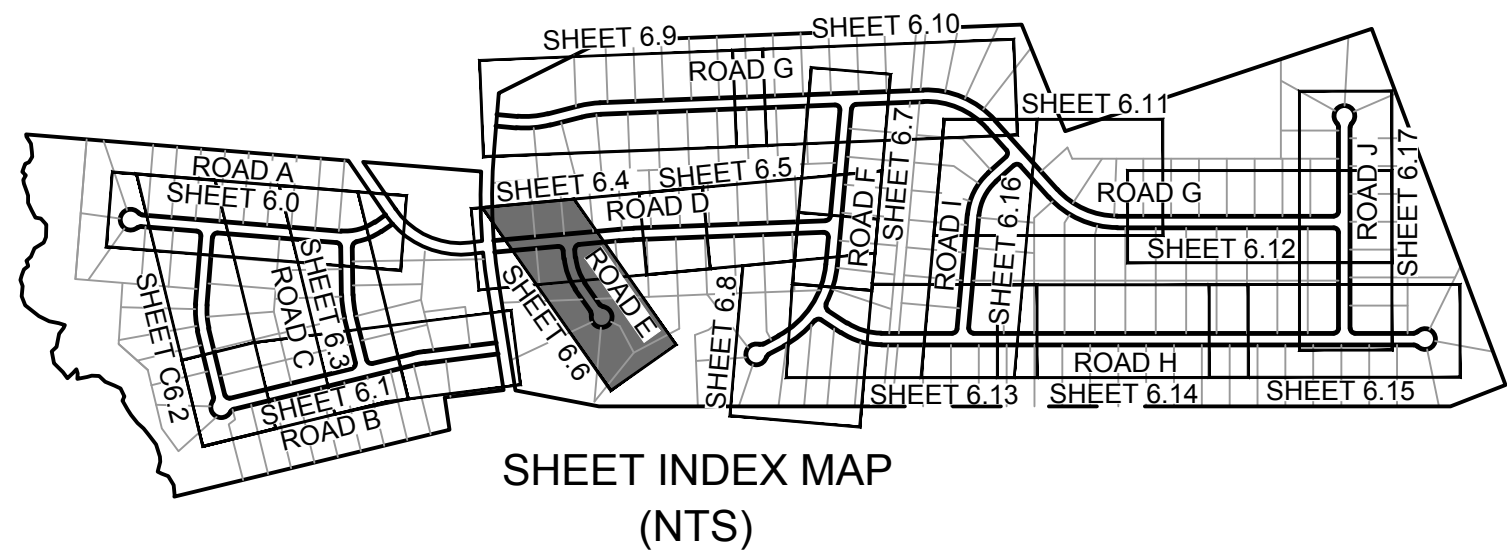
JOB NO.
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SHEET NO.
C6.5

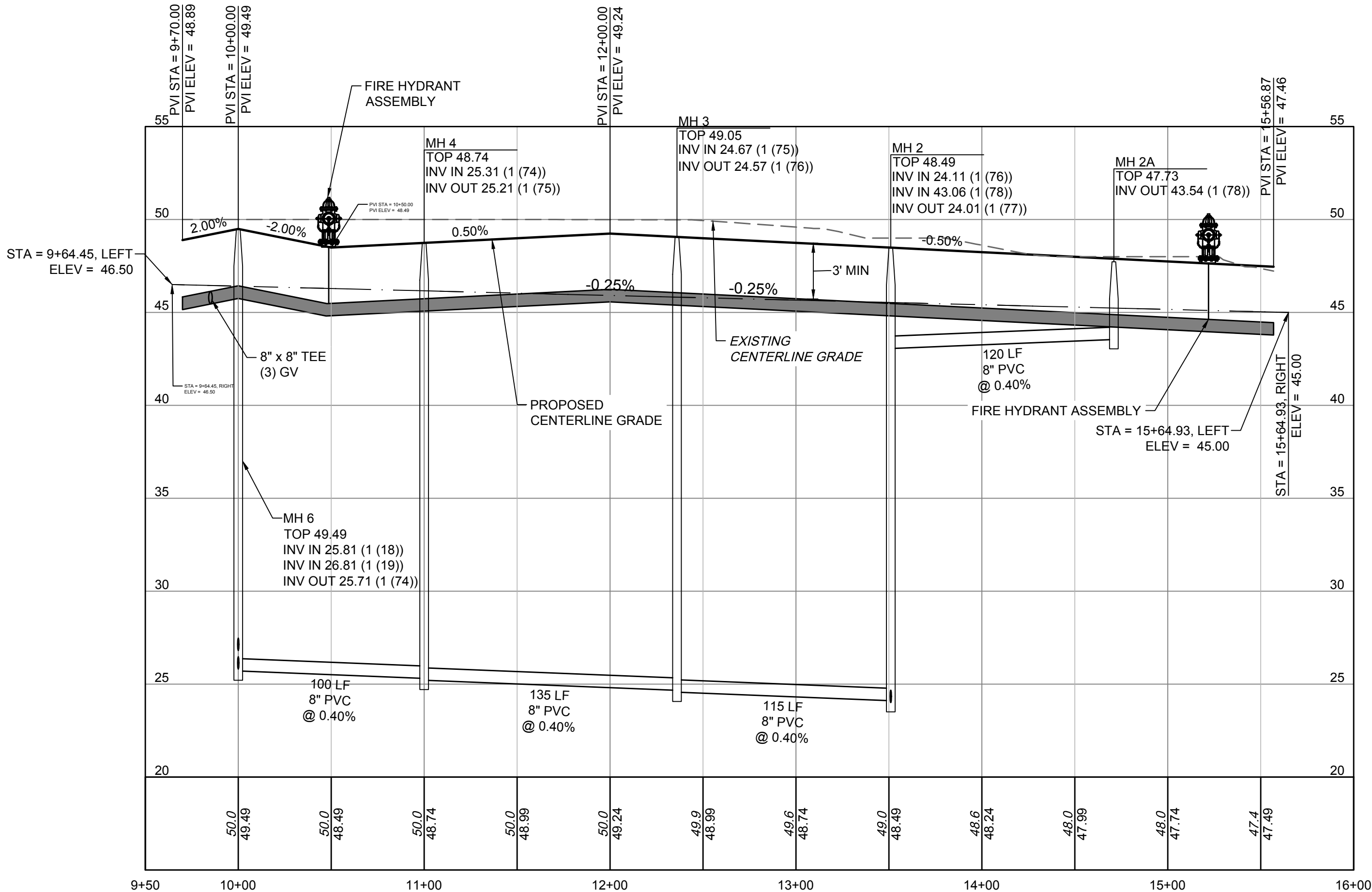
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ROAD E PLAN - STATION 9+50 TO 16+00
SCALE: 1"=50'



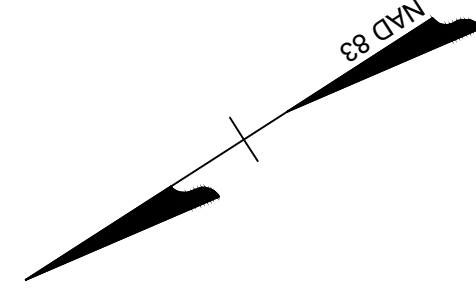
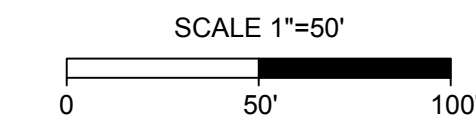
ROAD E PROFILE - STATION 9+50 TO 16+00
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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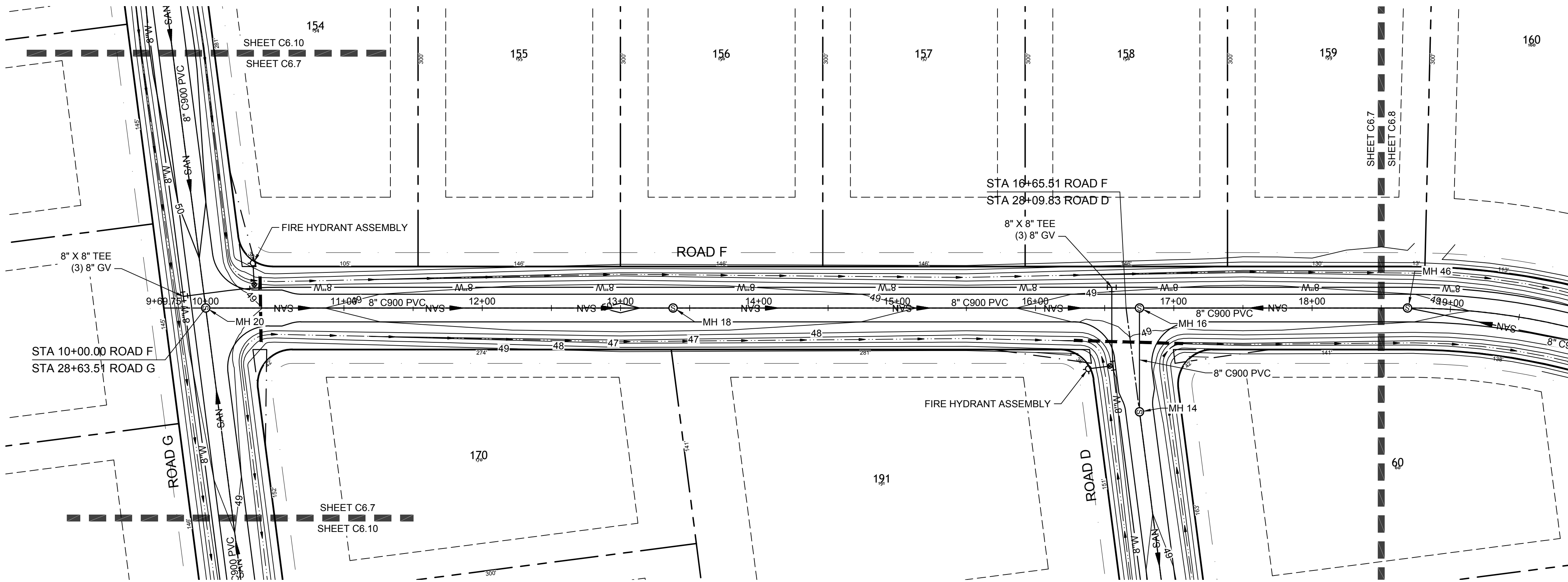
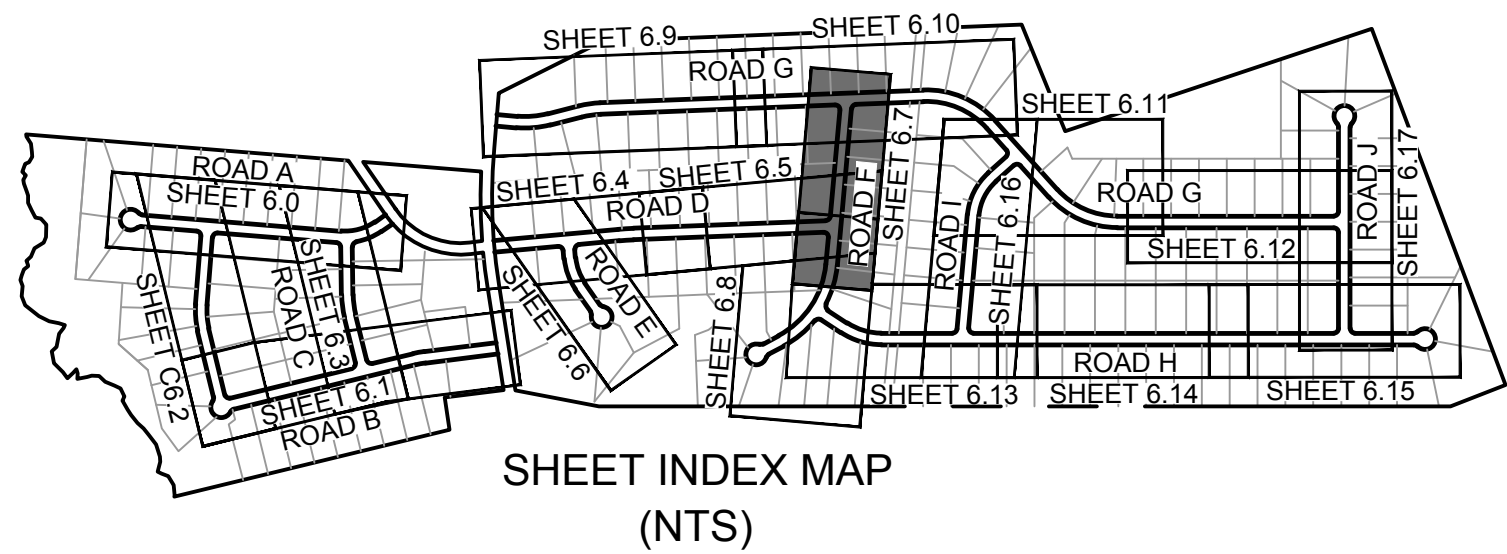
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TOWN OF BURGAW, NORTH CAROLINA
ROAD E PLAN & PROFILE
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
58796
SHEET NO.
C6.6

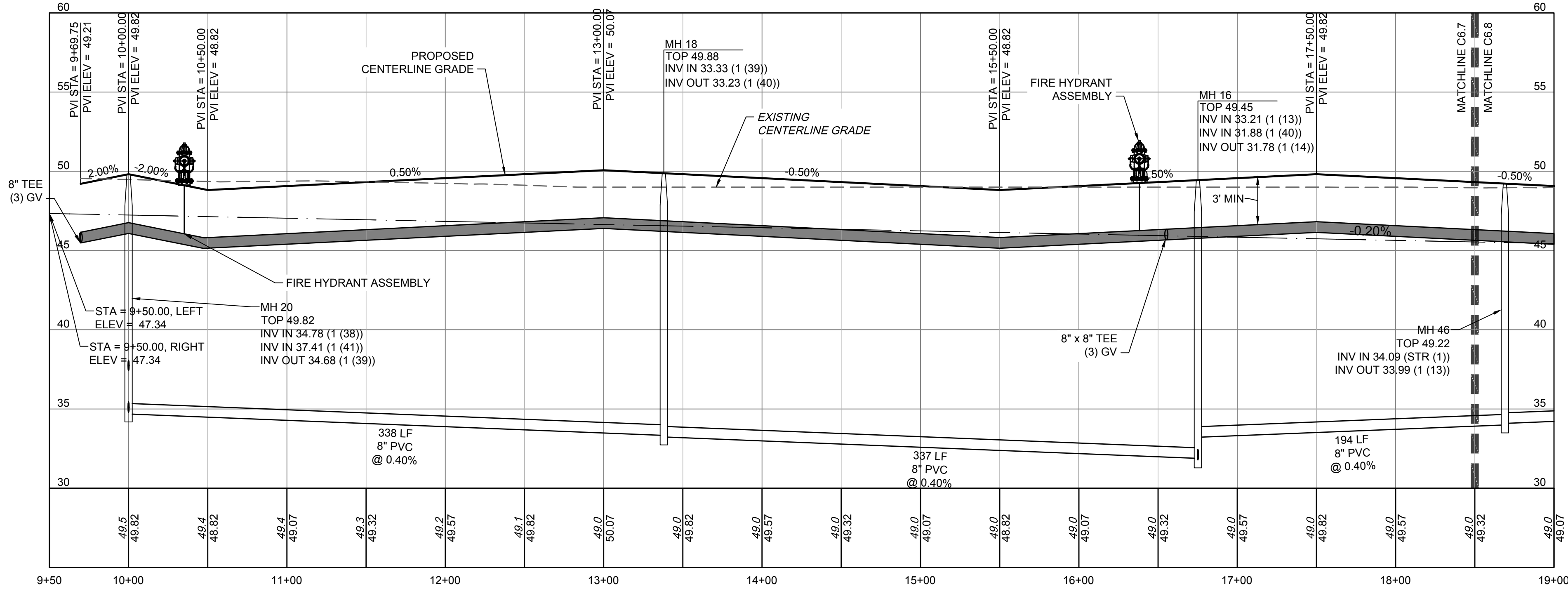
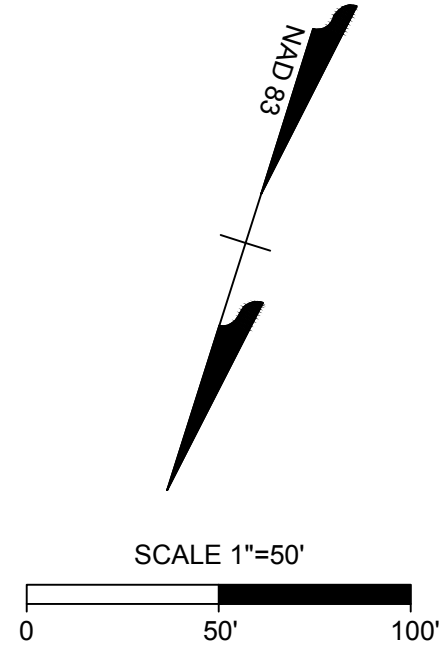
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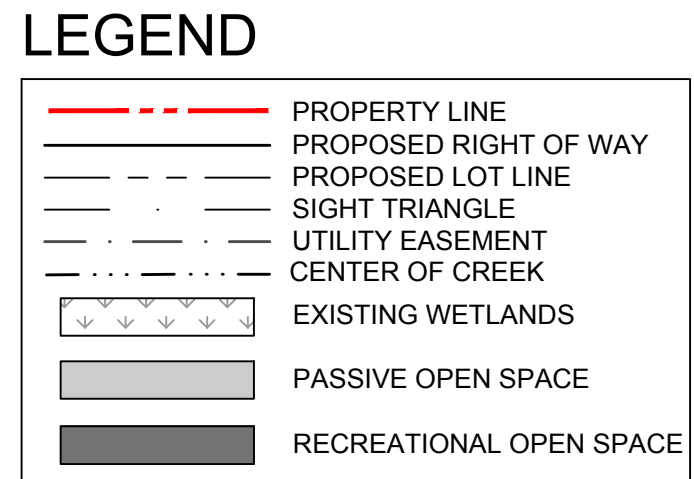
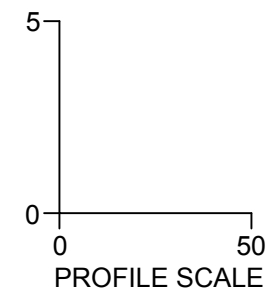
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ROAD F PLAN - STATION 9+50 TO 19+00
SCALE: 1"=50'



ROAD F PROFILE - STATION 9+50 TO 19+00
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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TOWN OF BURGAW, NORTH CAROLINA
ROAD F PLAN & PROFILE - STATION 9+50 TO 19+00

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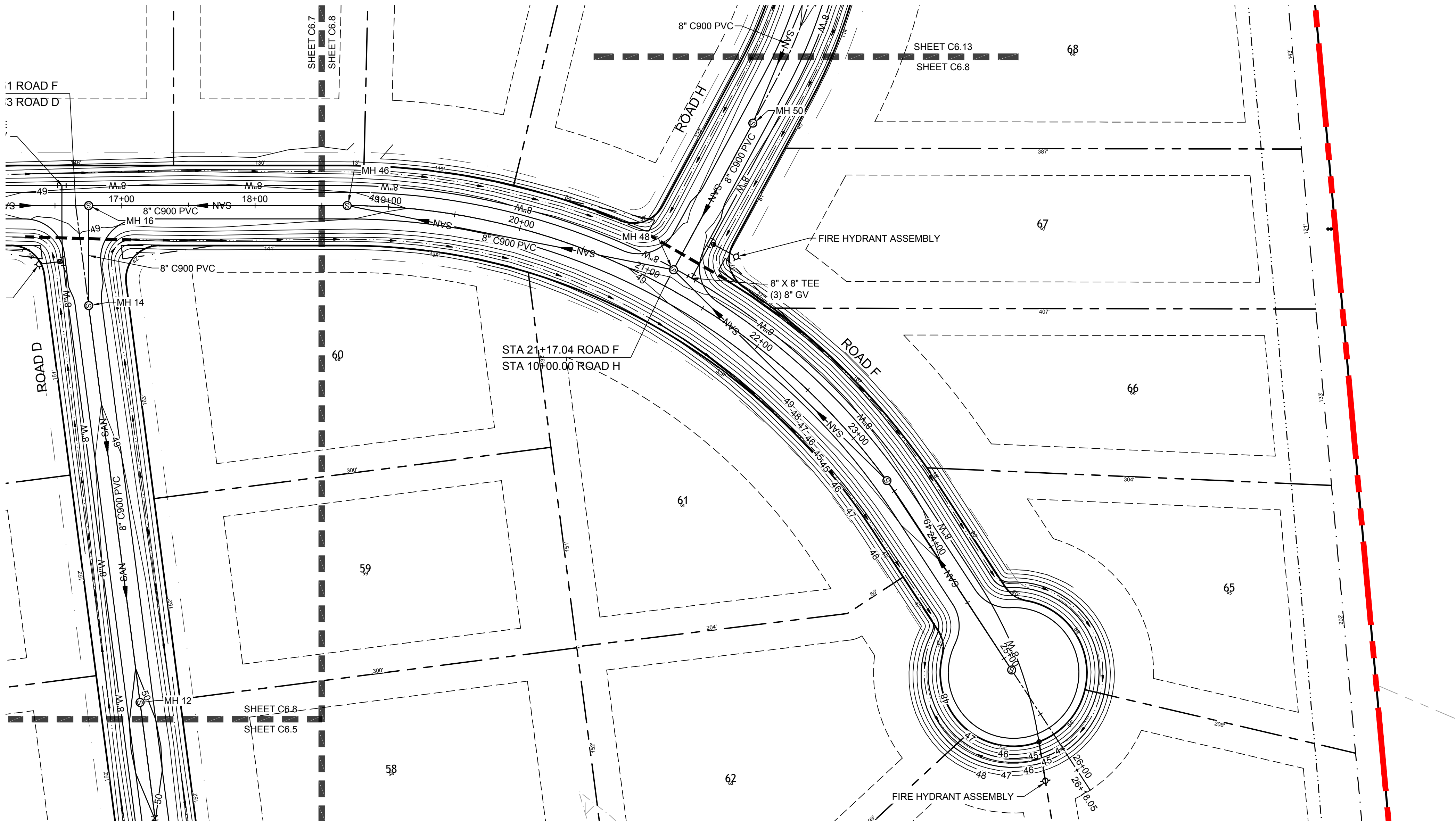
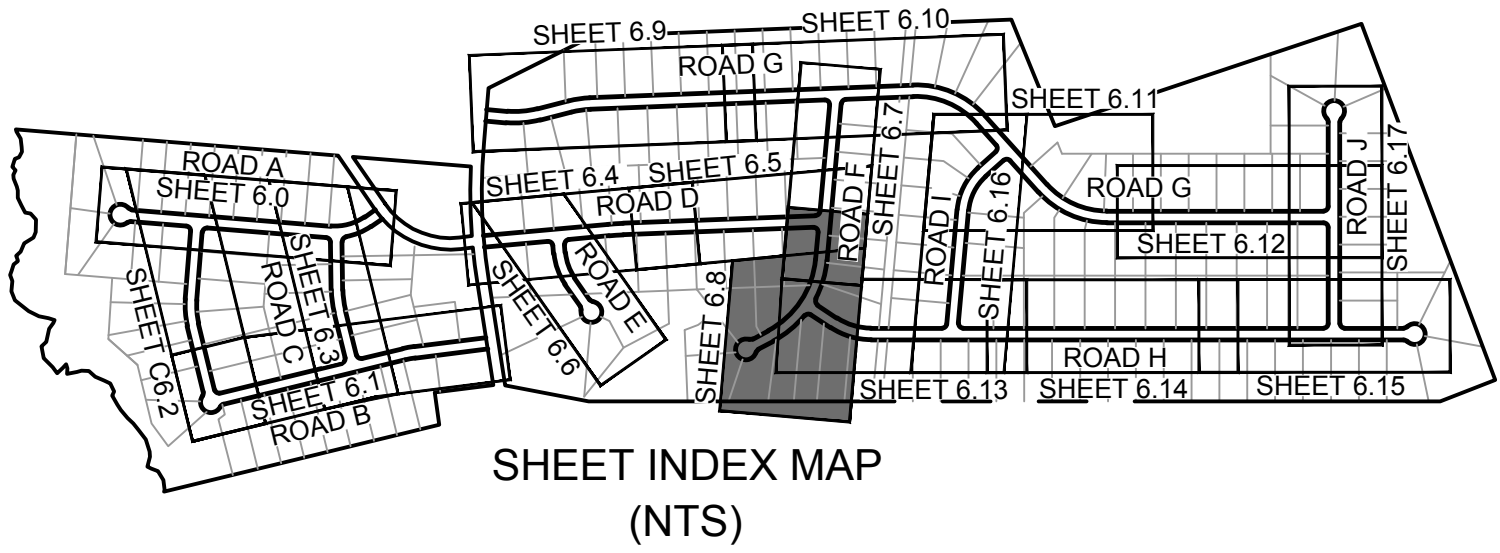
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DATE	REVISIONS PER TRC COMMENTS
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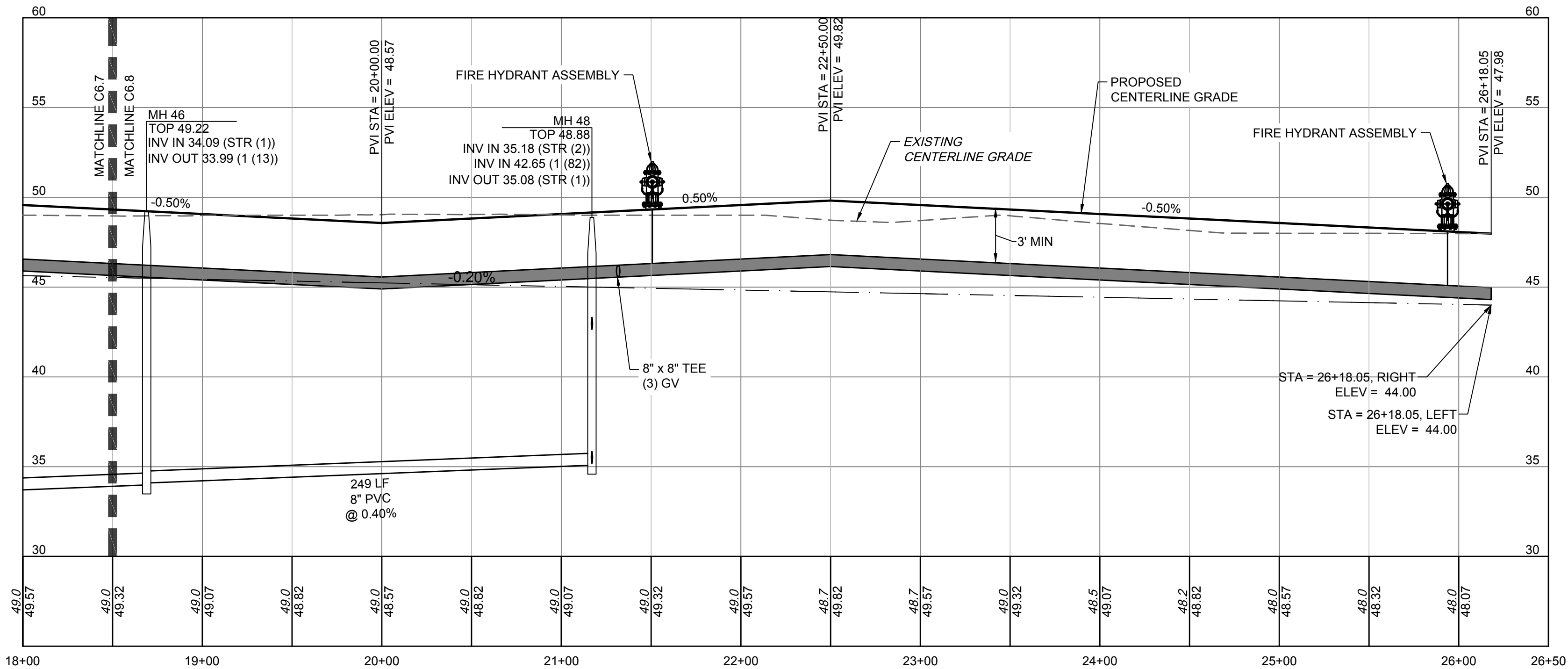
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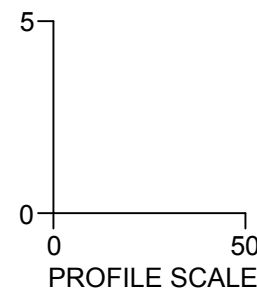
ROAD F PLAN - STATION 18+00 TO 26+50
SCALE: 1"=50'



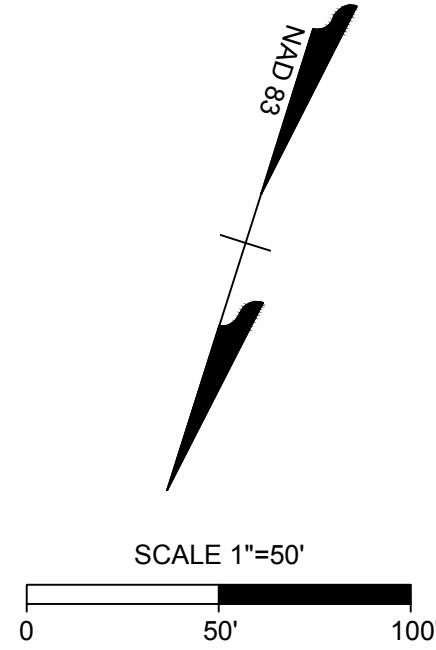
ROAD F PROFILE - STATION 18+00 TO 26+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD F PLAN & PROFILE - STATION 18+00 TO 26+50

NORTH CAROLINA LICENSE NO. C-1652

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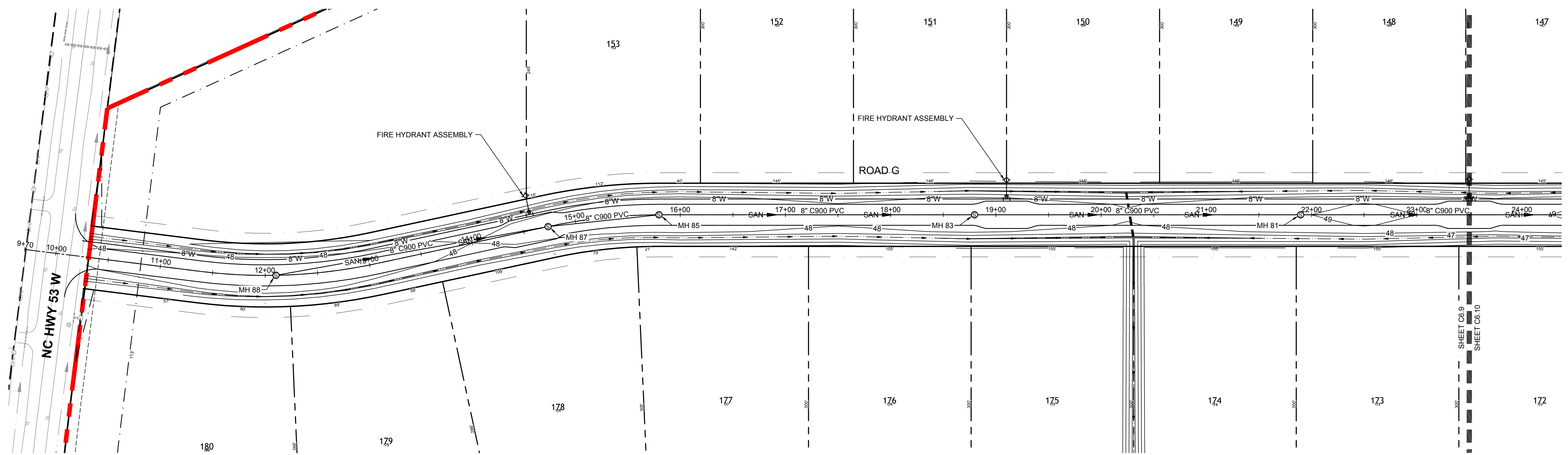
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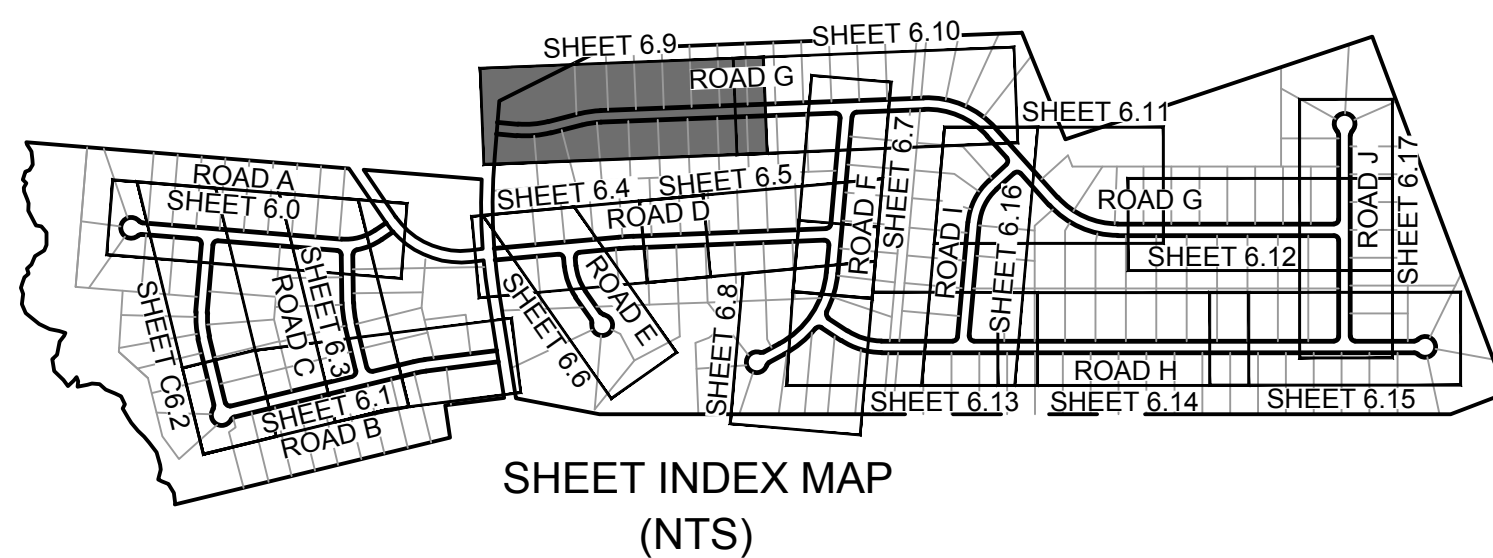
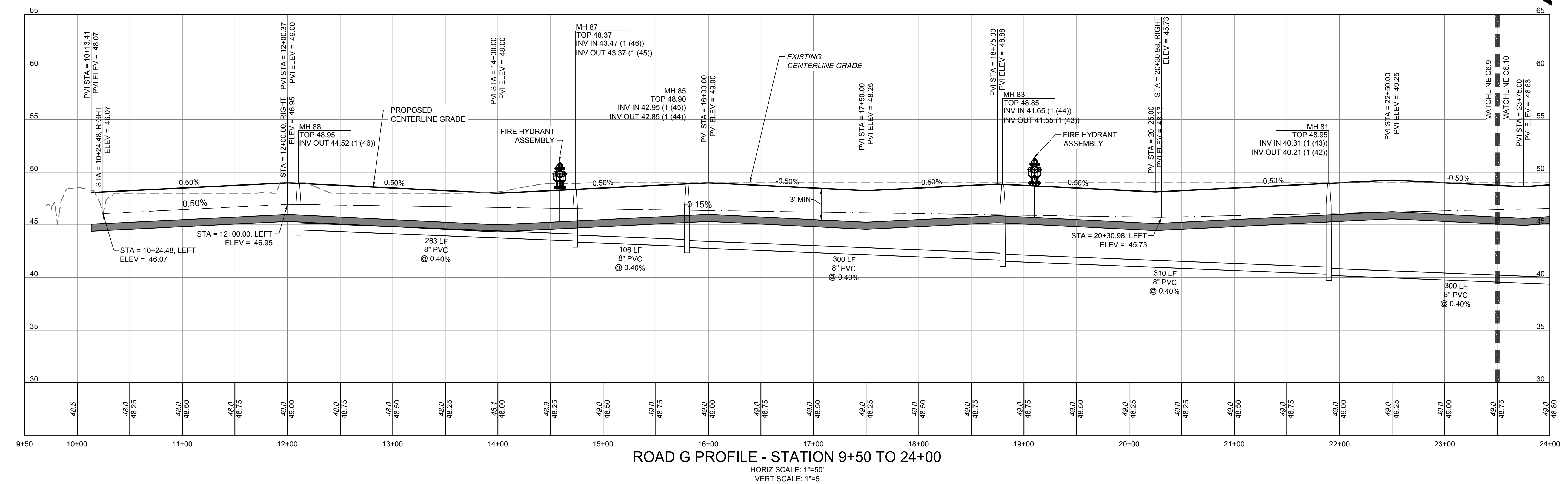
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ROAD G PLAN - STATION 9+50 TO 24+00
SCALE: 1"=50'



LEGEND

 PROPERTY LINE
 PROPOSED RIGHT OF WAY
 PROPOSED LOT LINE
 SIGHT TRIANGLE
 UTILITY EASEMENT
 CENTER OF CREEK
 EXISTING WETLANDS
 PASSIVE OPEN SPACE
 RECREATIONAL OPEN SPACE

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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
PLAN & PROFILE - STATION 9+50 TO 24+00

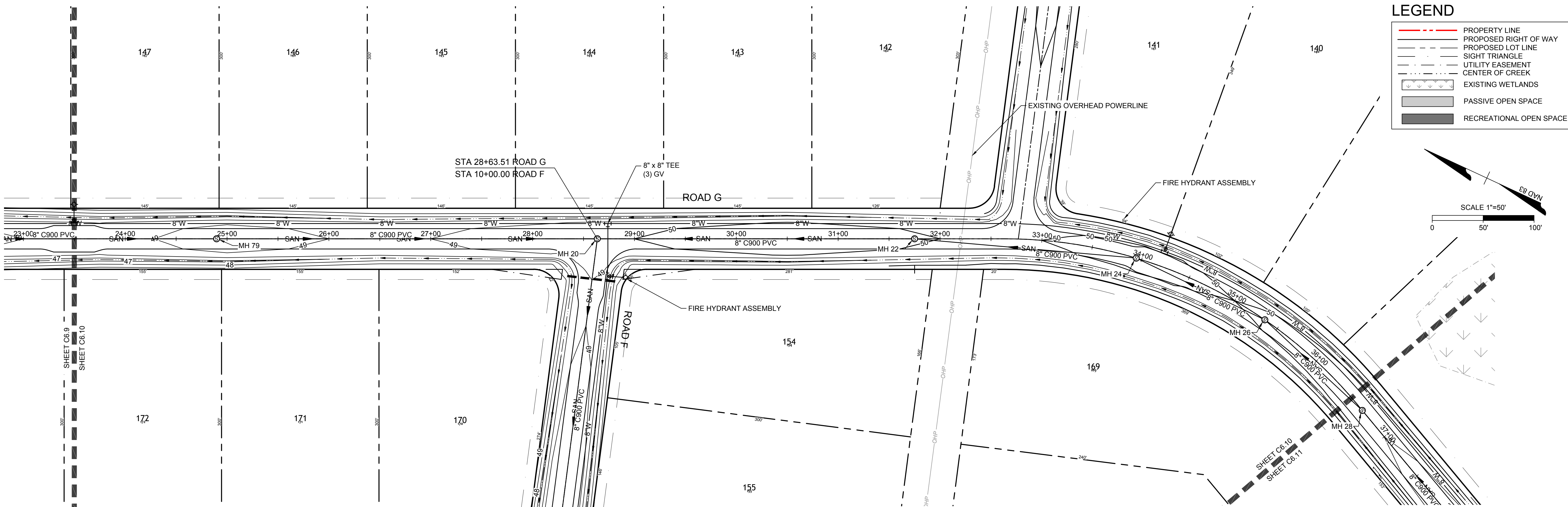
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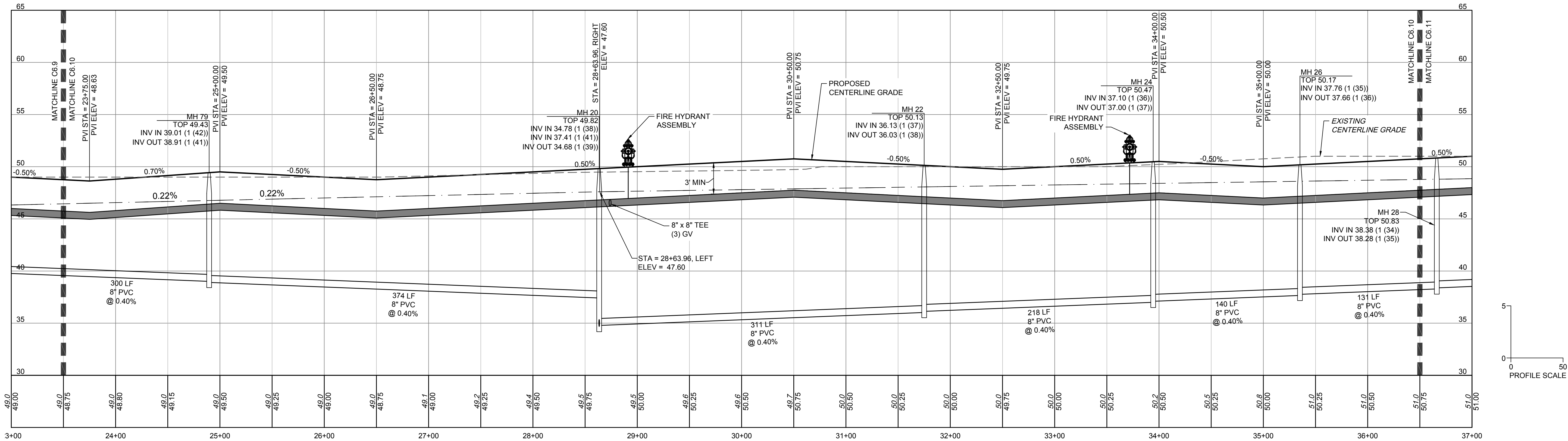
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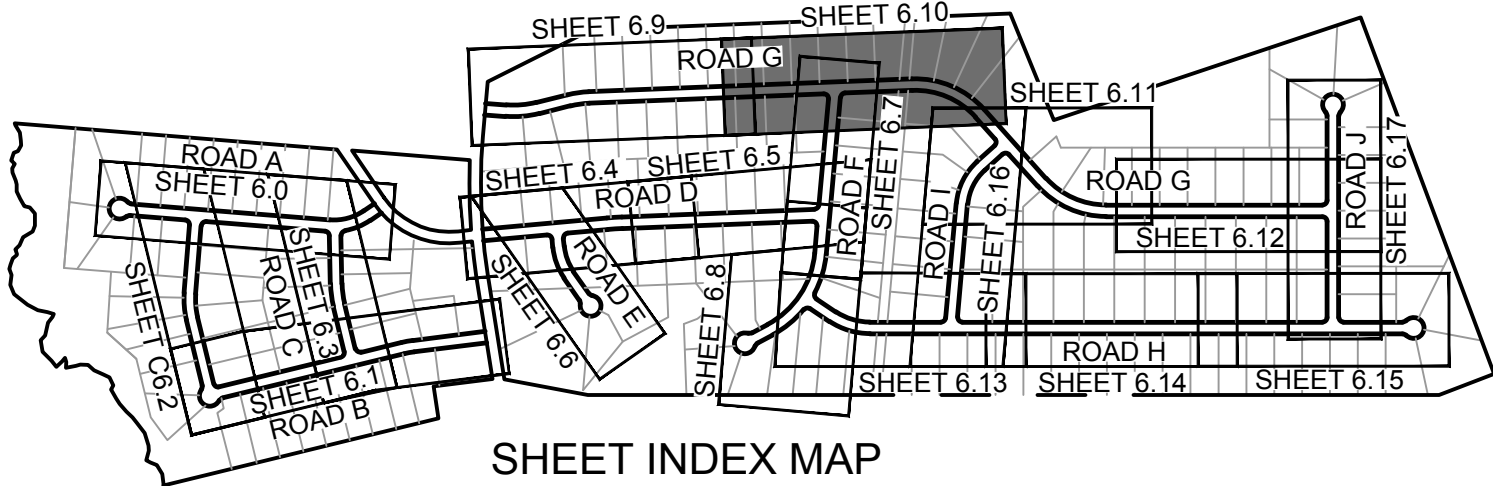
ROAD G PLAN - STATION 23+00 TO 37+00

SCALE: 1"=50'



ROAD G PROFILE - STATION 23+00 TO 37+00

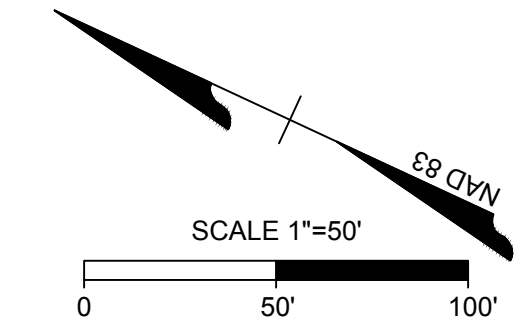
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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SCALE	AS SHOWN

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TOWN OF BURGAW, NORTH CAROLINA
ROAD G PLAN & PROFILE - STATION 23+00 TO 37+00

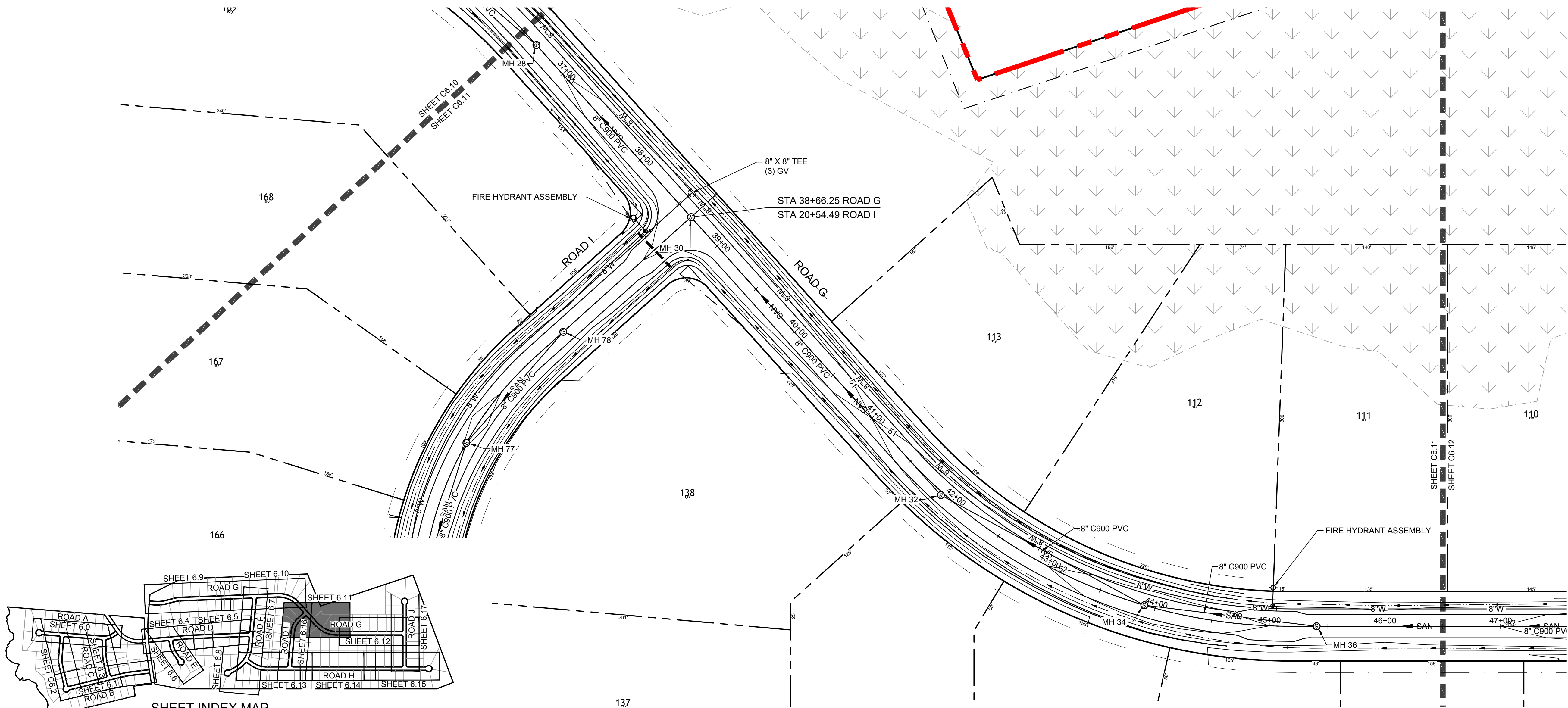
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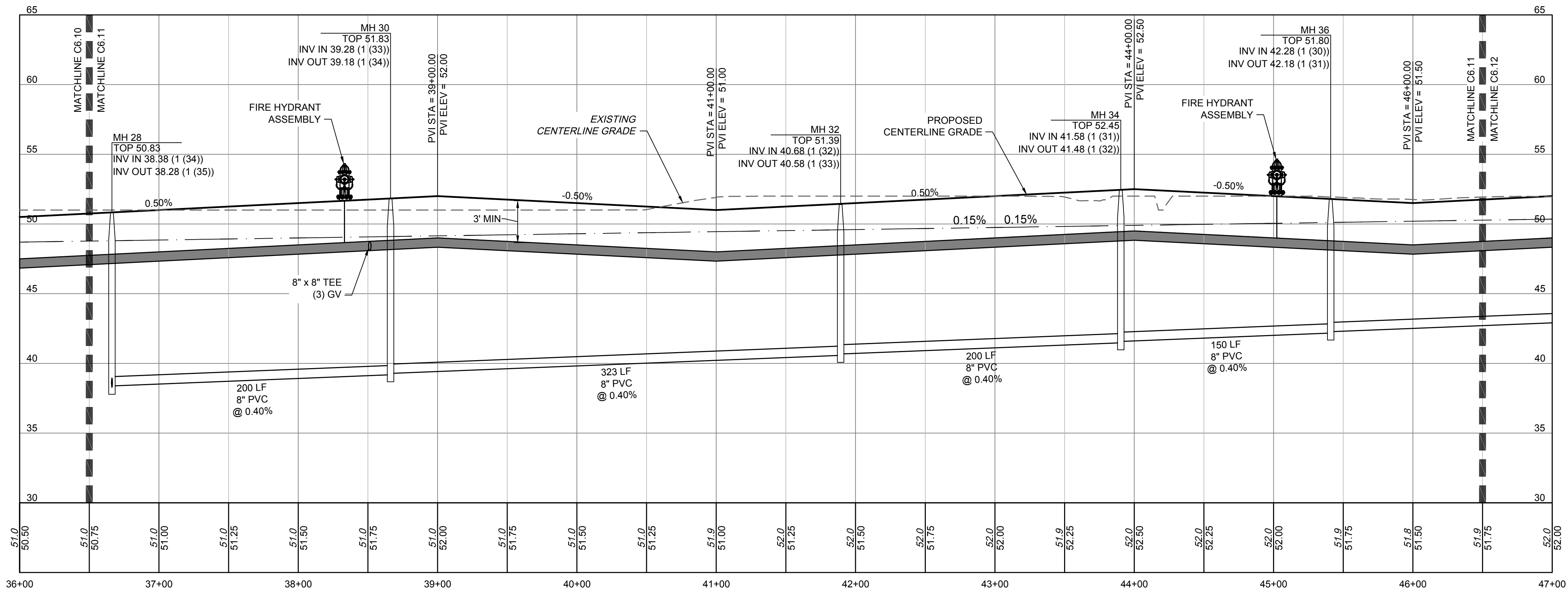
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ROAD G PLAN - STATION 36+00 TO 47+00
SCALE: 1"=50'



ROAD G PROFILE - STATION 36+00 TO 47+00
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

LEGEND	
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE



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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD G PLAN & PROFILE - STATION 36+00 TO 47+00

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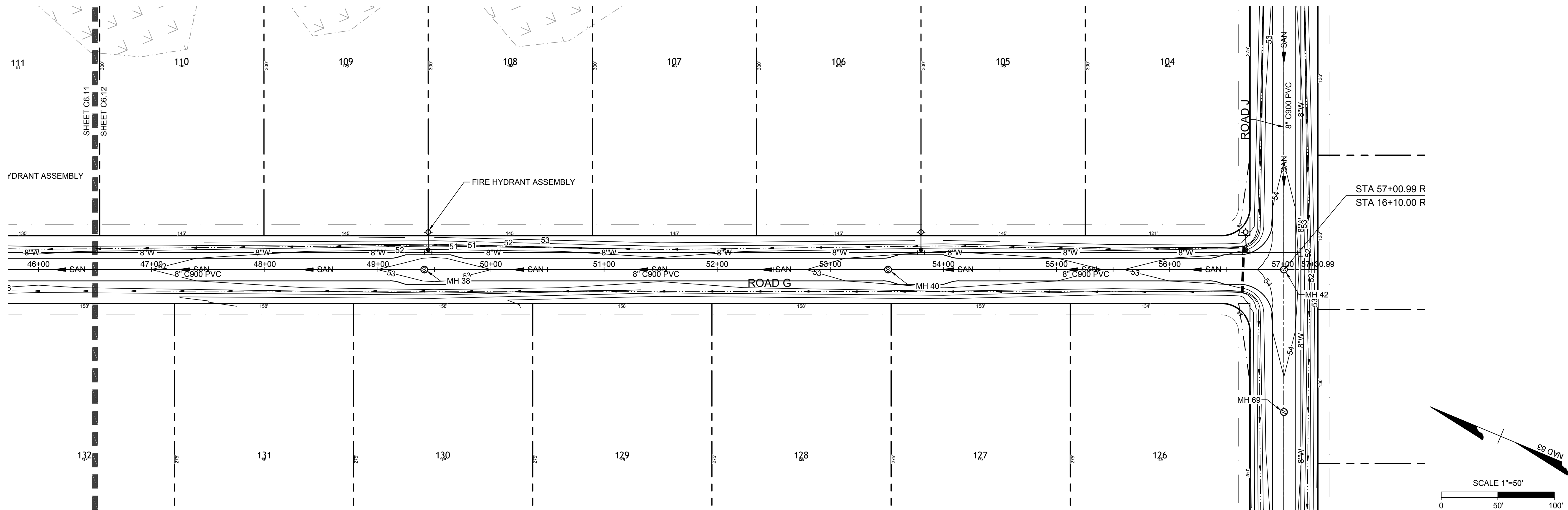
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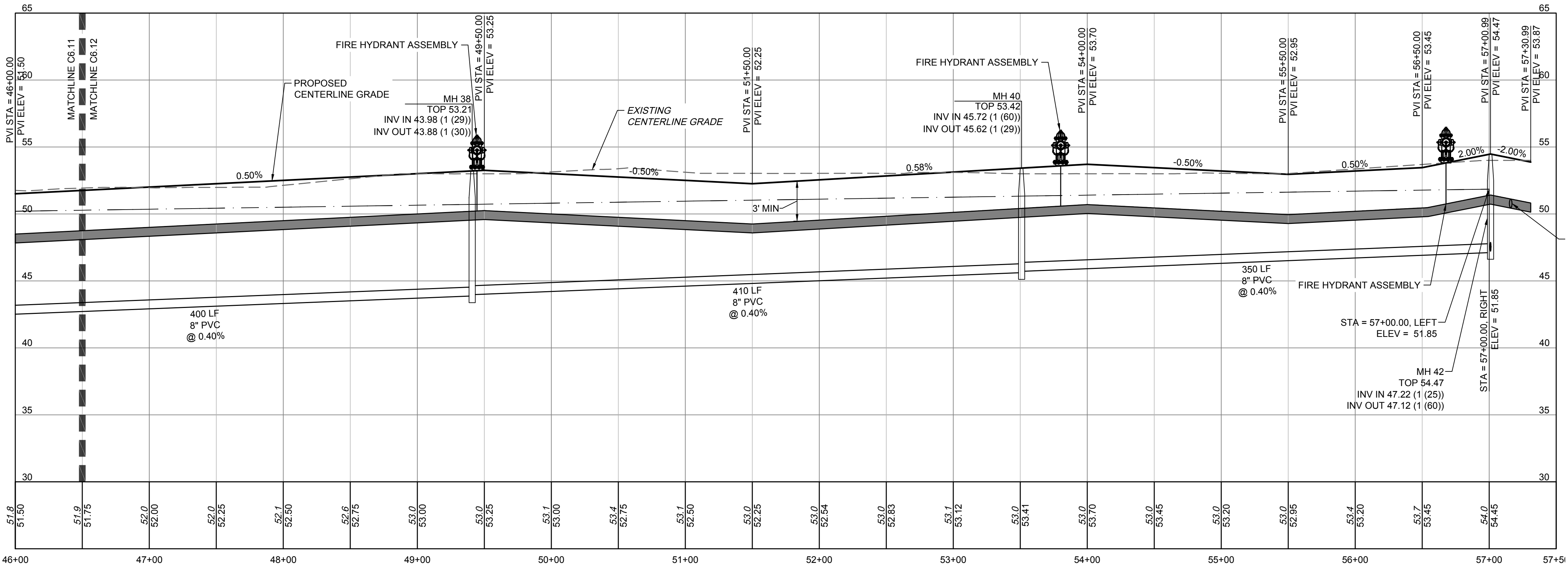
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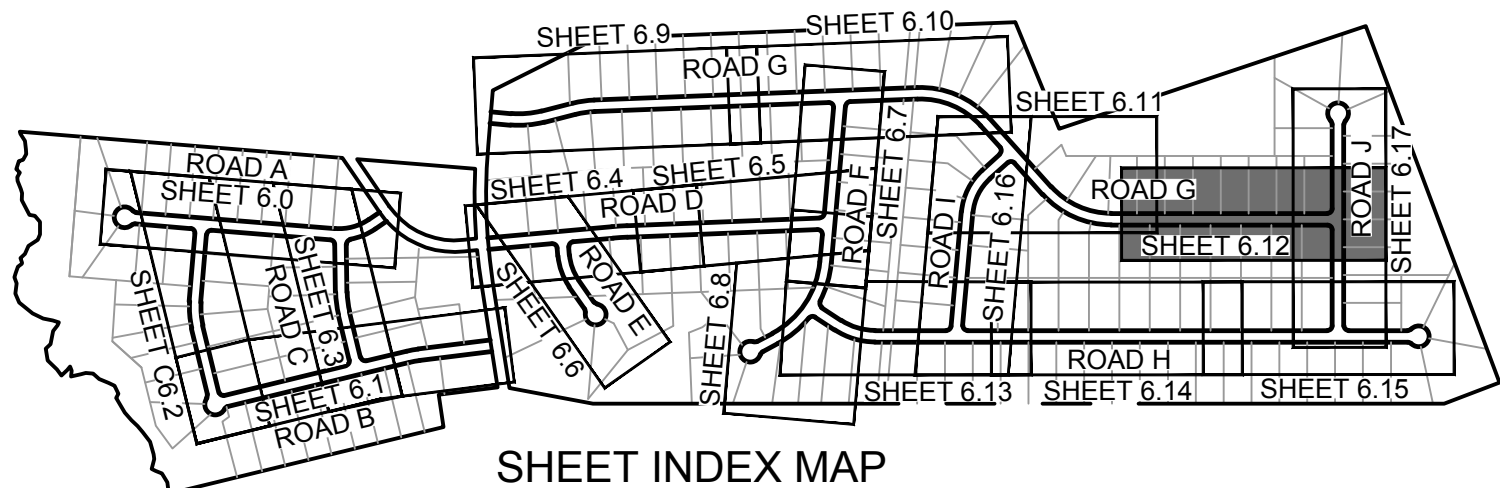
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ROAD G PLAN - STATION 46+00 TO 57+50
SCALE: 1"=50'



ROAD G PROFILE - STATION 46+00 TO 57+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - SIGHT TRIANGLE
 - UTILITY EASEMENT
 - CENTER OF CREEK
 - EXISTING WETLANDS
 - PASSIVE OPEN SPACE
 - RECREATIONAL OPEN SPACE



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
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SCALE

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TIMMONS GROUP

WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD G PLAN & PROFILE - STATION 46+00 TO 57+50

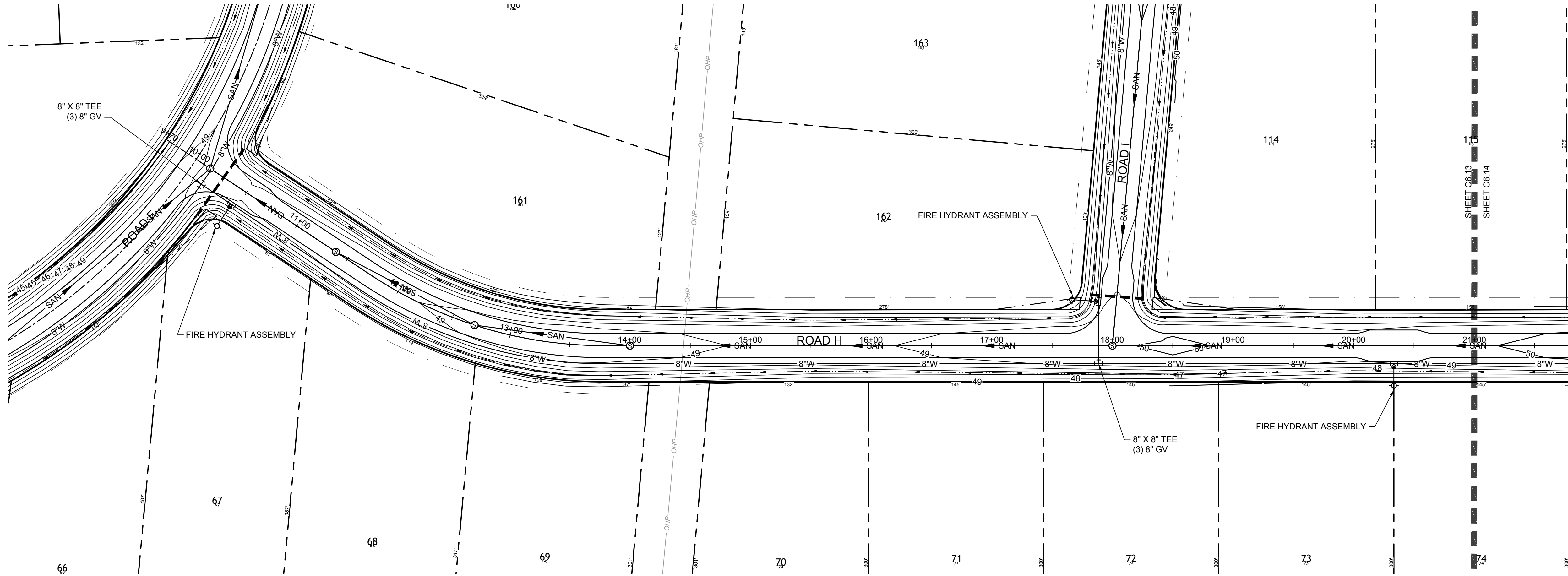
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58796

SHEET NO.
C6.12

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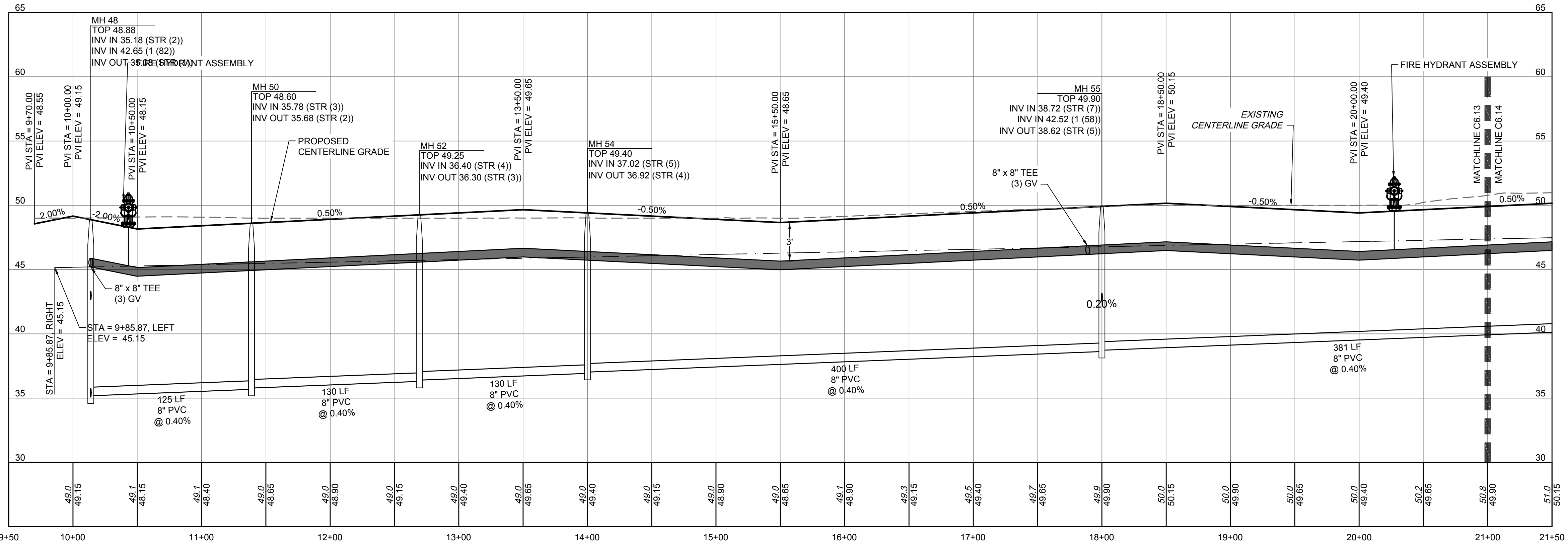
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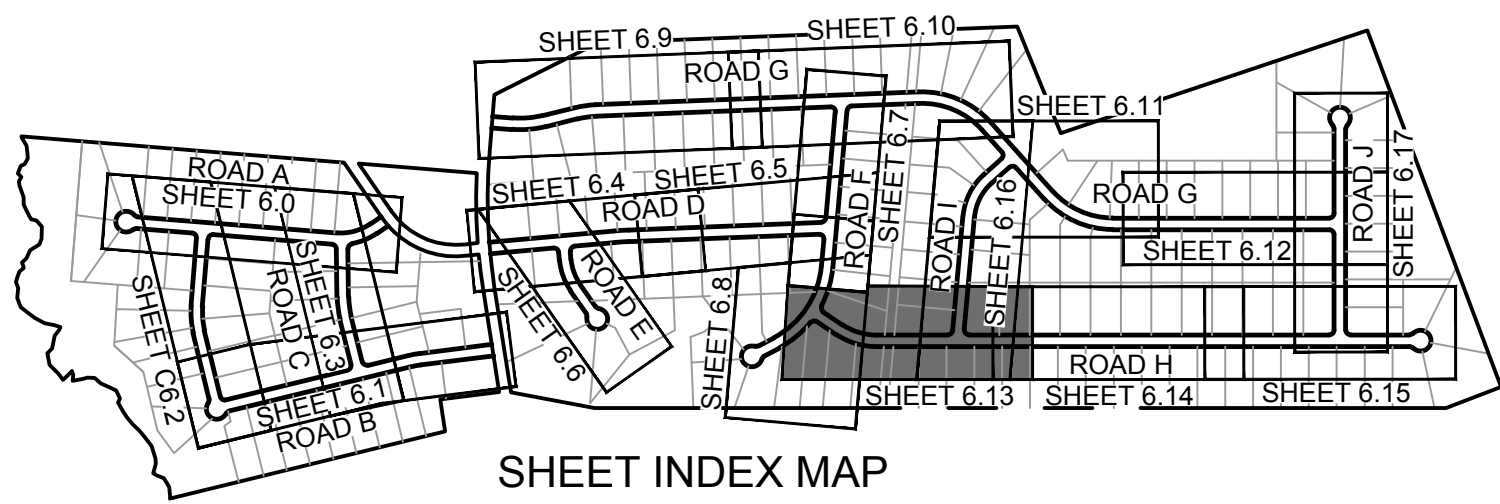
ROAD H PLAN - STATION 9+50 TO 21+50

SCALE: 1"=50'



ROAD H PROFILE - STATION 9+50 TO 21+50

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

LEGEND

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WELDON VILLAGE

TOWN OF BURGAW, NORTH CAROLINA

ROAD H PLAN & PROFILE - STATION 9+50 TO 21+50

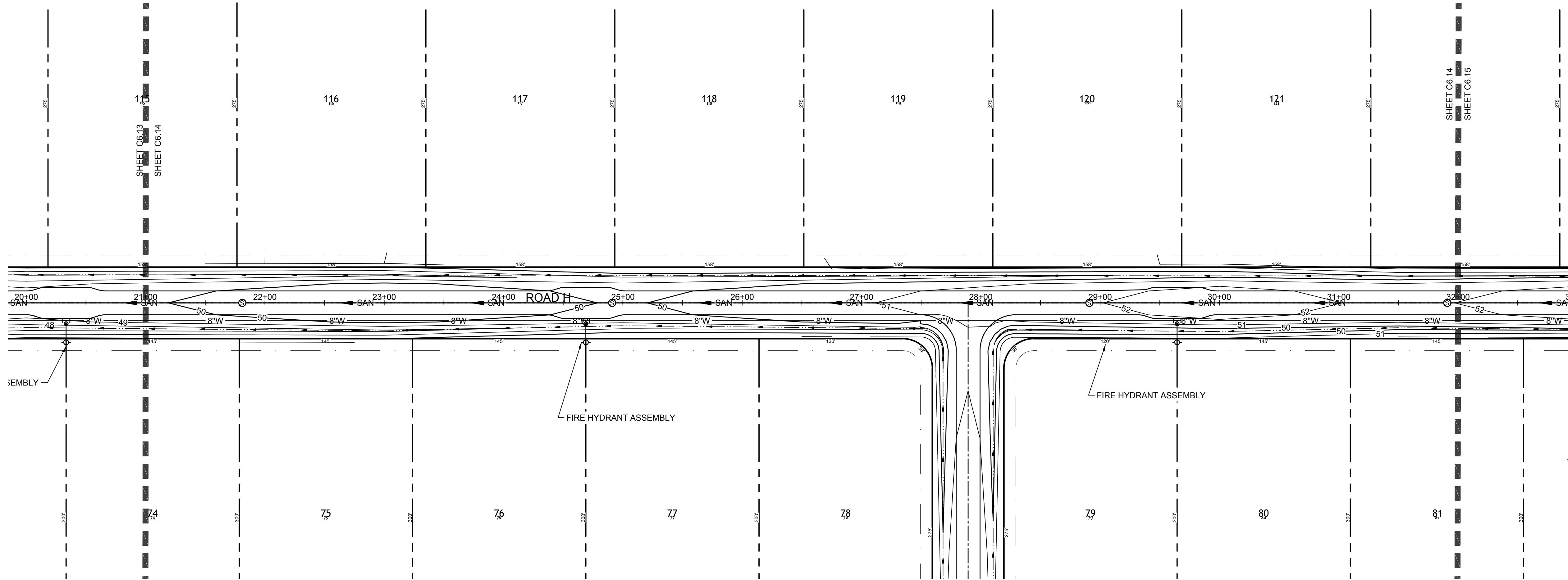
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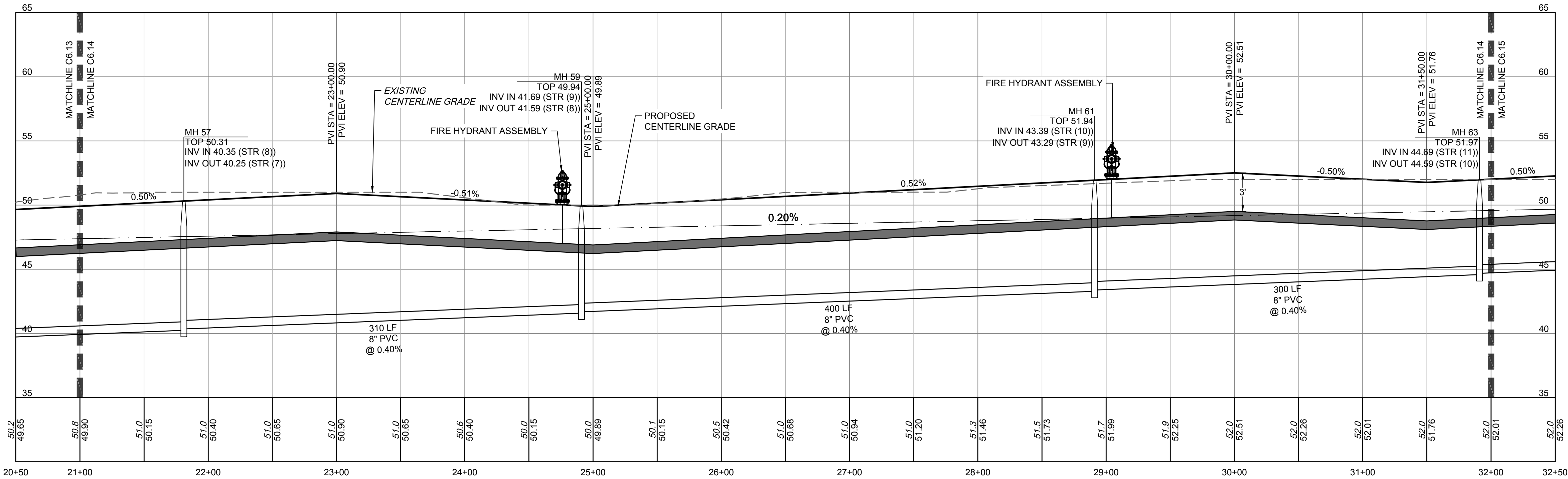
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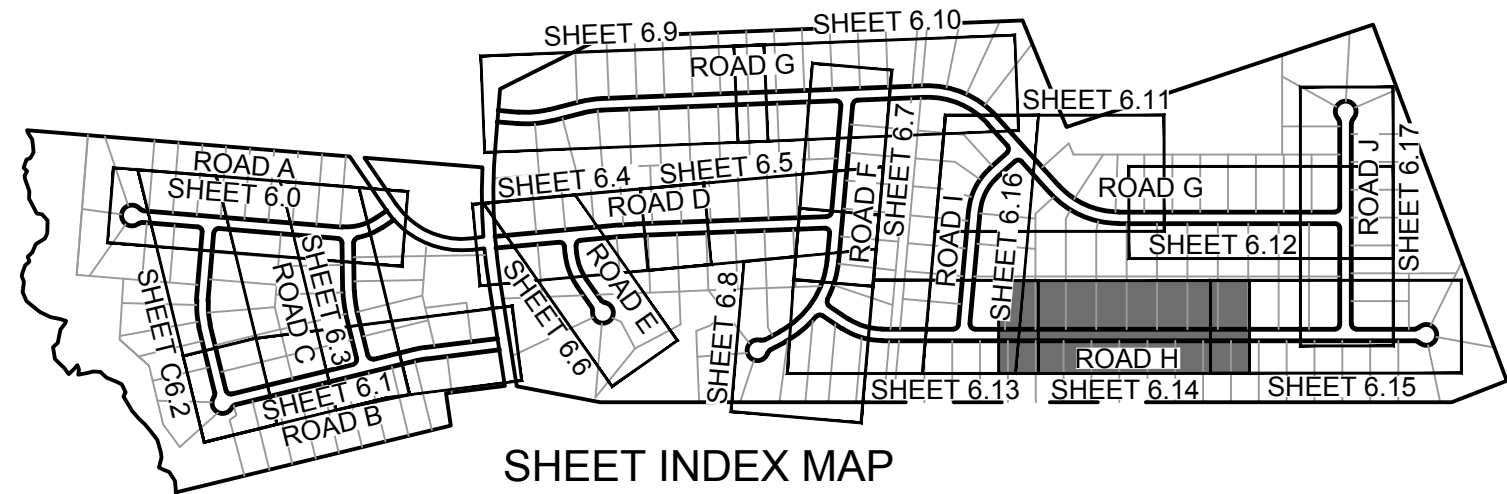
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ROAD H PLAN - STATION 20+50 TO 32+50
SCALE: 1"=50'



ROAD H PROFILE - STATION 20+50 TO 32+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

LEGEND

	PROPERTY LINE
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TOWN OF BURGAW, NORTH CAROLINA

ROAD H PLAN & PROFILE - STATION 20+50 TO 32+50

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58796

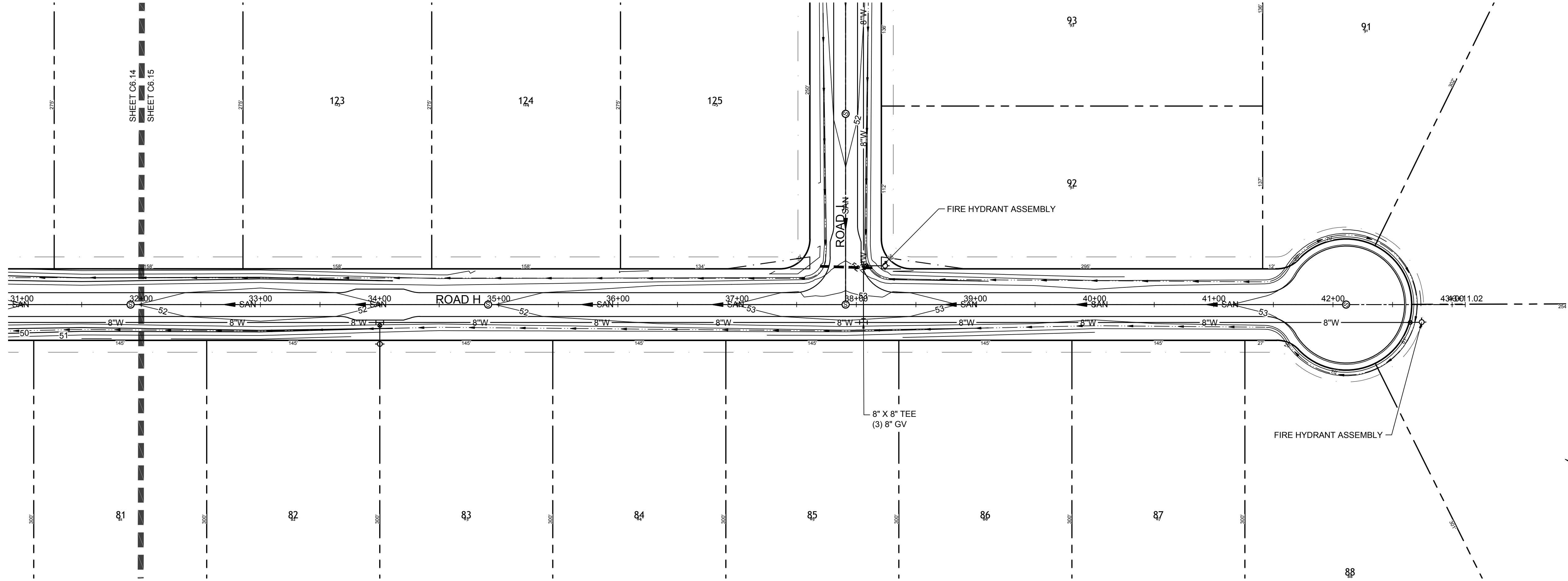
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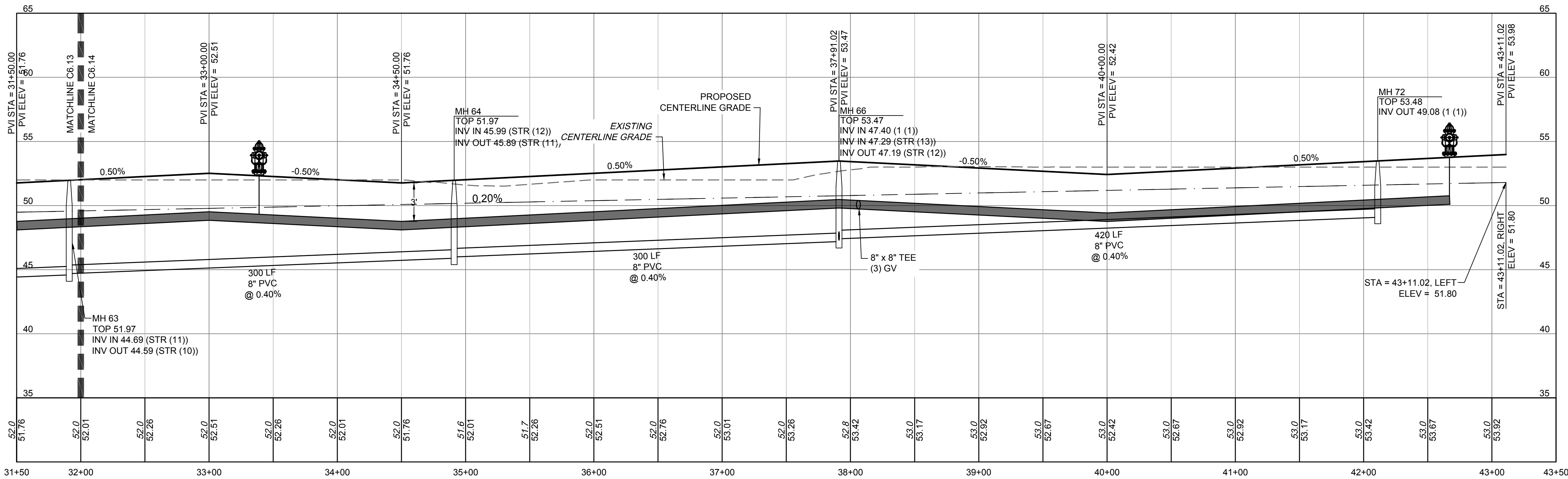
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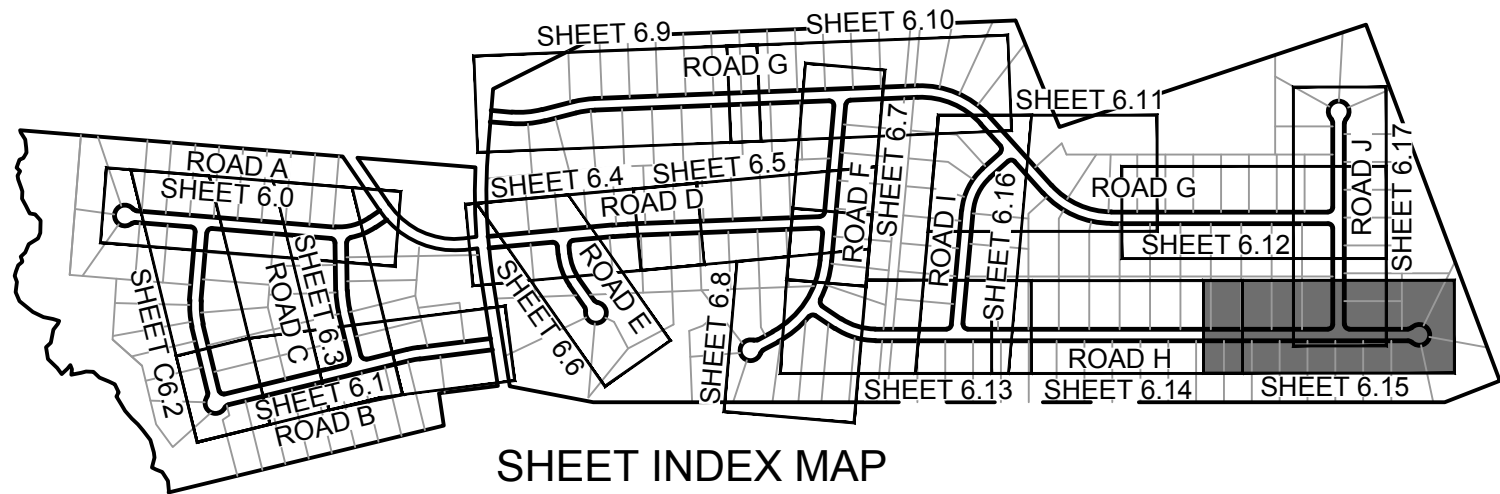
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ROAD H PLAN - STATION 31+50 TO 43+50
SCALE: 1"=50'



ROAD H PROFILE - STATION 31+50 TO 43+50
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

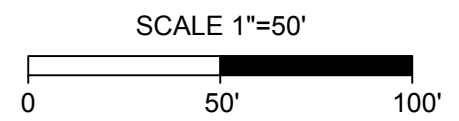


SHEET INDEX MAP
(NTS)

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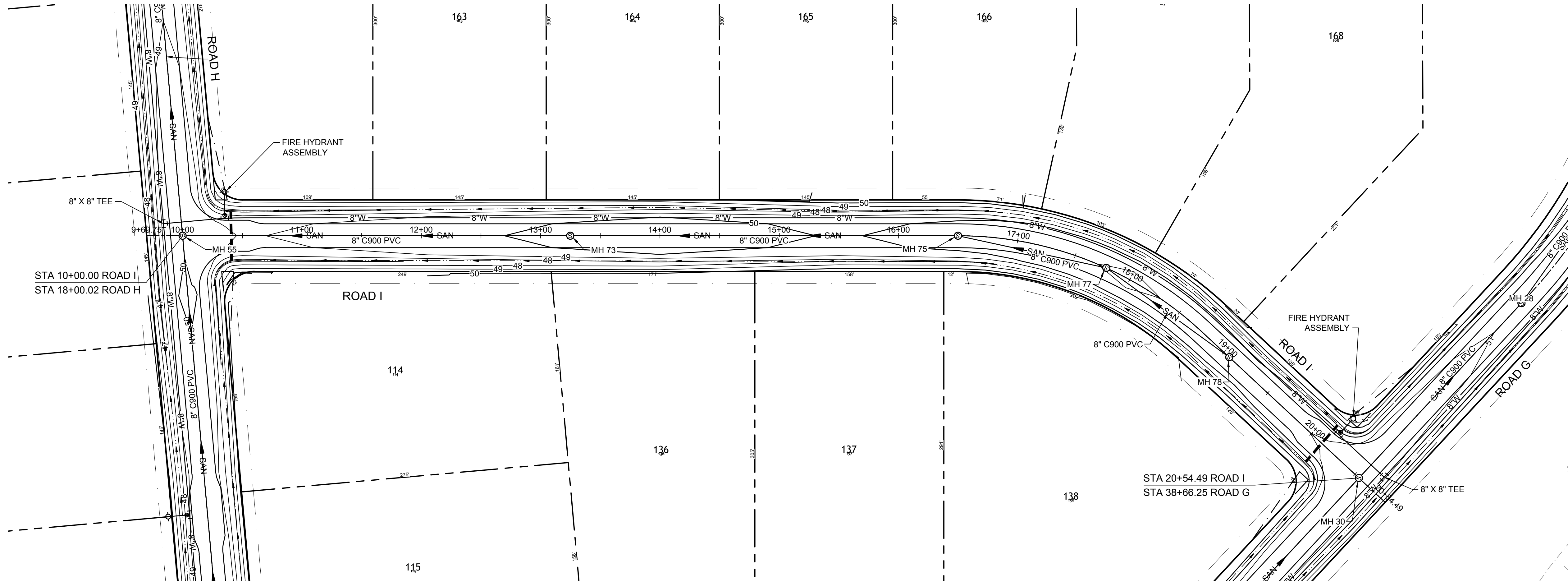
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C6.15

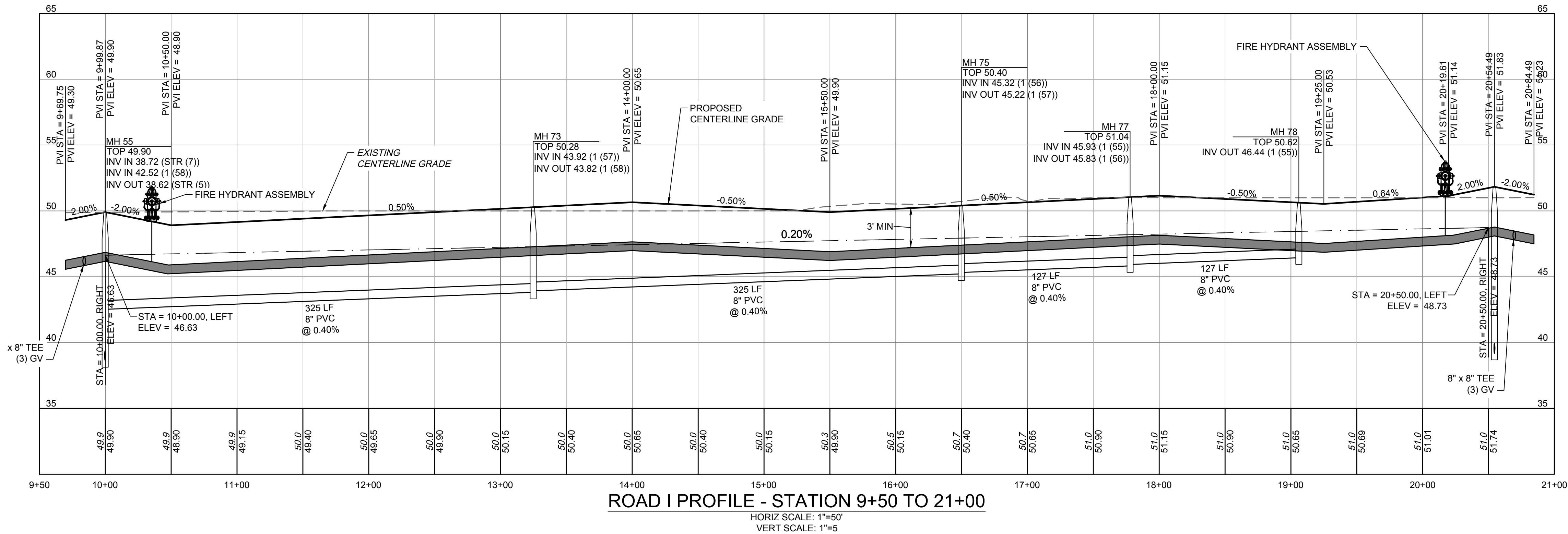
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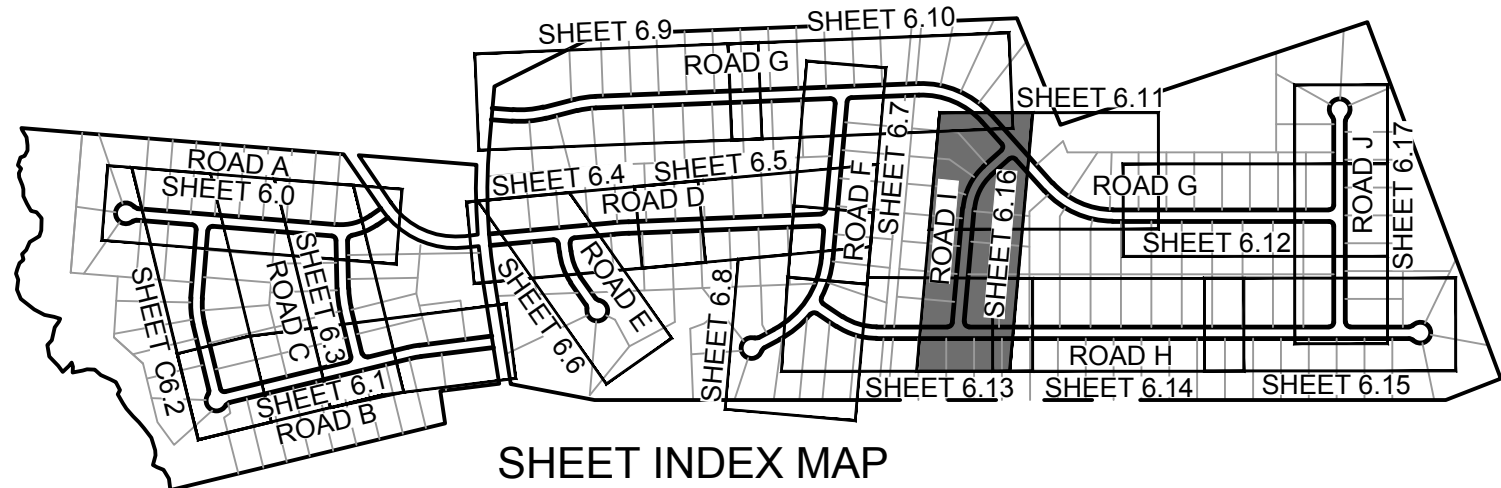
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ROAD I PLAN - STATION 9+50 TO 21+00
SCALE: 1"=50'



PROFILE SCALE
0 50
5



SHEET INDEX MAP
(NTS)

LEGEND

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NORTH CAROLINA LICENSE NO. C-1652

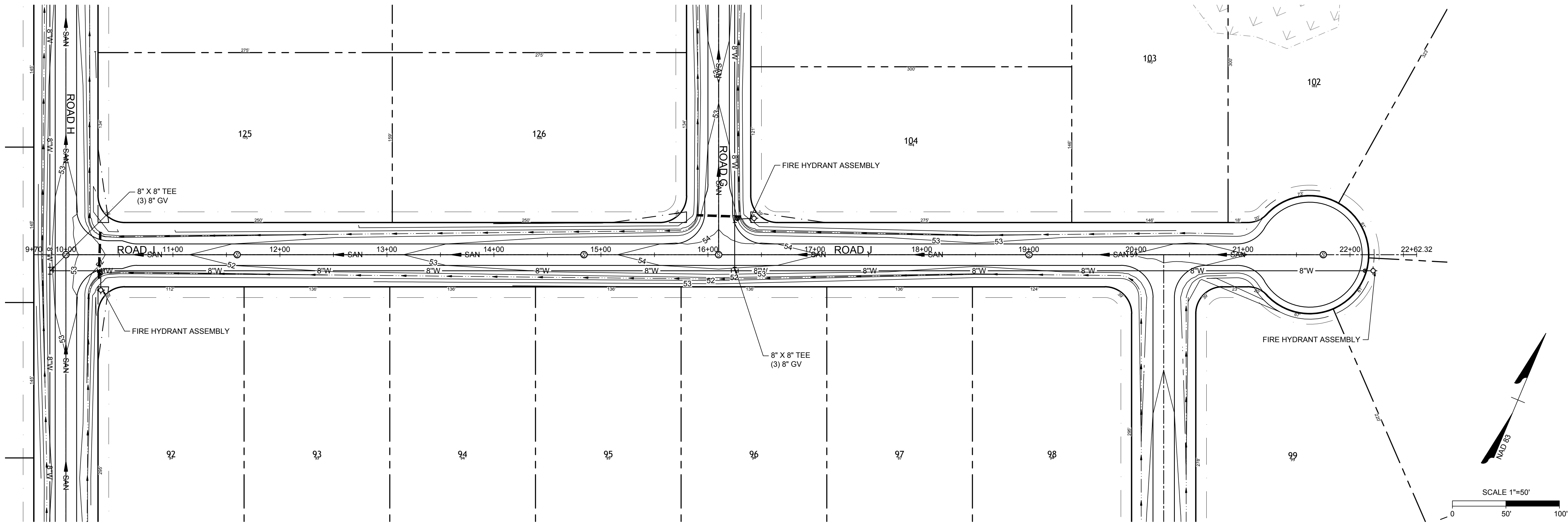
WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
ROAD I PLAN & PROFILE

JOB NO.
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SHEET NO.
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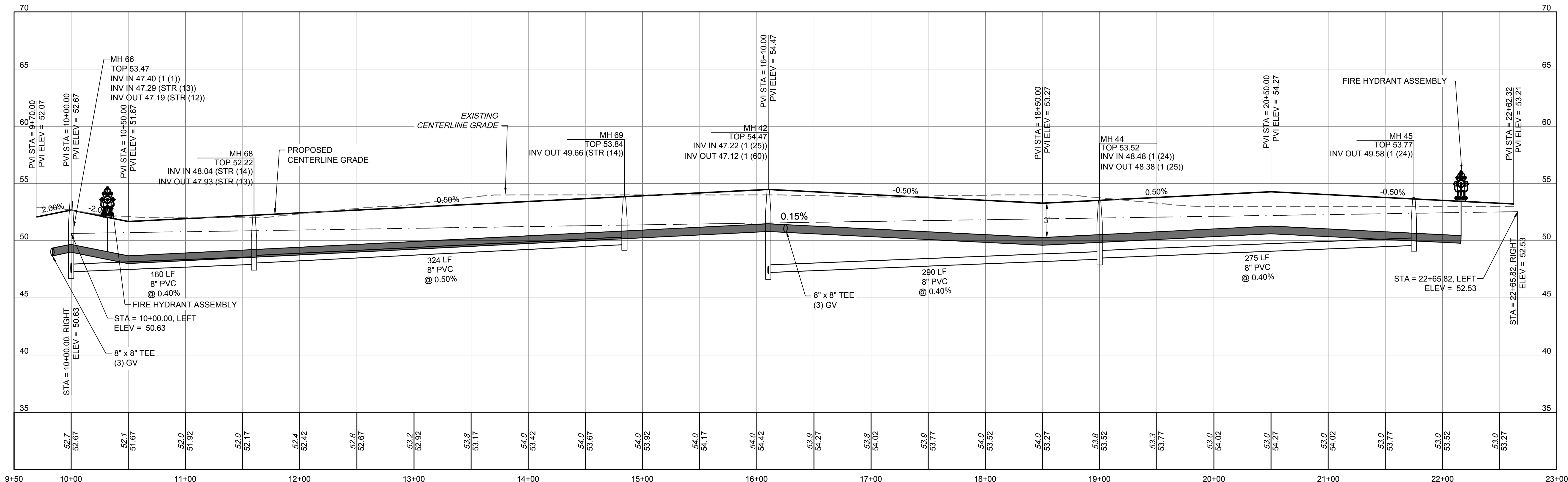
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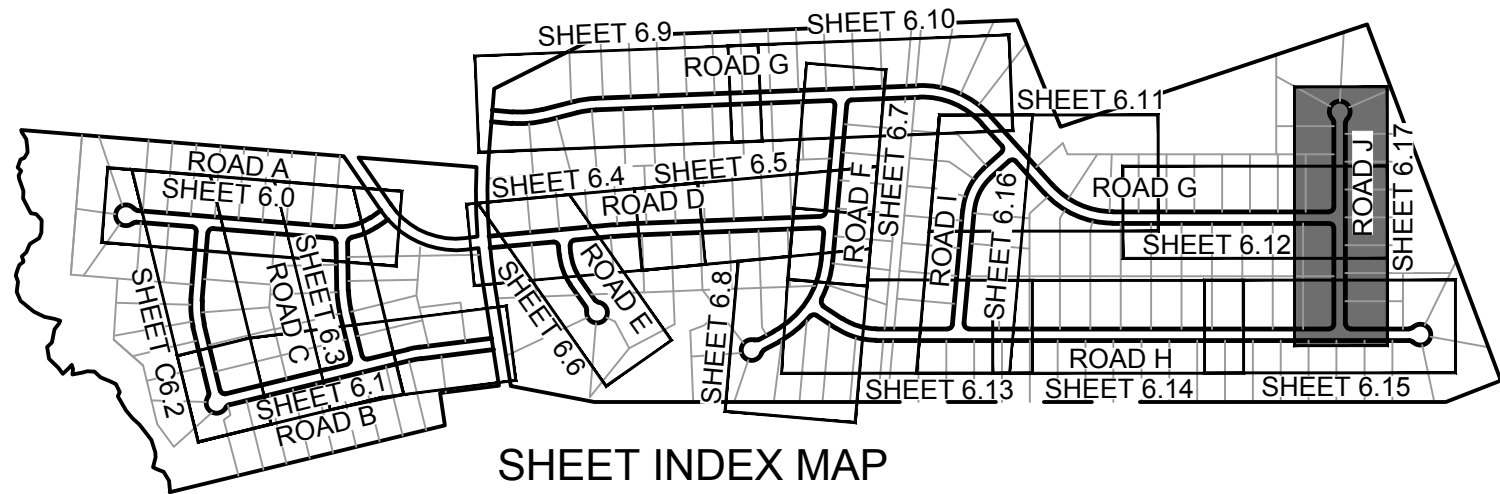
ROAD J PLAN - STATION 9+50 TO 21+00

SCALE: 1"=50'



ROAD J PROFILE - STATION 9+50 TO 21+00

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



SHEET INDEX MAP
(NTS)

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TOWN OF BURGAW, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

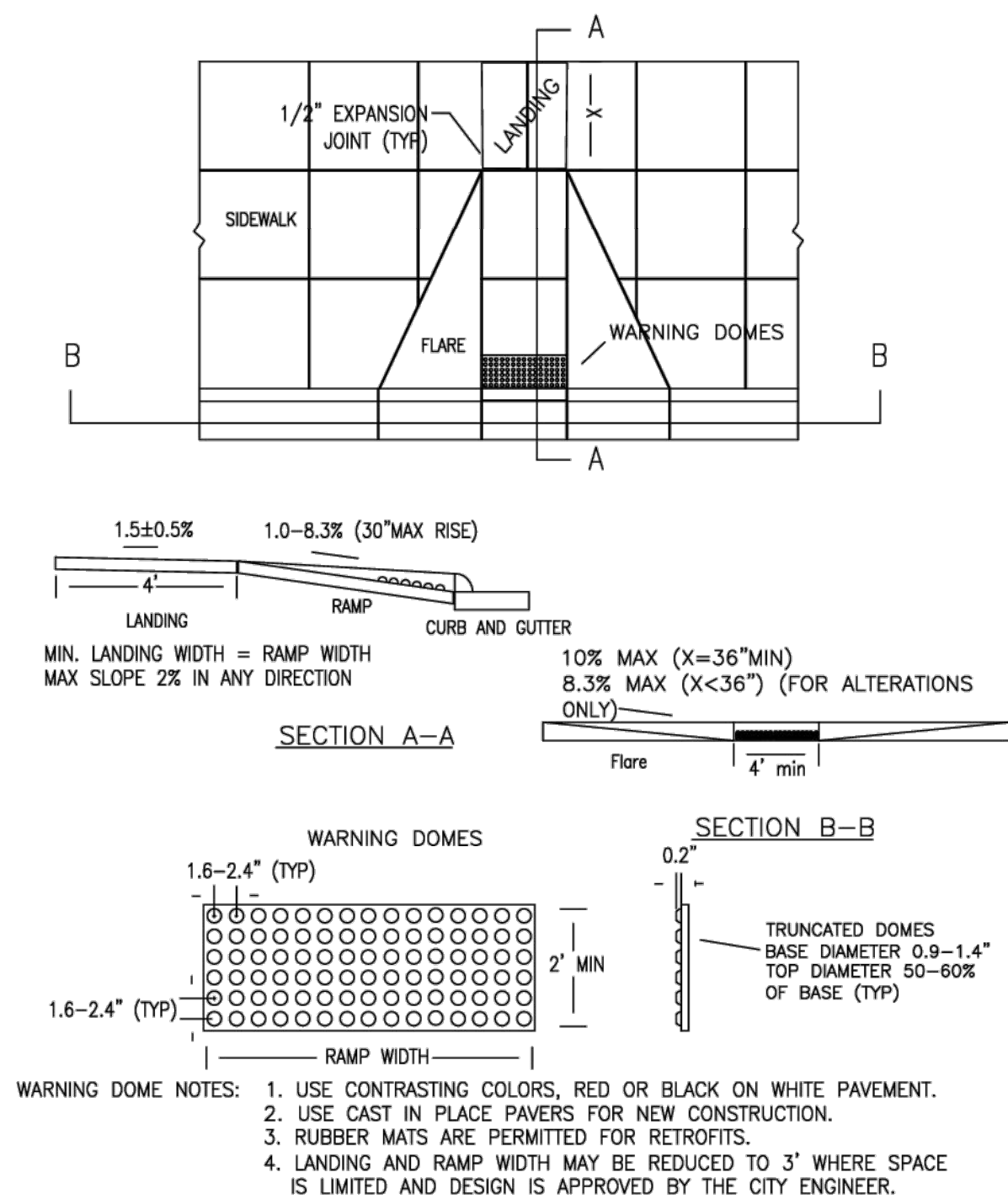
ROAD J PLAN & PROFILE

JOB NO.	58796
SHEET NO.	C6.17

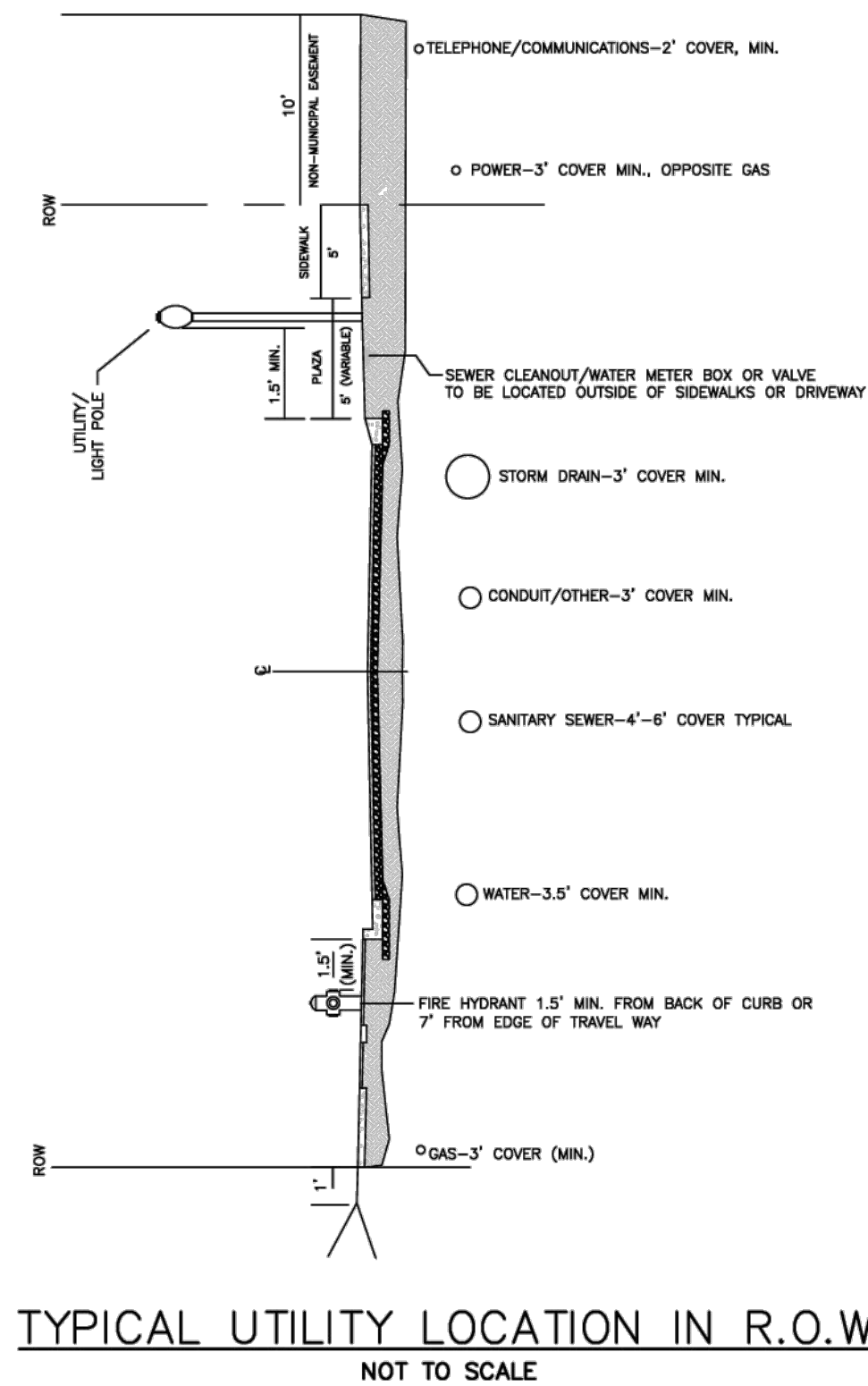
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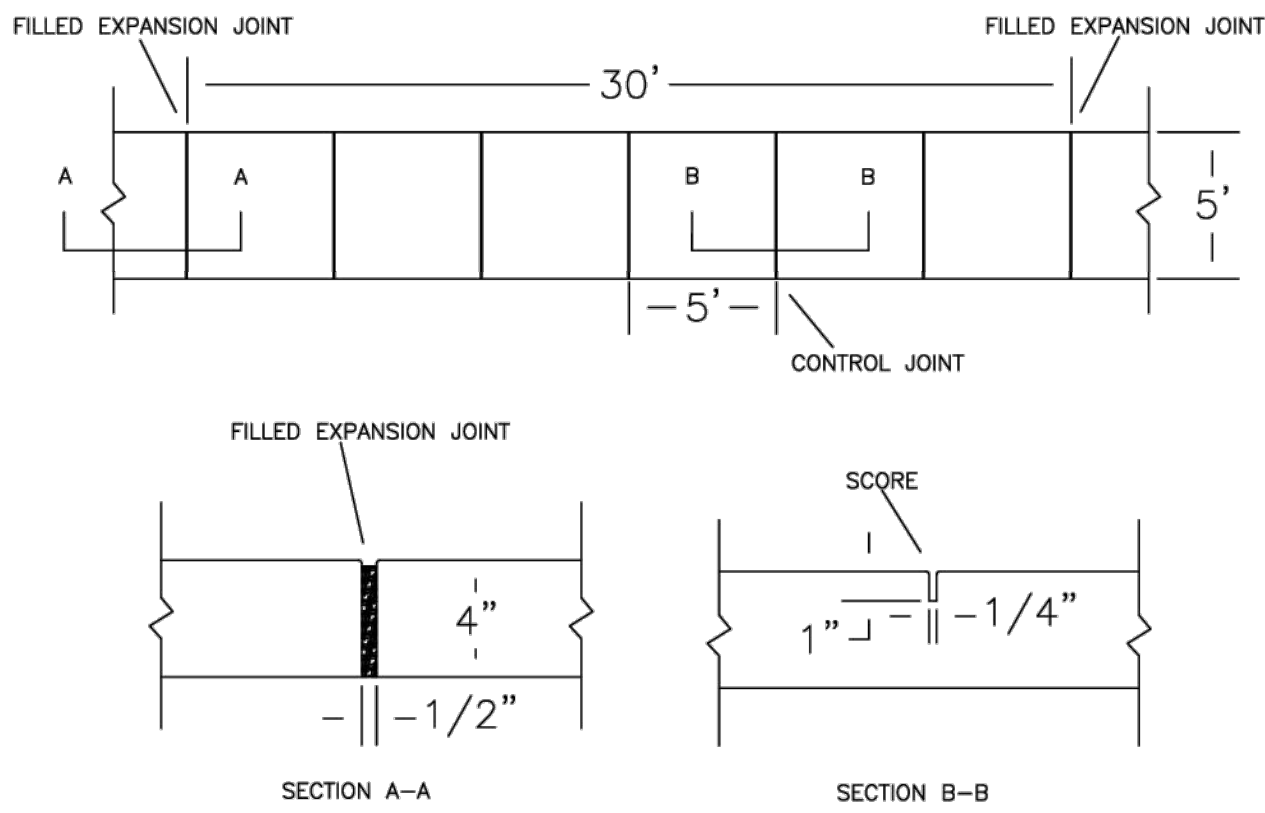
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PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE DETAIL
NOT TO SCALE

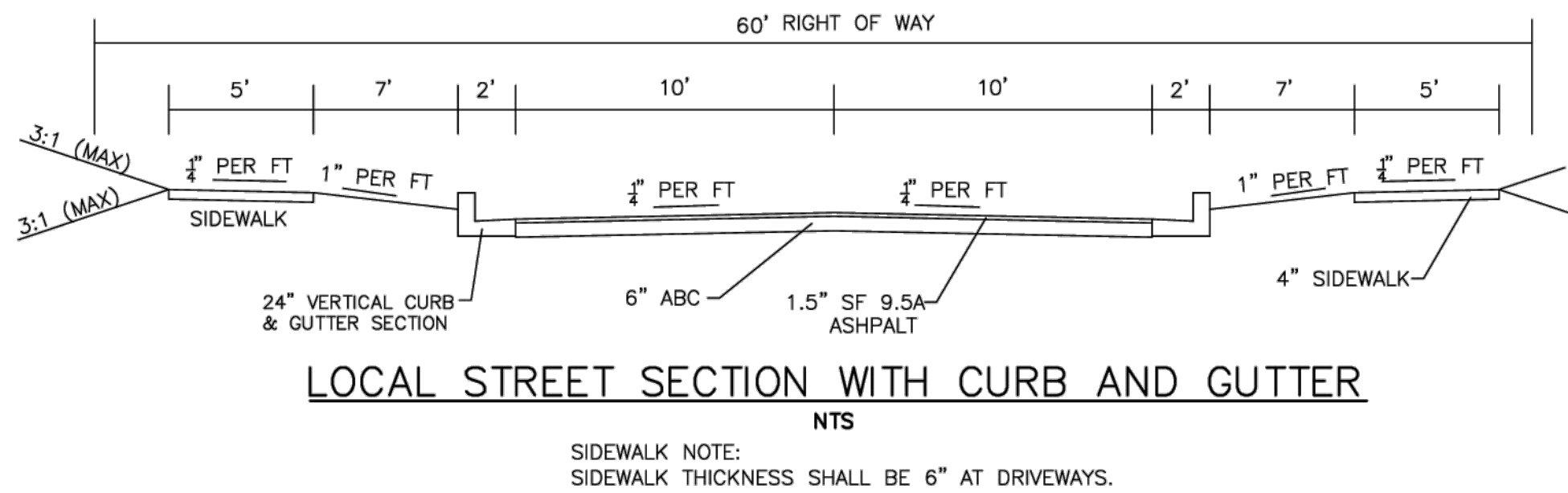


TYPICAL UTILITY LOCATION IN R.O.W.
NOT TO SCALE

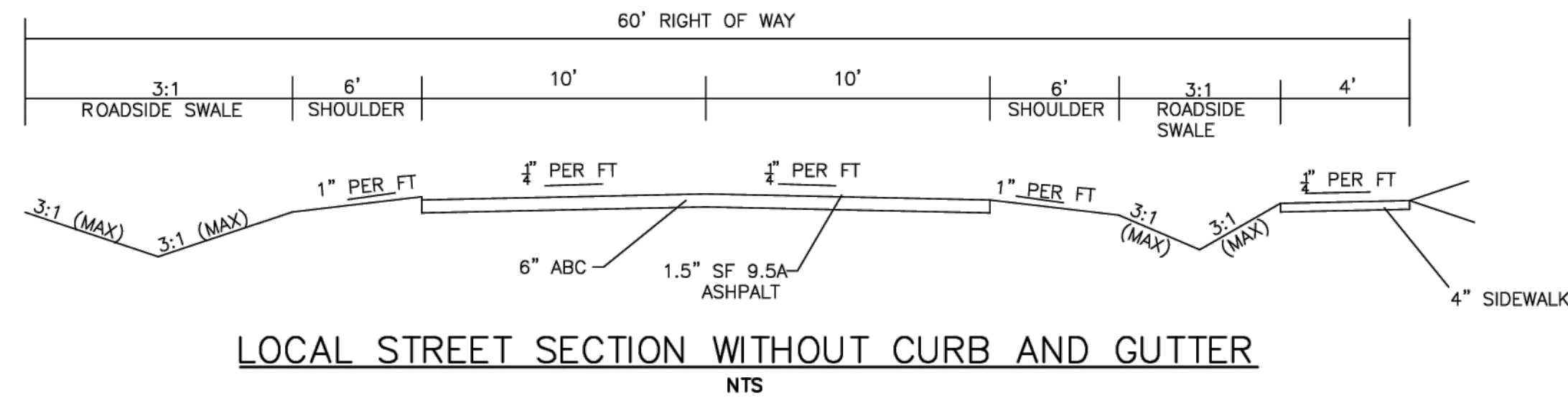


- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6" MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.
 10. SIDEWALKS SHALL CONSIST OF A MINIMUM OF SIX (6) INCHES OF CONCRETE AT DRIVEWAY CROSSINGS.

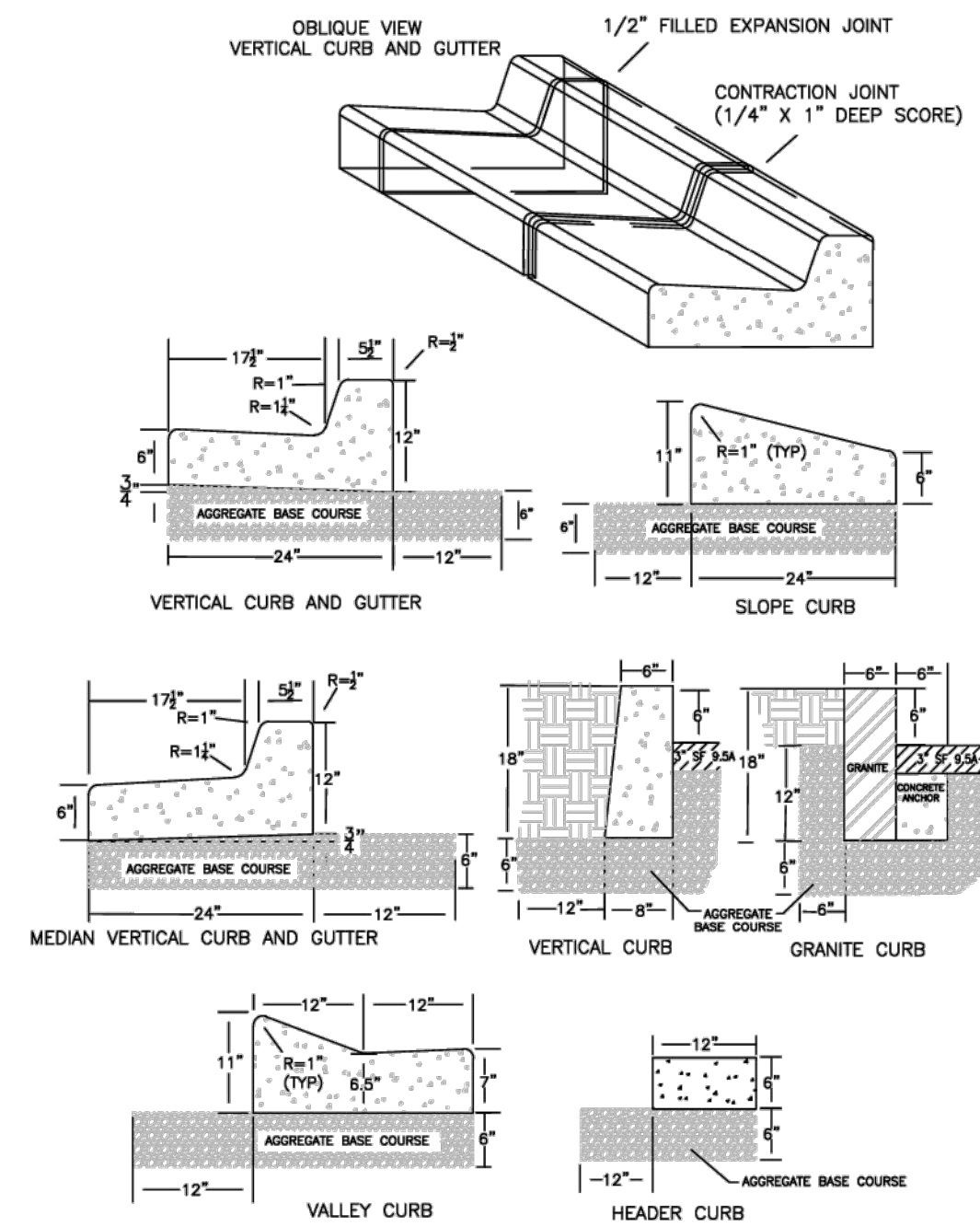
SIDEWALK DETAIL
NOT TO SCALE



LOCAL STREET SECTION WITH CURB AND GUTTER



LOCAL STREET SECTION WITHOUT CURB AND GUTTER



- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
 2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
 3. MINIMUM INSTALLATION LENGTH IS 5 FT.
 4. CONCRETE TO BE 3000 PSI MIN
 5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE
 6. 24" VERTICAL CURB & GUTTER SHALL BE PROVIDED. ALTERNATE CURB SECTIONS SHOWN SHALL REQUIRE APPROVAL OF THE TOWN

CURBING DETAIL
NOT TO SCALE

REV. NO	DESCRIPTION	DATE



TOWN OF BURGAW
STANDARD STREET DETAILS

ISSUE DATE:
10/12/2021
HORIZONTAL SCALE:
NOT TO SCALE
VERTICAL SCALE:
NOT TO SCALE

DRAWING NUMBER
ST-1



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WELDON VILLAGE
TOWN OF BURGAW, NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO.	58796
SHEET NO.	C7.0

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CASE SUMMARY

Major Subdivision (Quasi-Judicial)

Board of Commissioners

August 12, 2025

Ron Meredith, 910-663-3451, rmeredith@burgawnc.gov

Staff recommendation	Not applicable (Quasi-Judicial)
Board of Commissioners	August 12, 2025

Request

Request	Consideration of a major subdivision preliminary plat (Quasi-Judicial) know as Weldon Village on an existing RA, Rural Agricultural district for a 191-lot single-family detached home subdivision proposed to be located at 2630 NC HWY 53 W (PIN: 3218-28-4425-0000).	
Applicant	Elizabeth Shelton D. R. Horton Inc.	910-515-9561 elshelton@drhorton.com
Owner	Bowen Caputo Family LTD PTNRP (Agent Authorization form included within the packet)	PO BOX 486 BURGAW , NC

Property Characteristics

Zoning	Existing RA, Rural Agricultural Zoning District
Current Land Use	Undeveloped

Surrounding Area	North	South	East	West
Zoning	RA	RA	RA & R-20	RA
Current Land Use	Undeveloped & Agricultural	Undeveloped & Agricultural (Forestry)	Undeveloped/ low Density Single Family	Undeveloped, Agricultural, and low Density Single Family

1. Case Overview

1. The subject property is located within the Extraterritorial Jurisdiction (ETJ) of the Town of Burgaw.
2. If approved, the applicant will follow through with an application to voluntary annex into the corporate limits of the Town of Burgaw.
3. The site is currently undeveloped.
4. The applicants' design meets the intent and regulations of the Town of Burgaw Unified Development Ordinance (UDO).
5. The subject parcel is ±285.17 acres and is split into three different segments due to NC HWY 53 and Henry Brown RD.
6. The existing zoning on the parcel is RA, Rural Agricultural District and this application does not require modification in the zoning district as the proposal has been presented.

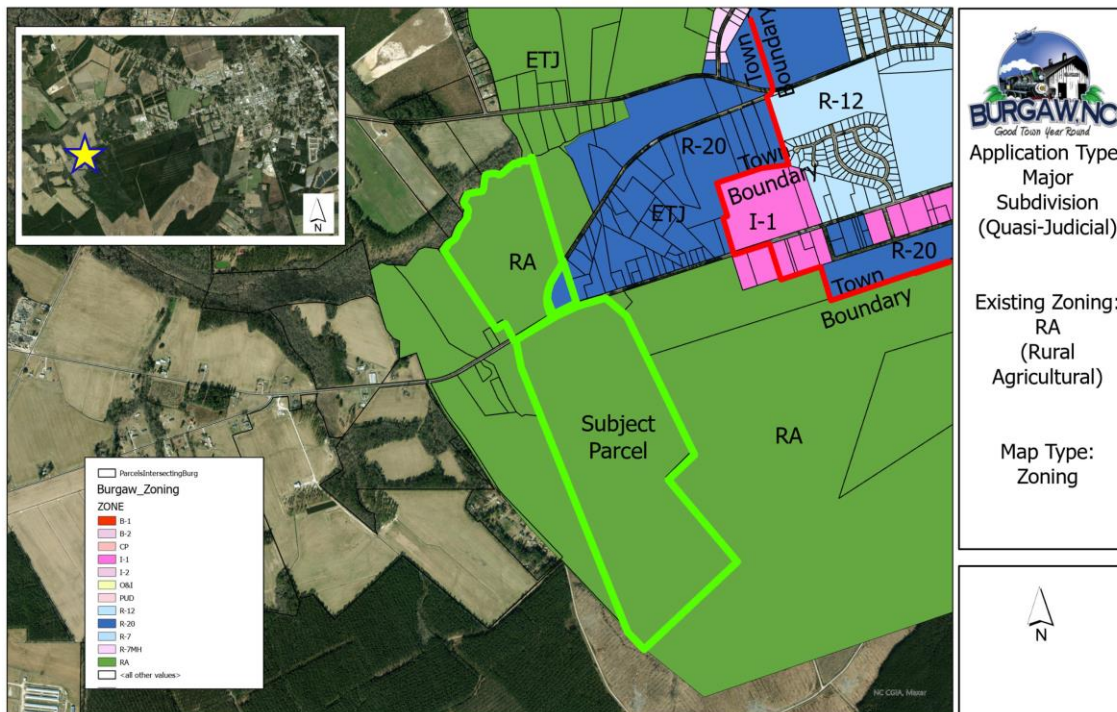


7. The main purpose of the RA Rural-Agricultural District supports a mix of single-family residential and agricultural uses, with a maximum density of one dwelling unit per acre. It aims to preserve the peaceful residential character and requires a minimum area of 10 acres. This district is intended for traditional agriculture, natural area preservation, recreational spaces, and low-density residential uses, along with related non-residential activities. Public water and sewer services are typically not available.
8. The applicant's proposal was reviewed through the town's Technical Review Committee (TRC).
9. The maximum allowable number of units per acre in the RA, Rural Agricultural district, per UDO is limited to one dwelling unit per acre, and no less than an acre lot or 43,560 square feet.

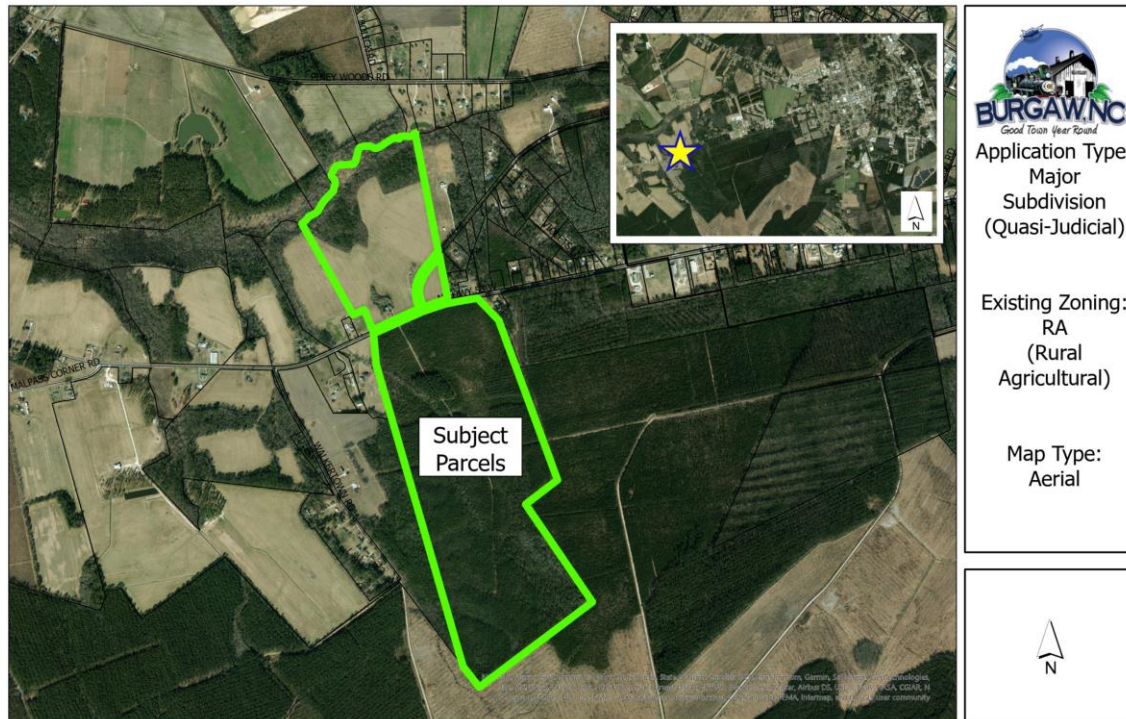
Zoning District requirements

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ⁴⁻⁹			Maximum Height of Structure in Feet ¹³
	Area in Square Feet	Square Feet per Dwelling Unit	Frontage in Feet ¹⁰	Front Yard Setback in Feet ¹¹	Side Yard Width in Feet ¹²	Rear Yard depth in Feet	
RA	43,560	43,560	100	50	20	40	35

Zoning Map



Aerial Map



2. Summary

2.1 Proposal

The applicant is proposing a major subdivision containing single-family detached homes on ± 285.17 acres. The development is proposed to contain 191 single-family lots, resulting in a density of 0.67 units per acre and the RA district will allow up to 1 unit per acre. The subject parcel is currently undeveloped.

Connection to wastewater utilities will be dependent on voluntary annexation of the proposed project into the corporate limits.

The applicant's proposal includes private roads which the Town of Burgaw requires to be built to NCDOT minimum standards, with streets, stormwater, and open space maintenance managed by the Homeowners Association (HOA).

The development is proposed to preserve at least 30% of the required open space, amounting to ± 12.83 acres, but plans to provide ± 18.27 acres of open space, which is 42.71% of the buildable land. Lot sizes will range from ± 1.00 to ± 2.70 acres, with an average lot size of ± 1.09 acres.



	= 50.61 AC (18% OF PROJECT AREA)
	<u>REQUIRED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES (ACTIVE OPEN SPACE AREA)</u> = BUILDABLE ACRES = 42.78 AC X 0.30 = 12.83 AC <u>PROPOSED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES (ACTIVE OPEN SPACE AREA)</u> = BUILDABLE ACRES= 42.78 AC X 0.4979= 21.30 AC

2.2 Community Meetings

Within the major subdivision (quasi-judicial) process, the applicant is not required to hold a community meeting; however, the applicant did choose to hold a meeting on May 5th, 2025, and did adjust the plans to better address some of the concern illustrated by the public i.e. additional buffer in key locations.

2.3 Staff Review

- Staff has conducted a review of the proposed preliminary plat for consistency with the Burgaw Unified Development Ordinance (UDO).
- A preliminary plat review has been conducted by the Technical Review Committee (TRC).
 - i. Comments were provided to the applicant from state regulatory agencies and town departments regarding the 191-lot subdivision.
 - ii. The applicant adjusted the subdivision to bring into compliance with regulations.
- If the project is approved by the Town of Burgaw Board of Commissioners, approval to begin site work is not granted until release is given by the Planning Department.

2.4 Services, Facilities, and Infrastructure

- Traffic and Transportation
 - i. The applicant has proposed the roadways as private.
 - ii. All roadways are required to meet the NCDOT standards and certifications are required stating that the roads have been constructed to said standards.
 - iii. This development triggered a Traffic Impact Analysis (TIA). The TIA was already completed and was able to be revised to account for the reduction in homes from the original 531 to the more current 191 single family detached lots.
- Annexation
 - i. Currently the subject parcel is located outside of the town's municipal boundary and within the Extra Territorial Jurisdiction (ETJ). This means that the applicant must voluntarily annex in order to receive the right to access utilities from the Town of Burgaw.
 - ii. During the annexation process the applicant will request access to wastewater and request that the developer have the right to install the wastewater lines at the developer's costs and to connect to the town's system.
- Public Utilities
 - i. Wastewater: there are no wastewater line connections in the direct vicinity of the subject property. This means that the applicant will need to do a main line extension to the two nearest pump stations or possibly back to the wastewater treatment facility. The options will be narrowed after the Water Sewer Master Plan has been completed. This



plan will provide missing capacity data to select the best option for the applicant's connection. Any connections will be made at the developers' expense.

- ii. Water: will be supplied by Pender County Utilities (PCU). A water connection is currently available through PCU as the water line is located on NC HWY 53. Currently, the Town of Burgaw Staff, PCU Staff, and Pender Staff are all working towards a resolution for how the water will be distributed.
- Public Safety
 - i. The Fire Marshal was included within the TRC review and has worked with the applicant to ensure compliance with fire codes applicable to this development.
- Stormwater
 - i. Stormwater permitting is handled through the state of North Carolina Stormwater. State representatives will review and issue the permits for the development based on water quality not quantity. These state stormwater representatives include the TRC review and provide comments to the applicant.
- Traffic Impact Analysis
 - i. An addendum to the original Traffic Impact Analysis (TIA) has been submitted and is in review. The analysis indicates that the AM peak hour trips are 141 and the PM peak hour trips are 189, with a total daily trip count of 1,914. This is based on Land Use Code 210 for single-family detached homes.

3. Criteria for Approval, UDO Section 10.13 Major Subdivision

1. *Every subdivision within the Town of Burgaw and its extraterritorial jurisdiction (ETJ) that does not qualify for minor subdivision procedures shall be required to submit a preliminary plat for Board of Commissioners approval before any construction or installation of improvements may begin.*
2. *Prior to submitting a preliminary plat, the subdivider shall complete a pre-application conference and sketch plant review with the Planning Department.*
3. *An application for major subdivision will be submitted first with two 24x36 paper copies and a digital copy to be shared with the Technical Review Committee (TRC) and the Town's review engineer. After the Town's review comments are addressed eight 24x36 paper copies of the preliminary plat (as well as any additional copies the Town's Planning Department determines are needed shall be submitted to the Planning Department in accordance with the Official Deadlines for Application Submittal designated by the Town Planning Department. The applicant is responsible and must submit to all applicable State and Federal agencies.*
4. *All preliminary plats shall meet the specifications outlined in this chapter, and all mapping shall comply with NC G.S. 47-30. A preliminary plat that is incomplete or does not have the required documents submitted with it shall not be scheduled for Board of Commissioners review until all missing information is supplied.*
5. *All preliminary plats shall contain the following certifications as specified in this Article:*
 - (a) Certificate of Ownership and Dedication (signed)*
 - (b) Certificate of Survey and Accuracy (signed)*
 - (c) Surveyor's Certificate (signed)*
 - (d) Certificate of Preliminary Plat Approval*
6. *When a subdivision is to be developed in stages, a master plan shall be submitted for the entire development and a preliminary plat and final plat shall be submitted for each individual stage.*
7. *The Board of Commissioners shall review the preliminary plat along with the comments of the Town's Planning Department and any other review agencies at a regularly scheduled public meeting.*



8. *If the Board of Commissioners approves the preliminary plat, such approval shall be noted on a digital copy and two 24x36 paper copies of the plat. One copy of the plat shall be retained by the Town, and one copy shall be returned to the subdivider. If the Board of Commissioners approves the preliminary plat with conditions, approval shall be noted on a digital copy and two 24x36 paper copies of the plat along with a reference to the conditions. One paper copy of the plat along with the conditions shall be retained by the Town, and one copy of the preliminary plat along with the conditions shall be returned to the subdivider. If the Board of Commissioners disapproves the preliminary plat, the reasons for such disapproval shall be specified in writing. One digital copy and one 24x36 paper copy of the plat and reasons for disapproval shall be retained by the Town, and one 24x36 paper copy of the plat and reasons for disapproval shall be returned to the subdivider.*
9. *Preliminary plat approval shall be valid for a period of two years.*
10. *Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accordance with the approved preliminary plat and any conditions attached to the approval.*
11. *Limited changes to an approved preliminary plat may be approved by the Town Planner administratively. Administrative approval of limited modifications shall not have the effect of extending the period of preliminary plat validity. Impervious surface increases or decreases of less than 5% are considered limited changes. The relocation or modification of driveways, stormwater ponds, and any such devices that are necessary for the development of a subdivision, that are mandated by state or federal agencies, shall be considered limited changes.*
12. *Significant changes to an approved preliminary plat must be resubmitted for review and approval as a new application.*

Additional Approval Criteria for Approval, UDO Section 10.14 Major Subdivision

- *Title Block containing:*
 - *Name of subdivision*
 - *Location of municipality, township, county, and state*
 - *Name of owner*
 - *Date or dates survey was conducted, and plat prepared*
 - *Scale denoted numerically (example 1" = 100')*
 - *Name and address of individual or firm preparing plans*
 - *Name, address, registration number, and seal of Registered Land Surveyor*
 - *Sheet number*
- *Sketch vicinity map showing the relationship between proposed subdivision and surrounding area (with scale)*
- *Graphic scale*
- *North arrow, noted whether true or magnetic*
- *The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown*
- *Existing and proposed lot lines, both on the tract to be subdivided and on adjoining properties. Corporate limits, township boundaries, and county lines shall be depicted if applicable.*
- *The names of owners of adjoining property*
- *The names of any adjoining subdivisions of record or proposed and under review*
- *Zoning classification of tract to be subdivided*
- *Building line minimums*
- *Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, or other features, both on the land to be subdivided and land immediately adjoining*
- *Proposed lot numbers and block letters, if applicable, and appropriate dimensions*



- *Wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site*
- *Location of floodway or flood zones as depicted on the official Flood Insurance Rate Map (FIRM)*
- *The following data concerning streets:*
 - *Proposed public streets*
 - *Proposed private streets*
 - *Existing and platted streets on adjoining properties and in the proposed subdivision*
 - *Rights-of-way, location, and dimensions in accordance with this ordinance*
 - *Pavement widths*
 - *Approximate grades*
 - *Design engineering data for all corners and curves*
 - *Typical cross-sections*
 - *Street names*
 - *Type of street dedication (all streets must be designated either 'public' or 'private')*
- *Location and dimensions of proposed rights-of-way, utility and other easements, parks, school sites, recreational areas and trails, natural or required buffers, and open spaces, and designation of future ownership and/or dedication*
- *Location of 404 wetland areas as determined by the Wilmington District office of the US Army Corp of Engineers*
- *Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision*
- *Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision*
- *Location, with sizes and/or other information noted, of proposed water lines, fire hydrants, valves, sewer lines, storm drainage lines, manholes, catch basins, force mains, pumping stations or any other system intended or proposed to serve the development, showing tie-in locations to existing systems.*
- *Plans for individual water supply and sewage disposal systems, if any, with profiles based on Mean Sea Level datum for sanitary sewers and storm systems.*

Other Required Information

- *Site calculations include*
 - *Acreage in total tract to be subdivided*
 - *Acreage in parks and recreation and open space areas and other nonresidential areas*
- *Total number of parcels created*
- *Acreage in the smallest lot in the subdivision*
- *A copy of any proposed deed restriction or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.*
- *Where land disturbing activity is an acre or more in size, a copy of the erosion control plan must be submitted to the appropriate office of the N.C. Department of Environment and Natural Resources, in compliance with NCGS 113A, Article 4 (Sedimentation Pollution Control Act of 1973). Evidence of approval must be provided prior to submittal of a final plat for approval.*
- *Topographic maps with contour intervals of no greater than five feet at a scale of no less than 1" = 400'*
- *If any street is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by the N.C. Department of Transportation Division of Highways' Policy on Street and Driveway Access to North Carolina Highways. Evidence of approval must be provided prior to submittal of final plat for approval.*



4. NEIGHBORHOOD CONTACT

	(Not Required)Community Meetings	Board of Commissioners
Advertisement Date(s)	May 5 th , 2025,	Pender Post & Voice 07/31/25 & 08/07/25
Other – Contact(s)		Mailers sent 07/22/25 07/24/25 Signs posted 07/22/25

5. ACTIONS TO DATE

<i>Board of Commissioners</i>	08/12/25
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6. ATTACHMENTS

1. Application and applicant Materials
2. Preliminary Plat
3. Maps
 - a Site plan
 - b Aerial
 - c Zoning
 - d Future Land Use Map
4. TRC comments
5. Resolution
6. Ordinance
7. Findings of Fact & Conclusions of Coastline Station



FINDINGS OF FACT, CONCLUSIONS OF LAW, AND APPROVAL OF A PRELIMINARY PLAT FOR WELDON VILLAGE

IN THE MATTER OF A PRELIMINARY PLAT FOR A MAJOR SUBDIVISION KNOWN AS WELDON VILLAGE FURTHER IDENTIFIED AS SUBDIVISION CASE #3218-28-4425-0000 TO ALLOW CONSTRUCTION OF THE WELDON VILLAGE ZONED RA ON A 285.17 --ACRE TRACT CONTAINING 191 LOTS NC HWY 53 and Henry Brown RD (SR 1343) (PARCEL ID: 3218-28-4425-0000).

On August 12, 2025, the Town of Burgaw Board of Commissioners held a public hearing at the Burgaw Town Center, Located At 108 East Wilmington Street, Burgaw, Nc.

To Approve the Preliminary Plat for Weldon Village Requested By Property Owner, Bowen Caputo Family Ltd PTNRP and Property Applicant, Elizabeth Shelton D. R. Horton Inc.

The following witnesses submitted testimony to the Board of Commissioners during the course of the hearing:

- Ron Meredith, Town of Burgaw Planning Director
- Property Owner, Bowen Caputo Family Ltd PTNRP P O Box 486 Burgaw, Nc
- Property Applicant, Elizabeth Shelton D. R. Horton Inc.

In making the findings of fact and reaching the conclusions of law below, the board has considered, in addition to arguments offered at the hearing, the following documents, exhibits, and reports:

And thereby finds the following facts:

Zoning Map (Figure 1)

Future Land Use Map (Figure 2)

Application (Exhibit 1)

Preliminary Plat (Exhibit 2)

Findings of Fact

In General

The applicant is requesting approval of the submitted preliminary plat for Coastline Station, with the recommended conditions of the Planning Board and staff below.

The Coastline Station preliminary plat meets all standards and requirements:

- The property is zoned RA and developed under single family RA dimensional requirement.
- In order for a preliminary plat for a major subdivision to be approved, the Unified Development Ordinance requires that
 - The preliminary plat meets all the requirements of the Section 10.13 and 10.14 of the Unified Development Ordinance and the Town Code of Ordinances.
 - The preliminary plat meets all the specifications of the other approving agencies as outlined Exhibit;
 - The location and character of the use, if developed according to the preliminary plat as submitted and approved including the conditions, will be in harmony with the area in which it is to be located and in general conformity with the Town of Burgaw Unified Development Ordinance, Burgaw 2030 Comprehensive Land Use Plan.

Conclusions of Law

Based on the above Findings of Fact, The Town of Burgaw Board of Commissioners makes the following Conclusions of Law and Decision:

Based on the attached exhibits and the testimony at the public hearing held on August 12, 2025, the request to approve the preliminary plat request for Coastline Station is approved.

Adopted this 12th day of August 2025.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
Olivia Dawson, Mayor

Figure 1

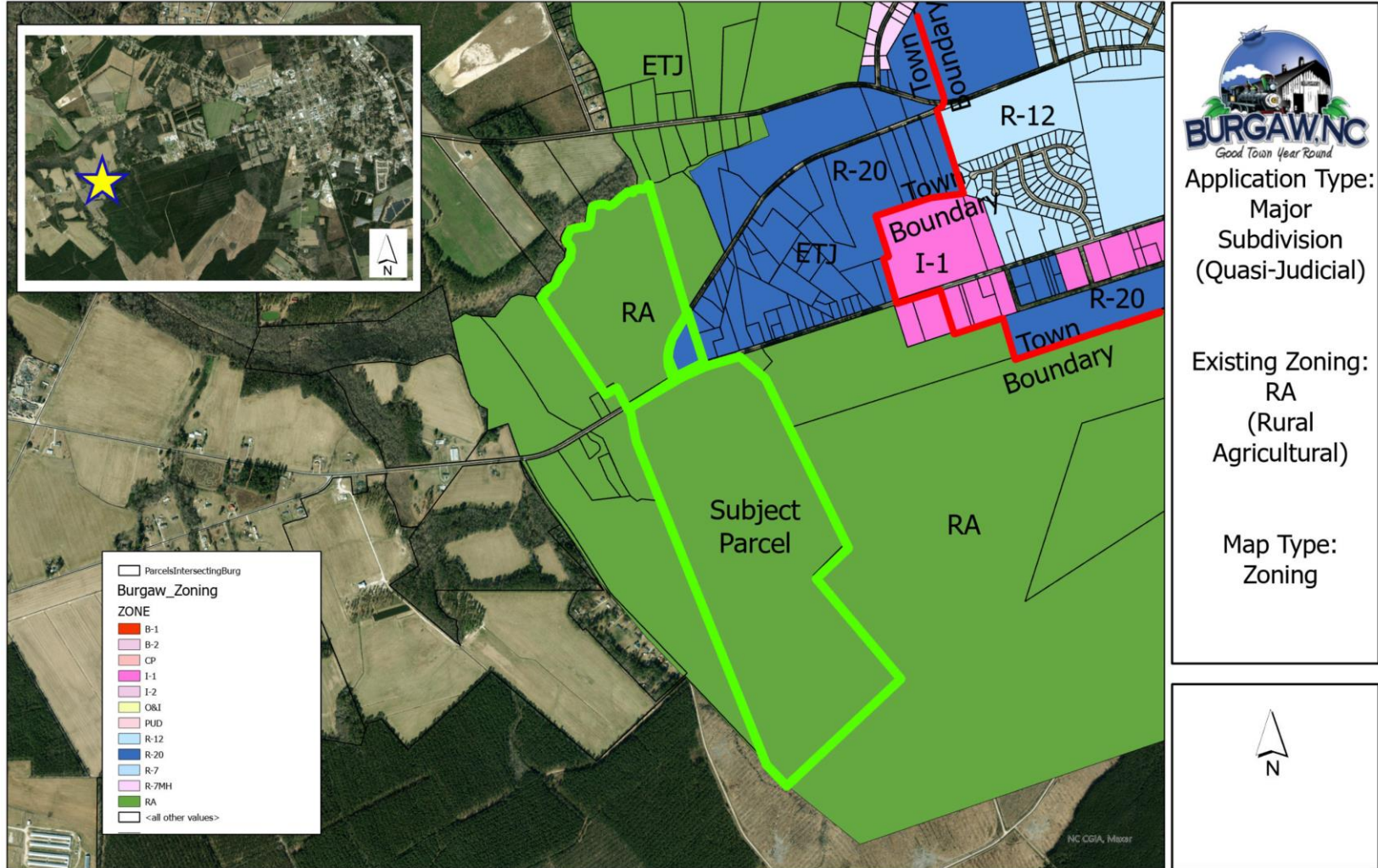
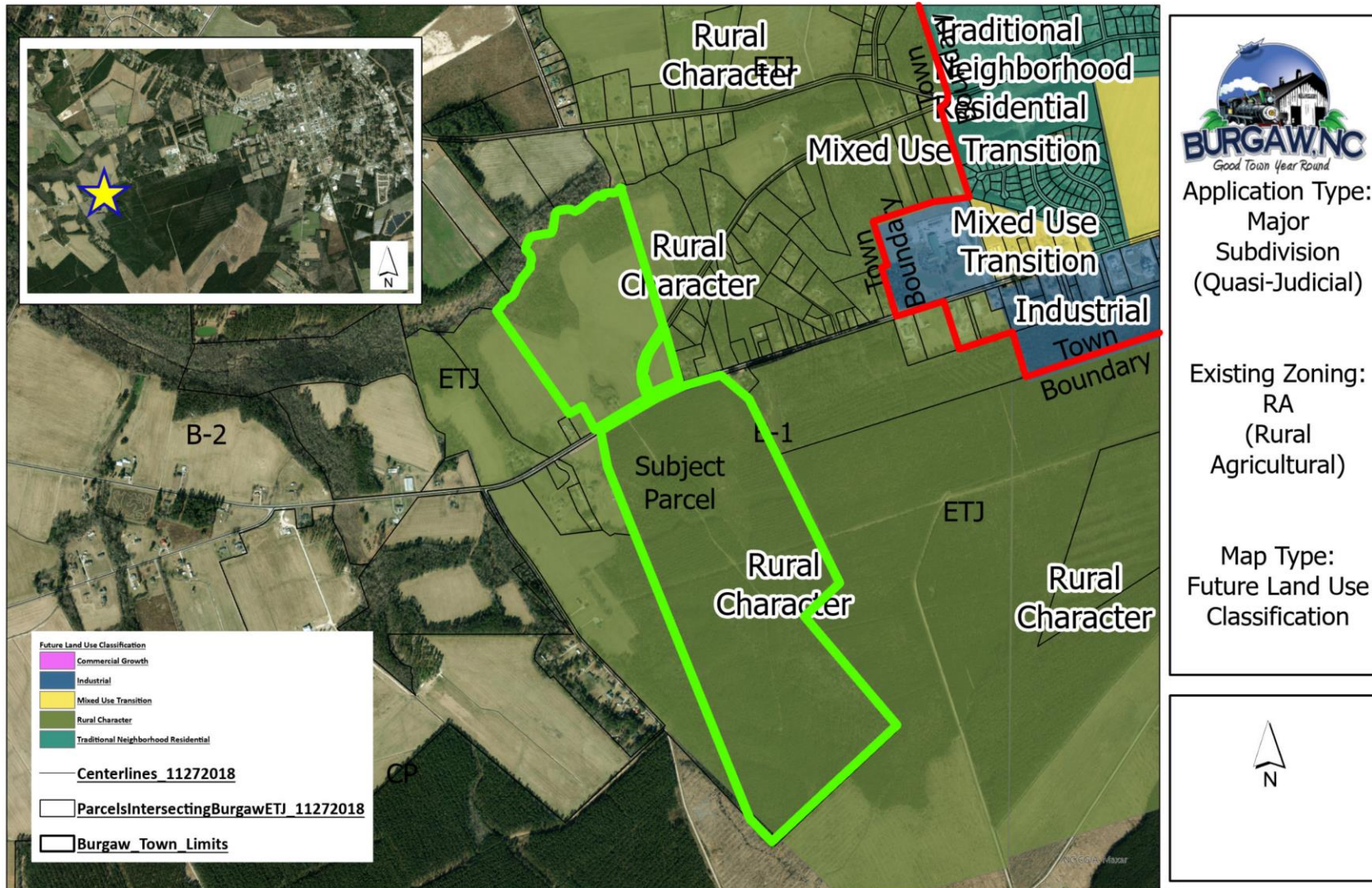


Figure 2





Application for Land Subdivision (Major)

Date 5/5/2025 Fee _____

APPLICANT INFORMATION

Name: DR Horton, Inc. C/O: Elizabeth Shelton Phone Number: 704-564-6863
 Mailing Address: 6752 Parker Farm Dr, Suite 210, Wilmington, NC 28405
 Email Address: elshelton@drhorton.com

OWNER INFORMATION (if different from applicant)

Name: Bowen Caputo Family Limited Partnership Phone Number: _____
 Mailing Address: 2630 NC HWY 53 W or P.O. Box 4846
 Email Address: _____

LAND SUBDIVISION REQUEST INFORMATION

Location: 2630 NC HWY 53 West, Burgaw, NC 28425
 Owner: Bowen Caputo Family Limited Partnership
 GEO PIN Number: 3218-28-4425-0000
 Current Zoning RA In City Limits: ☐ Yes ☒ No Inside ETJ ☒ Yes ☐ No
 Voluntary Annexation Requested: ☒ Yes ☐ No ☐ Not Applicable
 Acreage of Parent Parcel: 285.17 Number of Divisions or Lots Proposed: 192

I/we Elizabeth Shelton have reviewed the Unified Development Ordinance (UDO) of the Town of Burgaw and certify that all regulations, requirements, and standards of design have been satisfied as they pertain to this proposed subdivision. I/we also agree to submit eight (8) copies of a preliminary plat in accordance with Chapter 10 of the Unified Development Ordinance along with this application

Signature of Applicant: Elizabeth Shelton Date: 5/16/25

Signature of Owner (if different from applicant): [Signature] Date: 5/8/25

PLEASE RETURN COMPLETED APPLICATION TO:
 TOWN OF BURGAW
 PLANNING DEPARTMENT
 109 NORTH WALKER STREET
 BURGAW NORTH CAROLINA, 28425



AFFIDAVIT OF MAILING FOR WELDON VILLAGE HEARING

I am over the age of 18 (eighteen) years, and, on July 22, 2025 and July 24, 2025, I mailed the required property owners within a 500ft buffer of parcel #3218-28-4425-0000, letters and the required enclosures for the public hearing at the Commissioners Board meeting to be held on August 12, 2025, by depositing a copy enclosed in a postpaid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service in Burgaw, Pender County, North Carolina.

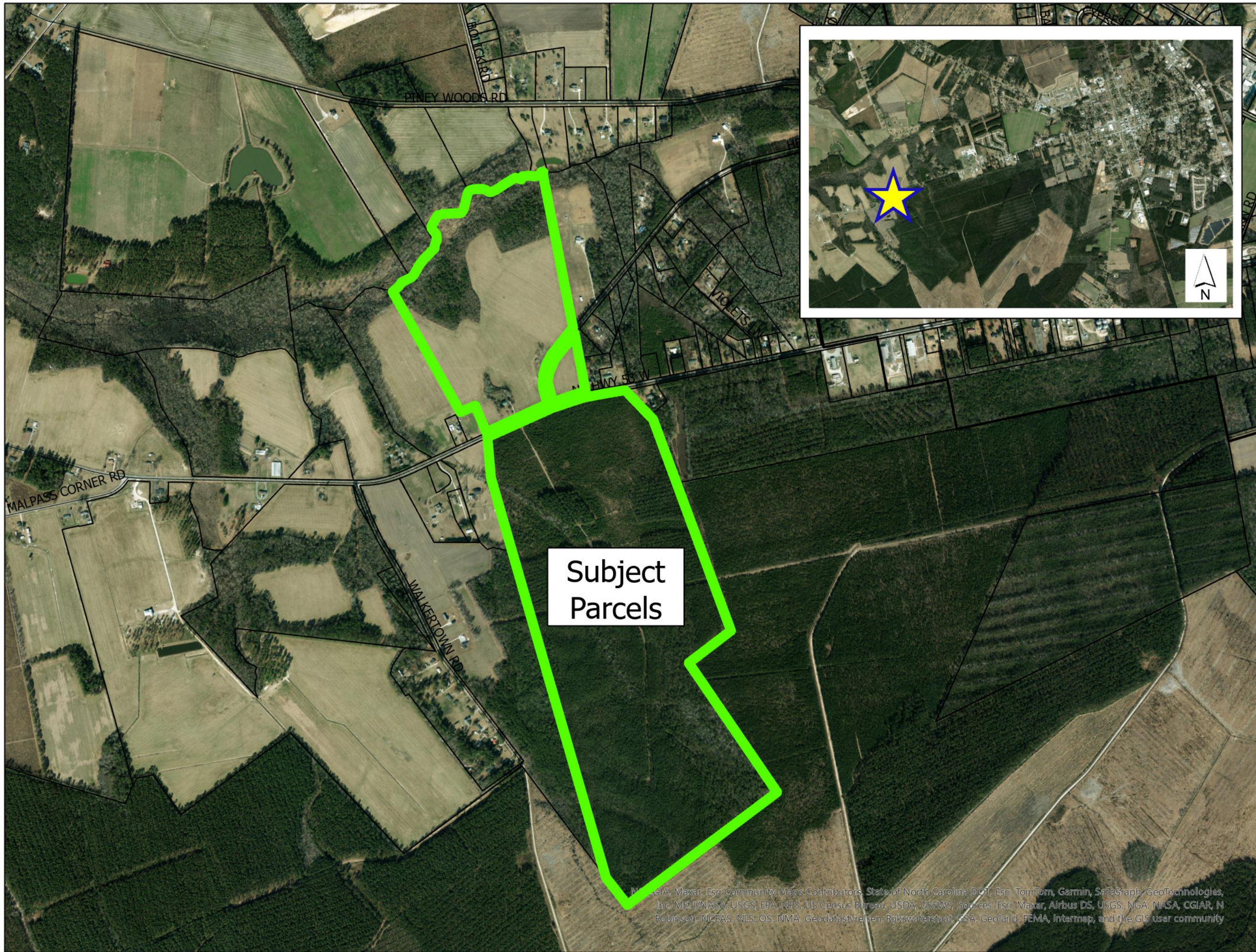
The Zoning notice signs were placed on the property with Town of Burgaw Planning Staff contact information on July 24, 2025.

Bonnie A. Vayne
Signature

08/01/25

Date





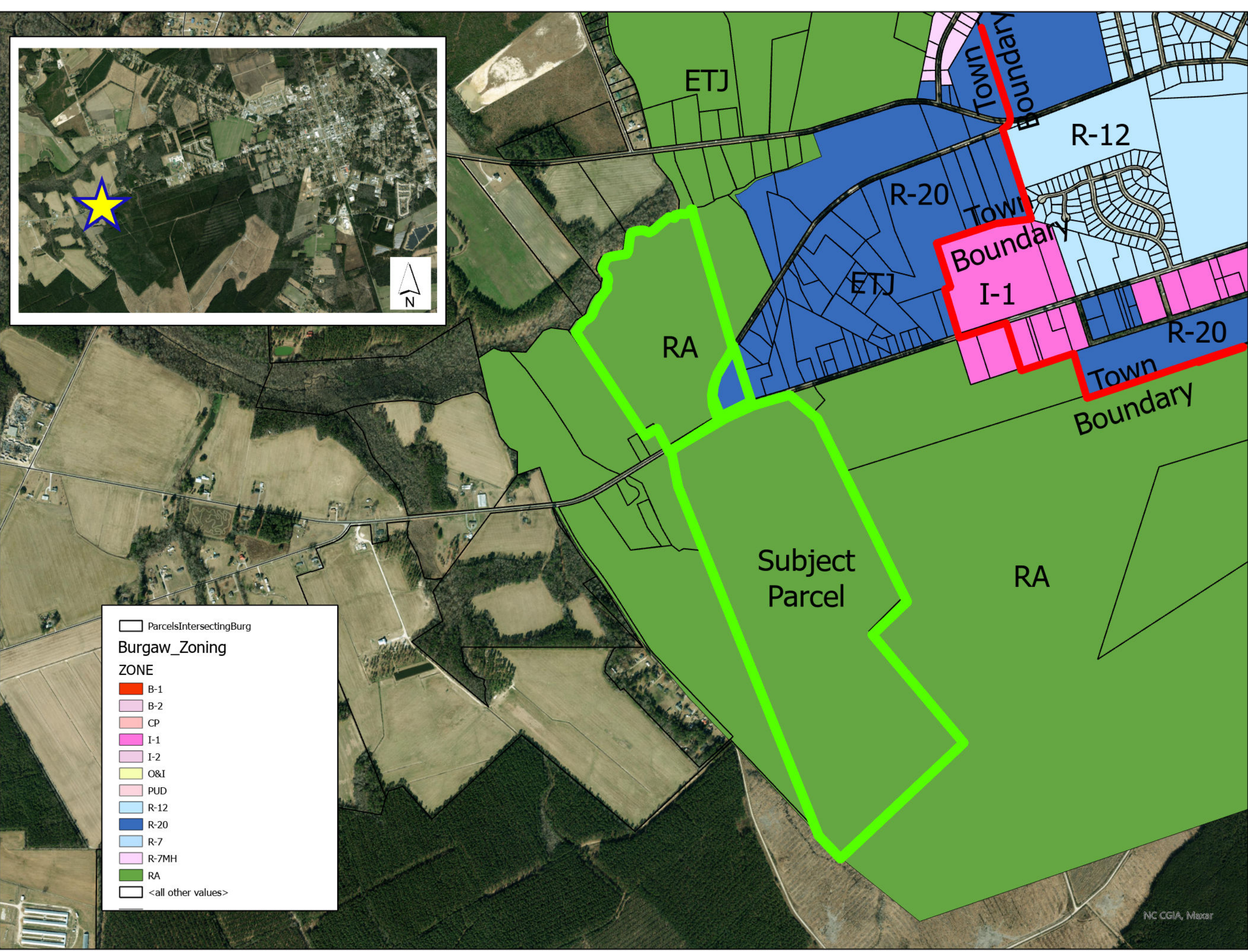
Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
RA
(Rural
Agricultural)

Map Type:
Aerial



Map data: Google, Mapbox, OpenStreetMap contributors, Swatch, Mapbox, Esri, Maxar, Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

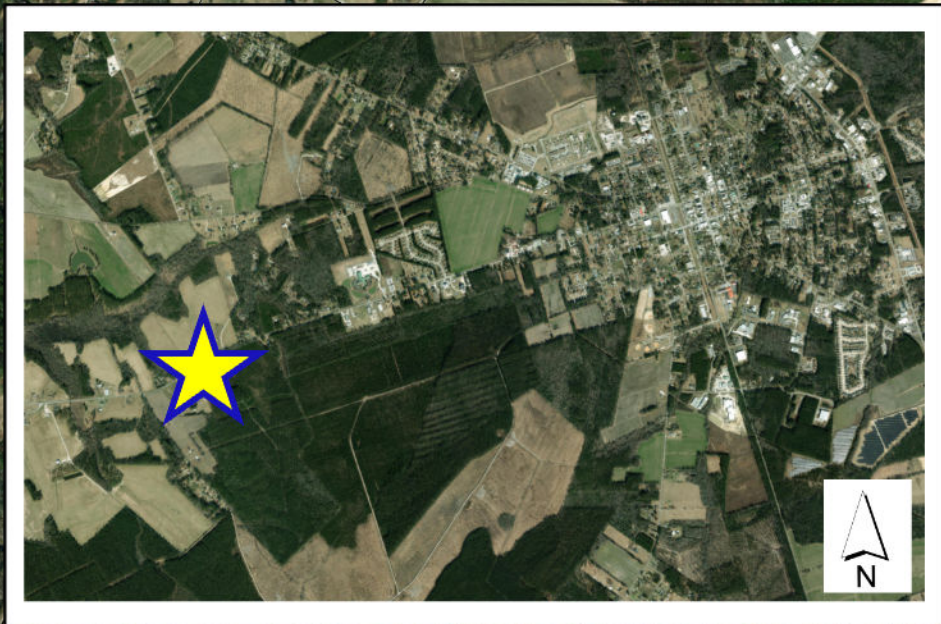


Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
RA
(Rural
Agricultural)

Map Type:
Zoning





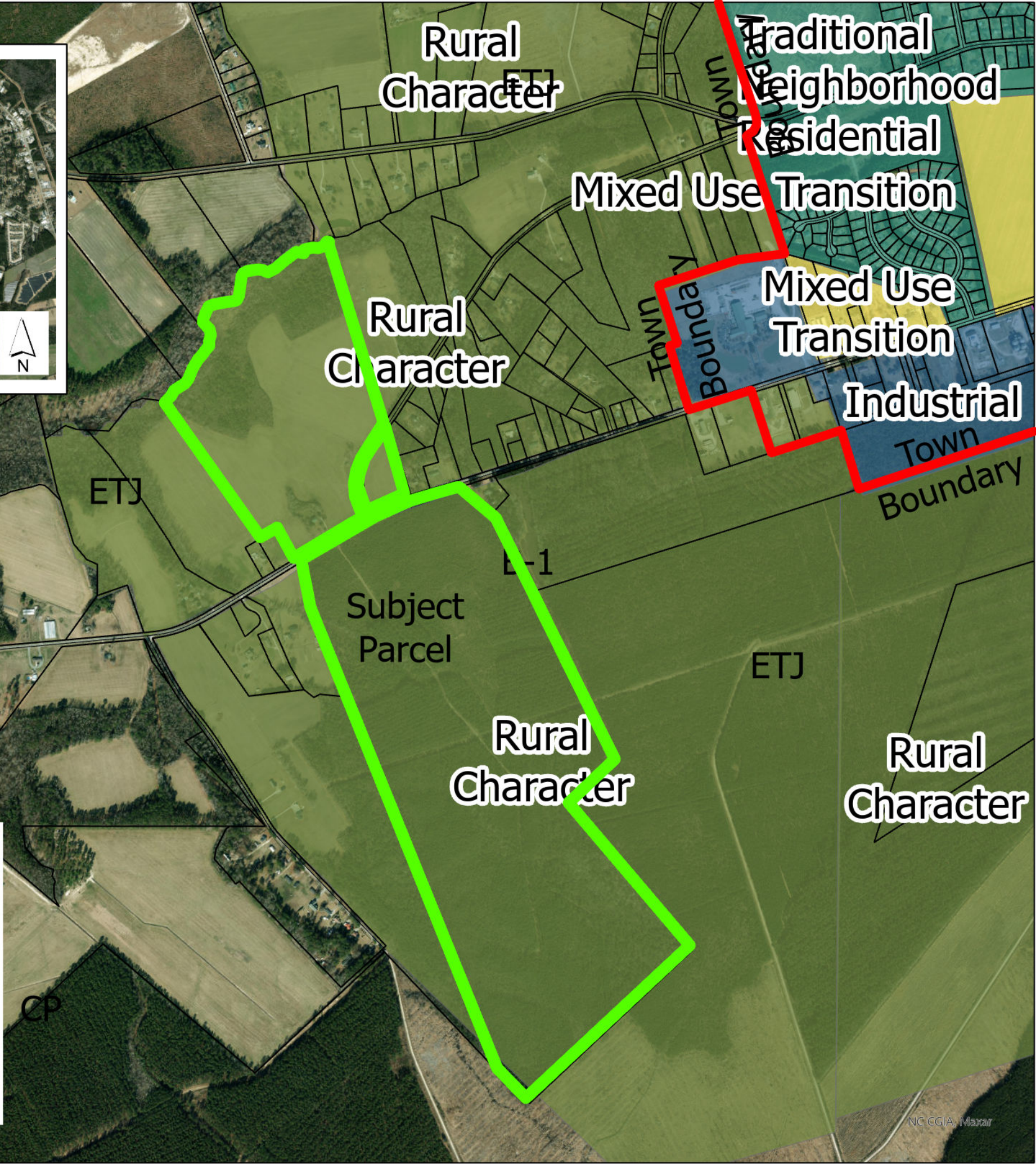
Future Land Use Classification

- Commercial Growth
- Industrial
- Mixed Use Transition
- Rural Character
- Traditional Neighborhood Residential

Centerlines 11272018

ParcelsIntersectingBurgawETJ 11272018

Burgaw_Town_Limits

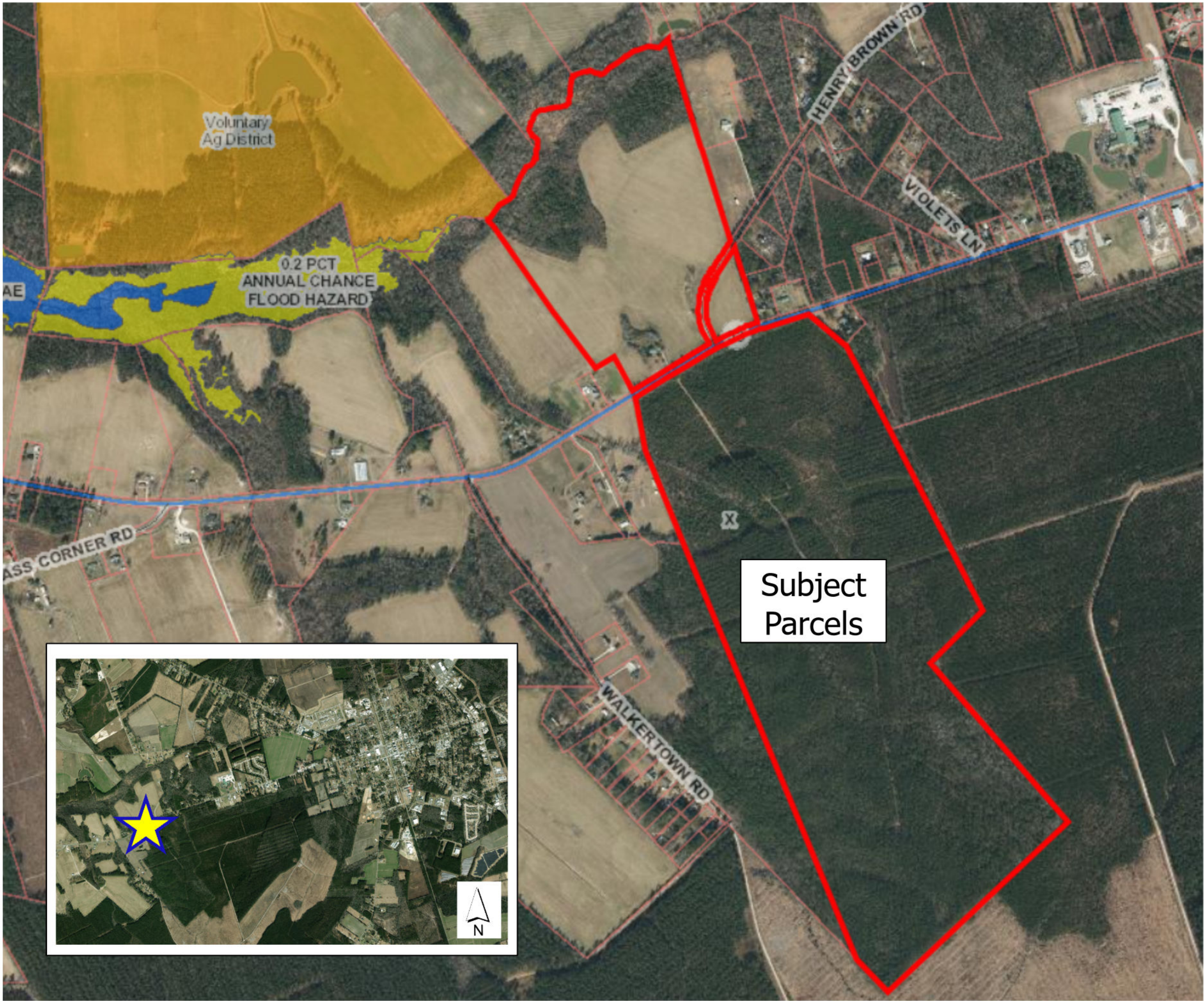


Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
RA
(Rural
Agricultural)

Map Type:
Future Land Use
Classification





Application Type:
Major
Subdivision
(Quasi-Judicial)

Existing Zoning:
RA
(Rural
Agricultural)

Map Type:
Flood



AFFIDAVIT OF MAILING FOR WELDON VILLAGE HEARING

I am over the age of 18 (eighteen) years, and, on July 22, 2025 and July 24, 2025, I mailed the required property owners within a 500ft buffer of parcel #3218-28-4425-0000, letters and the required enclosures for the public hearing at the Commissioners Board meeting to be held on August 12, 2025, by depositing a copy enclosed in a postpaid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service in Burgaw, Pender County, North Carolina.

The Zoning notice signs were placed on the property with Town of Burgaw Planning Staff contact information on July 24, 2025.

Bonnie A. Vayne
Signature

08/01/25

Date



RESOLUTION 2025-15

RESOLUTION FOR A MAJOR SUBDIVISION FOR PROPERTY LOCATED ON NC HWY 53 AND HENRY BROWN RD (SR 1343) (PARCEL ID: 3218-28-4425-0000), WELDON VILLAGE, TO ALLOW A PROPOSAL 191-LOT SINGLE-FAMILY DETACHED DEVELOPMENT IN THE EXISTING RA, RURAL AGRICULTURAL DISTRICT.

PURPOSE:

THE BOARD OF COMMISSIONERS FOR THE TOWN OF BURGAW HELD A PUBLIC HEARING ON AUGUST 12, 2025, TO CONSIDER THE FOLLOWING APPLICATION:

PROPERTY OWNER:
BOWEN CAPUTO FAMILY LTD PTNRP
P O BOX 486 BURGAW , NC

PROPERTY APPLICANT:
ELIZABETH SHELTON D. R. HORTON INC.

LOCATION: NC HWY 53 AND HENRY BROWN RD (SR 1343) (PARCEL ID: 3218-28-4425-0000)

PROPOSAL: 191-LOT, MAJOR SUBDIVISION, SINGLE-FAMILY DETACHED UNIT
DEVELOPMENT

ZONING DISTRICT: EXISTING RA, RURAL AGRICULTURAL DISTRICT

MEETING DATES:
AUGUST 12, 2025: BOARD OF COMMISSIONERS PUBLIC HEARING

Therefore, because the Board of Commissioners concludes that all general and specific conditions precedent to the approval of a Major Subdivision **have** been satisfied, IT IS ORDERED that the application for the approval of the Major Subdivision be **APPROVED**, subject to the following conditions:

Criteria for Approval, UDO Section 10.13 Major Subdivision

- 1. Every subdivision within the Town of Burgaw and its extraterritorial jurisdiction (ETJ) that does not qualify for minor subdivision procedures shall be required to submit a preliminary plat for Board of Commissioners approval before any construction or installation of improvements may begin.*

2. *Prior to submitting a preliminary plat, the subdivider shall complete a pre-application conference and sketch plant review with the Planning Department.*
3. *An application for major subdivision will be submitted first with two 24x36 paper copies and a digital copy to be shared with the Technical Review Committee (TRC) and the Town's review engineer. After the Town's review comments are addressed eight 24x36 paper copies of the preliminary plat (as well as any additional copies the Town's Planning Department determines are needed shall be submitted to the Planning Department in accordance with the Official Deadlines for Application Submittal designated by the Town Planning Department. The applicant is responsible and must submit to all applicable State and Federal agencies.*
4. *All preliminary plats shall meet the specifications outlined in this chapter, and all mapping shall comply with NC G.S. 47-30. A preliminary plat that is incomplete or does not have the required documents submitted with it shall not be scheduled for Board of Commissioners review until all missing information is supplied.*
5. *All preliminary plats shall contain the following certifications as specified in this Article:*
 - (a) Certificate of Ownership and Dedication (signed)*
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 - (c) Surveyor's Certificate (signed)*
 - (d) Certificate of Preliminary Plat Approval*
6. *When a subdivision is to be developed in stages, a master plan shall be submitted for the entire development and a preliminary plat and final plat shall be submitted for each individual stage.*
7. *The Board of Commissioners shall review the preliminary plat along with the comments of the Town's Planning Department and any other review agencies at a regularly scheduled public meeting.*
8. *If the Board of Commissioners approves the preliminary plat, such approval shall be noted on a digital copy and two 24x36 paper copies of the plat. One copy of the plat shall be retained by the Town, and one copy shall be returned to the subdivider. If the Board of Commissioners approves the preliminary plat with conditions, approval shall be noted on a digital copy and two 24x36 paper copies of the plat along with a reference to the conditions. One paper copy of the plat along with the conditions shall be retained by the Town, and one copy of the preliminary plat along with the conditions shall be returned to the subdivider. If the Board of Commissioners disapproves the preliminary plat, the reasons for such disapproval shall be specified in writing. One digital copy and one 24x36 paper copy of the plat and reasons for disapproval shall be retained by the Town, and one 24x36 paper copy of the plat and reasons for disapproval shall be returned to the subdivider.*
9. *Preliminary plat approval shall be valid for a period of two years.*
10. *Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accordance with the approved preliminary plat and any conditions attached to the approval.*
11. *Limited changes to an approved preliminary plat may be approved by the Town Planner administratively. Administrative approval of limited modifications shall not have the effect of*

extending the period of preliminary plat validity. Impervious surface increases or decreases of less than 5% are considered limited changes. The relocation or modification of driveways, stormwater ponds, and any such devices that are necessary for the development of a subdivision, that are mandated by state or federal agencies, shall be considered limited changes.

12. *Significant changes to an approved preliminary plat must be resubmitted for review and approval as a new application.*

Additional Approval Criteria for Approval, UDO Section 10.14 Major Subdivision

- *Title Block containing:*
 - *Name of subdivision*
 - *Location of municipality, township, county, and state*
 - *Name of owner*
 - *Date or dates survey was conducted, and plat prepared*
 - *Scale denoted numerically (example 1" = 100')*
 - *Name and address of individual or firm preparing plans*
 - *Name, address, registration number, and seal of Registered Land Surveyor*
 - *Sheet number*
- *Sketch vicinity map showing the relationship between proposed subdivision and surrounding area (with scale)*
- *Graphic scale*
- *North arrow, noted whether true or magnetic*
- *The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown*
- *Existing and proposed lot lines, both on the tract to be subdivided and on adjoining properties. Corporate limits, township boundaries, and county lines shall be depicted if applicable.*
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- *Building line minimums*
- *Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, or other features, both on the land to be subdivided and land immediately adjoining*
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- *The following data concerning streets:*
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 - *Rights-of-way, location, and dimensions in accordance with this ordinance*

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- Typical cross-sections
- Street names
- Type of street dedication (all streets must be designated either 'public' or 'private')
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- Plans for individual water supply and sewage disposal systems, if any, with profiles based on Mean Sea Level datum for sanitary sewers and storm systems.

Other Required Information

- Site calculations include
 - Acreage in total tract to be subdivided
 - Acreage in parks and recreation and open space areas and other nonresidential areas
- Total number of parcels created
- Acreage in the smallest lot in the subdivision
- A copy of any proposed deed restriction or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.
- Where land disturbing activity is an acre or more in size, a copy of the erosion control plan must be submitted to the appropriate office of the N.C. Department of Environment and Natural Resources, in compliance with NCGS 113A, Article 4 (Sedimentation Pollution Control Act of 1973). Evidence of approval must be provided prior to submittal of a final plat for approval.
- Topographic maps with contour intervals of no greater than five feet at a scale of no less than 1" = 400'
- If any street is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by the N.C. Department of Transportation Division of Highways' Policy on Street and Driveway Access to North Carolina Highways. Evidence of approval must be provided prior to submittal of final plat for approval.

Major Subdivision adopted by the Town

Adopted this 12th day of August 2025.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

DRAFT

ORDINANCE 2025-19

CONSIDERATION OF A MAJOR SUBDIVISION FOR PROPERTY LOCATED ON NC HWY 53 AND HENRY BROWN RD (SR 1343) (PARCEL ID: 3218-28-4425-0000), WELDON VILLAGE, TO ALLOW A PROPOSED 191-LOT SINGLE-FAMILY DETACHED DEVELOPMENT IN THE EXISTING RA, RURAL AGRICULTURAL DISTRICT

PURPOSE:

THE BOARD OF COMMISSIONERS FOR THE TOWN OF BURGAW HELD A PUBLIC HEARING ON AUGUST 12, 2025, TO CONSIDER THE FOLLOWING APPLICATION:

PROPERTY OWNER:
BOWEN CAPUTO FAMILY LTD PTNRP
P O BOX 486 BURGAW , NC

PROPERTY APPLICANT:
ELIZABETH SHELTON D. R. HORTON INC.

LOCATION: NC HWY 53 AND HENRY BROWN RD (SR 1343) (PARCEL ID: 3218-28-4425-0000)

PROPOSAL: 191-LOT, MAJOR SUBDIVISION, SINGLE-FAMILY DETACHED UNIT
DEVELOPMENT

ZONING DISTRICT: EXISTING RA, RURAL AGRICULTURAL DISTRICT

MEETING DATES:
AUGUST 12, 2025: BOARD OF COMMISSIONERS PUBLIC HEARING

Therefore, because the Board of Commissioners concludes that all general and specific conditions precedent to the approval of a Major Subdivision **have** been satisfied, IT IS ORDERED that the application for the approval of the Major Subdivision be **APPROVED**, subject to the following conditions:

Criteria for Approval, UDO Section 10.13 Major Subdivision

- 1. Every subdivision within the Town of Burgaw and its extraterritorial jurisdiction (ETJ) that does not qualify for minor subdivision procedures shall be required to submit a preliminary plat for Board of Commissioners approval before any construction or installation of improvements may begin.*

2. *Prior to submitting a preliminary plat, the subdivider shall complete a pre-application conference and sketch plant review with the Planning Department.*
3. *An application for major subdivision will be submitted first with two 24x36 paper copies and a digital copy to be shared with the Technical Review Committee (TRC) and the Town's review engineer. After the Town's review comments are addressed eight 24x36 paper copies of the preliminary plat (as well as any additional copies the Town's Planning Department determines are needed shall be submitted to the Planning Department in accordance with the Official Deadlines for Application Submittal designated by the Town Planning Department. The applicant is responsible and must submit to all applicable State and Federal agencies.*
4. *All preliminary plats shall meet the specifications outlined in this chapter, and all mapping shall comply with NC G.S. 47-30. A preliminary plat that is incomplete or does not have the required documents submitted with it shall not be scheduled for Board of Commissioners review until all missing information is supplied.*
5. *All preliminary plats shall contain the following certifications as specified in this Article:*
 - (a) Certificate of Ownership and Dedication (signed)*
 - (b) Certificate of Survey and Accuracy (signed)*
 - (c) Surveyor's Certificate (signed)*
 - (d) Certificate of Preliminary Plat Approval*
6. *When a subdivision is to be developed in stages, a master plan shall be submitted for the entire development and a preliminary plat and final plat shall be submitted for each individual stage.*
7. *The Board of Commissioners shall review the preliminary plat along with the comments of the Town's Planning Department and any other review agencies at a regularly scheduled public meeting.*
8. *If the Board of Commissioners approves the preliminary plat, such approval shall be noted on a digital copy and two 24x36 paper copies of the plat. One copy of the plat shall be retained by the Town, and one copy shall be returned to the subdivider. If the Board of Commissioners approves the preliminary plat with conditions, approval shall be noted on a digital copy and two 24x36 paper copies of the plat along with a reference to the conditions. One paper copy of the plat along with the conditions shall be retained by the Town, and one copy of the preliminary plat along with the conditions shall be returned to the subdivider. If the Board of Commissioners disapproves the preliminary plat, the reasons for such disapproval shall be specified in writing. One digital copy and one 24x36 paper copy of the plat and reasons for disapproval shall be retained by the Town, and one 24x36 paper copy of the plat and reasons for disapproval shall be returned to the subdivider.*
9. *Preliminary plat approval shall be valid for a period of two years.*
10. *Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accordance with the approved preliminary plat and any conditions attached to the approval.*
11. *Limited changes to an approved preliminary plat may be approved by the Town Planner administratively. Administrative approval of limited modifications shall not have the effect of*

extending the period of preliminary plat validity. Impervious surface increases or decreases of less than 5% are considered limited changes. The relocation or modification of driveways, stormwater ponds, and any such devices that are necessary for the development of a subdivision, that are mandated by state or federal agencies, shall be considered limited changes.

12. *Significant changes to an approved preliminary plat must be resubmitted for review and approval as a new application.*

Additional Approval Criteria for Approval, UDO Section 10.14 Major Subdivision

- *Title Block containing:*
 - *Name of subdivision*
 - *Location of municipality, township, county, and state*
 - *Name of owner*
 - *Date or dates survey was conducted, and plat prepared*
 - *Scale denoted numerically (example 1" = 100')*
 - *Name and address of individual or firm preparing plans*
 - *Name, address, registration number, and seal of Registered Land Surveyor*
 - *Sheet number*
- *Sketch vicinity map showing the relationship between proposed subdivision and surrounding area (with scale)*
- *Graphic scale*
- *North arrow, noted whether true or magnetic*
- *The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented, with all bearings and distances shown*
- *Existing and proposed lot lines, both on the tract to be subdivided and on adjoining properties. Corporate limits, township boundaries, and county lines shall be depicted if applicable.*
- *The names of owners of adjoining property*
- *The names of any adjoining subdivisions of record or proposed and under review*
- *Zoning classification of tract to be subdivided*
- *Building line minimums*
- *Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains, or other features, both on the land to be subdivided and land immediately adjoining*
- *Proposed lot numbers and block letters, if applicable, and appropriate dimensions*
- *Wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site*
- *Location of floodway or flood zones as depicted on the official Flood Insurance Rate Map (FIRM)*
- *The following data concerning streets:*
 - *Proposed public streets*
 - *Proposed private streets*
 - *Existing and platted streets on adjoining properties and in the proposed subdivision*
 - *Rights-of-way, location, and dimensions in accordance with this ordinance*

- Pavement widths
- Approximate grades
- Design engineering data for all corners and curves
- Typical cross-sections
- Street names
- Type of street dedication (all streets must be designated either 'public' or 'private')
- Location and dimensions of proposed rights-of-way, utility and other easements, parks, school sites, recreational areas and trails, natural or required buffers, and open spaces, and designation of future ownership and/or dedication
- Location of 404 wetland areas as determined by the Wilmington District office of the US Army Corp of Engineers
- Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision
- Location, with sizes and/or other information noted, of natural gas lines, telephone lines, electric lines, and any other utility required for the subdivision
- Location, with sizes and/or other information noted, of proposed water lines, fire hydrants, valves, sewer lines, storm drainage lines, manholes, catch basins, force mains, pumping stations or any other system intended or proposed to serve the development, showing tie-in locations to existing systems.
- Plans for individual water supply and sewage disposal systems, if any, with profiles based on Mean Sea Level datum for sanitary sewers and storm systems.

Other Required Information

- Site calculations include
 - Acreage in total tract to be subdivided
 - Acreage in parks and recreation and open space areas and other nonresidential areas
- Total number of parcels created
- Acreage in the smallest lot in the subdivision
- A copy of any proposed deed restriction or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established.
- Where land disturbing activity is an acre or more in size, a copy of the erosion control plan must be submitted to the appropriate office of the N.C. Department of Environment and Natural Resources, in compliance with NCGS 113A, Article 4 (Sedimentation Pollution Control Act of 1973). Evidence of approval must be provided prior to submittal of a final plat for approval.
- Topographic maps with contour intervals of no greater than five feet at a scale of no less than 1" = 400'
- If any street is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by the N.C. Department of Transportation Division of Highways' Policy on Street and Driveway Access to North Carolina Highways. Evidence of approval must be provided prior to submittal of final plat for approval.

Major Subdivision adopted by the Town

Adopted this 12th day of August 2025.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

DRAFT



Special Use Permits are reviewed by the Town Planner
before being scheduled for a public hearing.

Schedule of Meetings

Technical Review Committee	As Needed
Board of Adjustments (Minor special uses)	Third Thursday of Month
Board of Commissioners (Major Special Uses)	Second Tuesday of Month

FEE SCHEDULE - APPLICATION FOR SPECIAL USE PERMIT

Not requiring technical review:

Existing structure and not construction	\$300*
New construction non-residential	\$400*

Requiring technical review:

Existing structure and not construction	\$350*
New construction non-residential	\$500*

Professional Engineering Review, if needed - Direct Cost Recovery

***plus an additional fee of \$7 per property owner that is legally required to be notified of public hearing**

Submittal Requirement checklist for Special Use Permits

Staff may determine that some requirements are not applicable to all applications.

- ☒ Complete Application form
- ☒ Complete Site Plan, 10 paper copies and a digital pdf copy
- ☒ Survey of property boundaries and legal description.
- ☒ Legal documents indicating unified control over the site, such as a deed or a contract to purchase
- N/A ☐ Identify on the site plan any archeological, historic, or natural features to be preserved or protected and note by what means
- ☒ Identify critical areas including but not limited to floodplain, easements, body of water, drainage area, historic, cemetery and topography of the property
- ☒ For each building, a list of the following information on the form and included on the site plan:
 - o List of anticipated uses for each building or property (from permitted use table)
 - o Expected number of employees N/A
 - o Hours of operation N/A
 - o Phases of constructions The project will be built as 1-phase
 - ☒ Setbacks
 - ☒ Impervious surface
 - ☒ Number of parking spaces and dimensions including drive aisles
 - ☒ Number and type of signs
 - ☒ Building height
- ☒ Review Appendix B of the UDO and provide the required information on your site plan.
- N/A ☐ A Traffic Impact Study is required for a Special Use Permit if the estimated traffic generated exceeds 100 AM or PM peak hour trips or more, or 1000 trips/day. A sealed letter by the design engineer will have to be



submitted documenting the daily trip generation based on the ITE manual. The Traffic Impact Study will have to be reviewed by NCDOT traffic engineering and the Town of Burgaw's traffic engineer prior to the Special Use Permit being scheduled for a public hearing. Refer to Section 9.3 of the Unified Development Ordinance concerning the standards for Traffic Impact Studies.

- ☐ A statement as to the applicant's expected water use for the daily operations of the site upon completion.
- ☒ **Section 4.7.1 Purpose and Applicability; Special Uses (E) Entering of competent, material, and substantial evidence to enable the record to contain sufficient evidence is part of the application and hearing process. The burden of proof is on the applicant, and it is recommended that they provide testimony on the following:**
- The location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project.***
 - The use is allowed pursuant to this ordinance and meets all the required conditions and specifications, including, without limitation, those set out in this Ordinance.***
 - The use of the property as proposed will not affect other adjoining or abutting property values.***
 - The use will not materially endanger the public health or safety, if located where proposed and developed, according to the plan as submitted and approved.***
 - The increase in vehicular traffic resulting from a proposed development would not pose a danger to public safety.** See Attached Narrative*

****These matters should be provided by an expert by providing evidence and testimony for the record.**

☒ **Reviews by Other Agencies-submit confirmation of approval or their comments**

o NCDOT

- Traffic Study review and conditions recommended
- Driveway permit
- Off-site road improvements

The project was reviewed by our traffic engineer and it was determined that we did not meet the 100 trips per am/pm peak hour to require a Traffic Impact Analysis.

Will be obtained as part of construction and permitting

☒ **Submittal Requirement Checklist for Special Use Permit Modification or Minor Change**

Complete application form

N/A ☐ An amended to-scale site plan exhibiting the proposed changes

N/A ☐ A written statement outlining, in detail, the changes proposed

N/A ☐ To-scale building elevations exhibiting any proposed building façade changes

- ☐ Fee (if applicable) Special Use Permits are now required to be recorded in the Pender County Register of Deeds

Date: 5-27-2025

Pin# _____

3229-81-3143-0000

3229-81-9004-0000

3229-91-4024-0000

3229-90-7421-0000



DATE: 05/21/2025

FEE: \$500.00

APPLICANT INFORMATION

NAME: Tribute Companies, Inc

PHONE: (910)-338-3585

MAILING ADDRESS: 332 Military Cutoff Rd., Wilmington, NC 28405

EMAIL: corporate@tributecompanies.com

PROPERTY INFORMATION

PROJECT TITLE Burgaw Townhomes

PARCEL NUMBERS 3229-81-3143-0000; 3229-81-9004-0000; 3229-91-4024-0000; 3229-90-7421-0000

ADDRESS 634 US Hwy 117S / Annie P. Faison Rd TOTAL PARCEL ACREAGE 18.72

CURRENT ZONING DISTRICT: O & I ADJACENT ZONING DISTRICT: R7-CZ1; R- 20

WATER SERVICE: ☐ Public Water ☐ Well SEWER SERVICE: ☐ Public Sewer ☐ Septic Tank

EXISTING STRUCTURES: None

PROPOSED STRUCTURES: Townhomes

CRITICAL AREAS:

☐ Floodplain ☒ Easements ☐ Pond/Lake ☐ Steep Slopes
☐ Drainage/Stream ☐ Historic ☐ Cemetery ☐ Other:

PROPOSED PROJECT: ***see attached written statement for specific details of proposed project



Town of Burgaw – Planning Department
SPECIAL USE PERMIT APPLICATION
109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

I/We certify that all the information presented by me/us in this application is accurate to the best of my/our knowledge, information, and belief.

Applicant Signature: [Signature]

Date: 5/27/25

Property Owner Signature (if not applicant): [Signature]

Date: 05.27.25

FOR OFFICE USE ONLY

Application accepted by: Ron Meredith

Date: 7-21-2025



Date: May 27, 2025

To: Ron Meredith CZO, Town of Burgaw Planning Director

From: Joshua W. Mihaly, Mihaly Land Design PLLC

Re: Special-Use Permit Application

Burgaw Townhomes – Annie P Faison - Application Submittal

The attached documents include a complete application for a – Special Use Permit for Burgaw Townhomes Annie P Faison Rd.

Enclosed you will find:

1. Application fee \$1418.00, made out to Town of Burgaw
2. Complete application
3. Proposed Site Plan
4. Project Narrative
5. Legal Documents & Legal Description
6. List of adjacent property owners
7. Legal Description of property
8. Boundary Survey

Thank You,

Josh Mihaly

NORTH CAROLINA QUITCLAIM DEED

Tax Parcels: 3229-81-3143, 3229-91-4024-0000, 3229-90-7421-0000 & 3229-81-9004-0000

This instrument prepared by: Equitas Law Partners LLP, 330 Military Cutoff Rd, Ste A2, Wilmington, NC 28405

Excise Tax: \$600.00

Mail after recording to: Grantee

WITHOUT TITLE EXAMINATION: Preparer of this document has made no title examination and makes no representations or certifications as to any matters affecting title.

THIS QUITCLAIM DEED made this 17th day January, 2024, by and between:

GRANTOR	GRANTEE
Michael G. Nadeau and Glenda R. Nadeau a married couple	Mark Maynard Sr. an individual 332 Military Cutoff Road Wilmington NC 28405

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neutral as required by context.

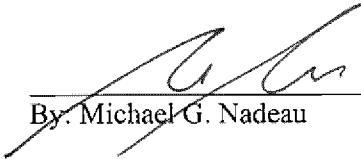
WITNESSETH, that the Grantor, in consideration of Grantee accepting the property and the obligations that come with it, has and by these presents does release and forever quitclaim unto the Grantee those parcels of land lying and being in Pender County, North Carolina (the "**Property**") and more particularly described as follows:

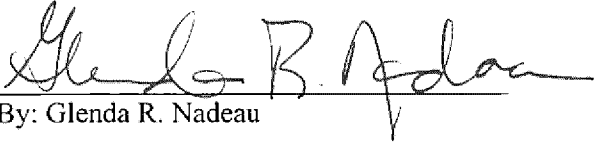
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property of land and all privileges thereunto belonging to the said Grantee and its successors and assigns free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by and through or under them. Grantor makes no warranties of title.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.


By: Michael G. Nadeau


By: Glenda R. Nadeau

SEAL-STAMP NORTH CAROLINA

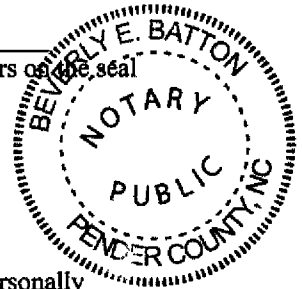
PENDER COUNTY

I, a Notary Public of the County and State aforesaid, certify Michael G. Nadeau personally appeared before me this day and acknowledged that he is duly authorized to execute this Quitclaim Deed, and that he executed foregoing instrument. Witness my hand and official stamp or seal, this 17th day of January, 2024.

My commission expires: 7/19/2025



Notary Public signature as name appears on the seal



SEAL-STAMP NORTH CAROLINA

PENDER COUNTY

I, a Notary Public of the County and State aforesaid, certify that Glenda R. Nadeau personally appeared before me this day and acknowledged that she is duly authorized to execute this Quitclaim Deed, and that she executed foregoing instrument. Witness my hand and official stamp or seal, this 17th day of January, 2024.

My commission expires: 7/19/2025



Notary Public signature as name appears on the seal

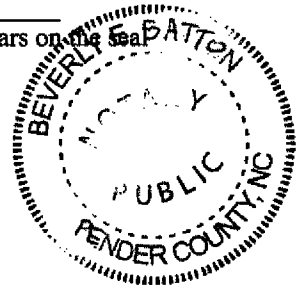


EXHIBIT "A"**Tract 1:**

Being all of Lot No. 7, as shown on plat recorded in Plat Book I, Page 100 of the Registry of Pender County, same being a map of the lands of Henry L. Johnson and surveyed and plotted by L.B. Hopkins in October 1943; which said plat is hereby referred to for a more complete description. Together with improvements located thereon; said property being located at 634 NC Highway 117 South, Burgaw, North Carolina.

LESS and EXCEPT, however so much of the above described premises as was conveyed by Annie May White to her son Walter James White, and wife, in Book 272 at Page 375, and to her daughter Lillie Mae Griffin in Book 321 at Page 247 in the Pender County Registry reference to which deeds is hereby made for a more particular descriptions.

This is the very same property conveyed to Grantor by a deed recorded May 20, 2005 in Book 2668 at Page 228 of the Pender County Registry.

Tract 2:

Being all of Lots or tracts 8, 9, 10, 11, 12 and 22 on a map duly recorded in Map Book I, Page 100 of the Pender County Registry, same being a map of the Henry L. Johnson Subdivision surveyed and platted by L.B. Hopkins in October, 1943.

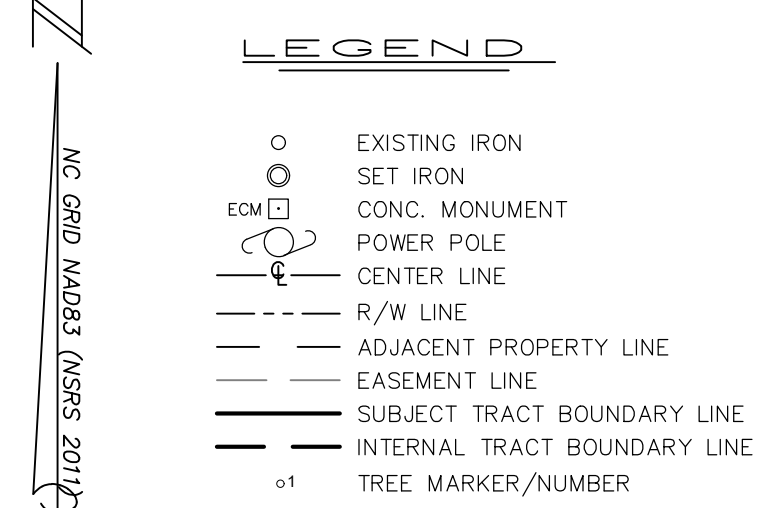
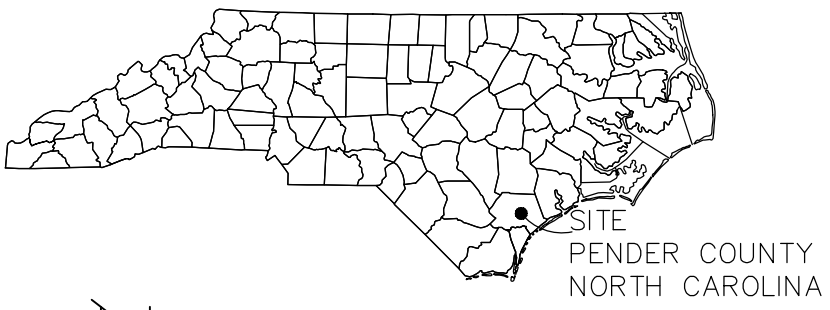
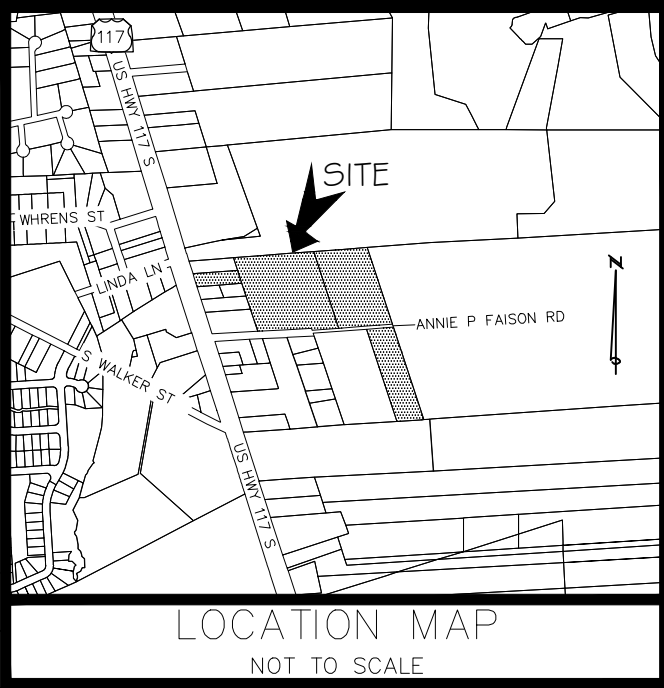
This property is the very same property conveyed to Grantor by a deed recorded December 3 0, 1994 in Book 1021 at Page 164 of the Pender County Registry.

NOTES:

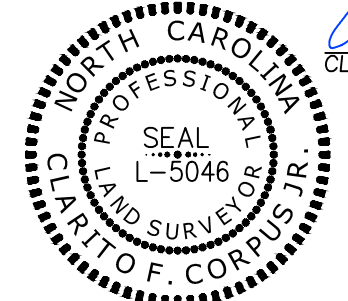
- AREAS BY COORDINATE METHOD.
TRACT 1 AREA: 36,112 S.F. OR 0.83 AC.±
TRACT 2 AREA: 779,134 S.F. OR 17.89 AC.±
TOTAL SITE AREA: 815,246 S.F. OR 18.72 AC.±
- BY GRAPHIC PLOTTING ONLY, THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720322900 J DATED 2/16/2007.
- NO GRID MONUMENT FOUND WITHIN 2,000' OF SITE.
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, RIGHT OF WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY, WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY.
- THIS DRAWING IS CONSIDERED PRELIMINARY UNLESS SIGNED AND SEALED BY A PROFESSIONALLY LICENSED SURVEYOR.

MAP & DEED REFERENCES
FROM PENDER COUNTY REGISTRY:

MAP BOOK 1, PAGE 43
MAP BOOK 1, PAGE 100
MAP BOOK 40, PAGE 101
DEED BOOK 272, PAGE 375
DEED BOOK 321, PAGE 247
DEED BOOK 2414, PAGE 295
DEED BOOK 3441, PAGE 160
DEED BOOK 4419, PAGE 51
DEED BOOK 4758, PAGE 1710
DEED BOOK 3462, PAGE 129
DEED BOOK 4794, PAGE 1322
DEED BOOK 4830, PAGE 2482



I CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3462, PAGE 131); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600). THIS 20th DAY OF NOVEMBER, 2024.



Clarito F. Corpus, PLS L-5046

NO.	REVISION DESCRIPTION	DATE



Bateman Civil Survey Company

Engineers • Surveyors • Planners

30 COVIL AVENUE, WILMINGTON, NC 28403
Phone: 910.772.9113 Fax: 910.772.9128
NCBELS FIRM No. C-2378

TREE SURVEY

EXCLUSIVELY FOR:

Tribute Companies Inc

OF

LOTS 7-12 & 22 OR TRACTS 1 & 2

AS RECORDED IN MAP BOOK 01, PAGE 100 AND DEED BOOK 3462 PAGE 131
OF THE PENDER COUNTY REGISTRY

BURGAW TOWNSHIP
Scale: 1" = 100'

PENDER COUNTY

NORTH CAROLINA
November 20, 2024

Field By: CJF/CW/DO
Drawn By: DBG/SSD
Checked By: CFC
Scale: 1" = 100'
Project Number: 24W428
S-1

PIN	NAME	ADDR	CITY	STATE	ZIP	PROPERTY_ADDRESS
3229-71-7022-0000	PENLEY RICHARD A	PO BOX 1673	BURGAW	NC	28425	903 LINDA LANE
3229-70-8883-0000	TALOT REAL ESTATE HOLDINGS LLC	1 GLENBROOK COURT	WHIPPANY	NJ	7981	675 US HWY 117 S
3229-81-9004-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-81-2082-0000	SMITH JANICE	C/O JANICE MARSHBURN	BURGAW	NC	28425	650 US HWY 117 S
3229-80-4840-000L	BURNS ROBERT HEIRS	C/O ALANTHIA BURNS	BURGAW	NC	28425	706 US HWY 117 S
3229-80-6558-0000	WILSON JOHN M	PO BOX 1164	BURGAW	NC	28425	1075 ANNIE P FAISON RD
3229-81-3213-0000	WALKER DAPHNEY WHITE	608 HWY 117 S	BURGAW	NC	28425	608 US HWY 117 S
3229-80-4913-0000	CARLOS-PEREZ JUANA	3949 HIGHSMITH ROAD	BURGAW	NC	28425	668 US HWY 117 S
3229-80-1277-0000	ROWE DONNA T	P O BOX 1456	BURGAW	NC	28425	781 U HWY 117 S
3229-80-4531-0000	WILLIAMS DANIEL WEBSTER	746 US HWY 117 S	BURGAW	NC	28425	746 US HWY 117 S
3229-81-2678-0000	WHITE CHARLES R JR	C/O WHITE TRACTOR CO	BURGAW	NC	28425	530 US HWY 117 S
3229-80-4661-0000	CANADY DELLA DENISE	6506 JACARANDA DR NW	HUNTSVILLE	AL	35806	117 HWY & ANNIE P FAISON
3229-90-0541-0000	CLAYTON SALLY	PO BOX 1314	BURGAW	NC	28425	1161 ANNIE P FAISON RD
3229-81-4054-0000	SMITH JANICE	C/O JANICE MARSHBURN	BURGAW	NC	28425	648 U HWY 117 S
3229-71-7279-0000	BRYANT JAMES ARTHUR JR	561 US HWY 117 S	BURGAW	NC	28425	561 US HWY 117 S
3229-80-6315-0000	BALLARD LAURA W	C/O ARTHUR WILLIAMS	BURGAW	NC	28425	794 US HWY 117 S
3229-70-9661-0000	TALOT REAL ESTATE HOLDINGS LLC	1 GLENBROOK COURT	WHIPPANY	NJ	7981	717 US HWY 117 S
3229-80-0430-0000	ROWE DONNA T	PO BOX 1456	BURGAW	NC	28425	745 U HWY 117 S
3229-71-8059-0000	KIRKORIAN DANA A	905 LINDA LANE	BURGAW	NC	28425	905 LINDA LANE
3229-71-7357-0000	BRYANT JAMES ARTHUR JR	561 US HWY 117 S	BURGAW	NC	28425	
3229-80-4442-0000	ELEBY DORIS L HEIRS	C/O DELLA CANADY	HUNTSVILLE	AL	35806	766 US HWY 117 S
3239-01-1907-0000	HARDISON PCL LLC	PO BOX 809	WRIGHTSVILLE BEACH	NC	28480	117 HWY OFF
3229-81-3143-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	634 US HWY 117 S
3229-71-9143-0000	GEORGE JULIANN M	909 LINDA LANE	BURGAW	NC	28425	909 LINDA LANE
3229-90-0602-0000	FAISON JIMMY	412 N 6TH ST	WILMINGTON	NC	28401	1149 ANNIE P FAISON RD
3229-70-7458-0000	BLANCHARD NORWOOD P. JR.	PO BOX 1425	BURGAW	NC	28425	
3229-81-6408-0000	HARDISON PLC LLC	7213 GRAY GABLES LN	WILMINGTON	NC	28403	US HWY 117 S
3229-80-9208-0000	PENDER COUNTY BOARD OF EDUCATI	925 PENDERLEA HWY	BURGAW	NC	28425	798 U HWY 117 S
PIN	NAME	ADDR	CITY	STATE	ZIP	PROPERTY_ADDRESS
3229-70-8883-0000	TALOT REAL ESTATE HOLDINGS LLC	1 GLENBROOK COURT	WHIPPANY	NJ	7981	675 US HWY 117 S
3229-81-9004-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-81-2082-0000	SMITH JANICE	C/O JANICE MARSHBURN	BURGAW	NC	28425	650 US HWY 117 S
3229-80-4840-000L	BURNS ROBERT HEIRS	C/O ALANTHIA BURNS	BURGAW	NC	28425	706 US HWY 117 S

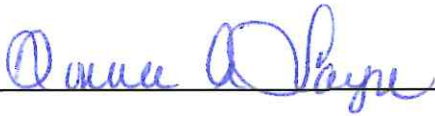
3229-90-0397-0000	FAISON JIMMY	412 N 6TH STREET	WILMINGTON	NC	28401	
3239-10-5836-0000	POINTS GERALD LEE III	936 HWY 117 S	BURGAW	NC	28425	
3229-90-7421-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-81-2678-0000	WHITE CHARLES R JR	C/O WHITE TRACTOR CO	BURGAW	NC	28425	530 US HWY 117 S
3229-80-4661-0000	CANADY DELLA DENISE	6506 JACARANDA DR NW	HUNTSVILLE	AL	35806	117 HWY & ANNIE P FAISON
3229-90-0541-0000	CLAYTON SALLY	PO BOX 1314	BURGAW	NC	28425	1161 ANNIE P FAISON RD
3229-91-4024-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-81-4054-0000	SMITH JANICE	C/O JANICE MARSHBURN	BURGAW	NC	28425	648 U HWY 117 S
3229-80-6315-0000	BALLARD LAURA W	C/O ARTHUR WILLIAMS	BURGAW	NC	28425	794 US HWY 117 S
3229-70-9661-0000	TALOT REAL ESTATE HOLDINGS LLC	1 GLENBROOK COURT	WHIPPANY	NJ	7981	717 US HWY 117 S
3229-90-1240-0000	CLAYTON SALLY ANN	PO BOX 1314	BURGAW	NC	28425	1165 ANNIE P FAISON RD
3229-80-0430-0000	ROWE DONNA T	PO BOX 1456	BURGAW	NC	28425	745 U HWY 117 S
3229-90-4348-0000	COSTIN CONNIE CARR	PO BOX 1006	BURGAW	NC	28425	
3229-81-3143-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	634 US HWY 117 S
3229-71-9143-0000	GEORGE JULIANN M	909 LINDA LANE	BURGAW	NC	28425	909 LINDA LANE
3229-90-0602-0000	FAISON JIMMY	412 N 6TH ST	WILMINGTON	NC	28401	1149 ANNIE P FAISON RD
3229-81-9004-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-90-0397-0000	FAISON JIMMY	412 N 6TH STREET	WILMINGTON	NC	28401	
3239-10-5836-0000	POINTS GERALD LEE III	936 HWY 117 S	BURGAW	NC	28425	
3229-90-7421-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-81-2678-0000	WHITE CHARLES R JR	C/O WHITE TRACTOR CO	BURGAW	NC	28425	530 US HWY 117 S
3229-90-0541-0000	CLAYTON SALLY	PO BOX 1314	BURGAW	NC	28425	1161 ANNIE P FAISON RD
3229-91-4024-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-90-1240-0000	CLAYTON SALLY ANN	PO BOX 1314	BURGAW	NC	28425	1165 ANNIE P FAISON RD
3239-01-1907-0000	HARDISON PCL LLC	PO BOX 809	WRIGHTSVILLE BEACH	NC	28480	117 HWY OFF
3229-90-4348-0000	COSTIN CONNIE CARR	PO BOX 1006	BURGAW	NC	28425	
3229-90-0602-0000	FAISON JIMMY	412 N 6TH ST	WILMINGTON	NC	28401	1149 ANNIE P FAISON RD
3229-81-6408-0000	HARDISON PLC LLC	7213 GRAY GABLES LN	WILMINGTON	NC	28403	US HWY 117 S
3229-80-9208-0000	PENDER COUNTY BOARD OF EDUCATI	925 PENDERLEA HWY	BURGAW	NC	28425	798 U HWY 117 S
3229-90-1098-0000	FAISON MARLENA	PO BOX 1374	BURGAW	NC	28425	
3239-10-5836-0000	POINTS GERALD LEE III	936 HWY 117 S	BURGAW	NC	28425	
3229-90-7421-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3238-09-5536-0000	FEDORONKO JOHN PETE SR	1034 US HWY 117 S	BURGAW	NC	28425	
3238-19-2828-0000	STATON GEORGE ERIC	1929 ALLENS LANE	WILMINGTON	NC	28403	922 U HWY 117 S

3229-90-0541-0000	CLAYTON SALLY	PO BOX 1314	BURGAW	NC	28425	1161 ANNIE P FAISON RD
3229-91-4024-0000	MAYNARD MARK SR	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405	
3229-90-1240-0000	CLAYTON SALLY ANN	PO BOX 1314	BURGAW	NC	28425	1165 ANNIE P FAISON RD
3229-90-4348-0000	COSTIN CONNIE CARR	PO BOX 1006	BURGAW	NC	28425	
3238-19-2887-0000	POINTS GERALD LEE III	936 US HIGHWAY 117 S	BURGAW	NC	28425	936 US HWY 117 S
3229-90-0602-0000	FAISON JIMMY	412 N 6TH ST	WILMINGTON	NC	28401	1149 ANNIE P FAISON RD

AFFIDAVIT OF MAILING FOR BURGAW TOWNHOMES HEARING

I am over the age of 18 (eighteen) years, and, on July 22, 2025 and July 24, 2025, I mailed the required property owners within a 500ft buffer of parcel #3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, and 3229-90-7421-0000 letters and the required enclosures for the public hearing at the Commissioners Board meeting to be held on August 12, 2025, by depositing a copy enclosed in a postpaid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service in Burgaw, Pender County, North Carolina.

The Zoning notice signs were placed on the property with Town of Burgaw Planning Staff contact information on July 24, 2025.



Signature

08/01/25

Date



Notes addressing 6-10-2025 TRC Comments.

TRC Comments

1. Please submit an applicant response sheet addressing all the Staff comments with your responses. *See revised plans and below for TRC responses*
2. Please submit a letter to accompany the application request that states you wish to connect/extend to the town wastewater system and that you're proposing a main line extension at developer costs. A motion will need to be captured for this. *Project civil Engineer is working with the Town of Burgaw on future sewer and water services and connections.*
3. Based on Section 9.11.F(5) it appears that the building separation must be equal to the height of the building. *Exterior walls of unattached buildings shall be located no closer than a distance equal to the height of the taller building, meeting all the standards of the NC building code, and no higher than 35 feet. We have adjusted the plan to accommodate the building separation. The building separation is now 35' which is equal to the maximum building height allowed.*
4. The lots Adjacent to the road, please consider increasing the buffer. *A Type-A buffer is proposed around the portion of the project that abuts residential uses. The buffer is 10' wide with a 6'-0" fence. Additionally, the separation of the proposed structures and roadways to the property line is 30' in most places around the project. These areas will be used as open space.*
5. Be sure to indicate whether phasing of the project is proposed. *The project will be built as 1 phase and is noted in the project notes.*
6. Please identify any solid waste storage facilities planned for the development. *Solid waste will be individual roll out containers and is noted in the plans.*
7. Make sure to clearly show sign locations, including the general size and proposed placement of all signs. *The only proposed sign will be a project entry sign at the main entrance to the project. A sign permit will be obtained during the construction phase.*
8. Please include the location of the construction entrance. This needs to be added as a condition to the application. *The construction entrance will be located as part of the construction plans and will be most likely located at one of the proposed entrances.*
9. You may want to CONSIDER an area for overflow parking. *Overflow parking has been shown on the updated plans.*
10. Please include a typical cross section for proposed buffers. *The buffers will meet the requirements of the ordinance. A Type-B buffer with a 6'-0" opaque fence.*
11. Are there any gates proposed? *No gates are proposed*
12. Are there any speed bumps proposed? *No speed bumps are proposed*
13. Are these town roads or private? *All proposed roads will be private.*
14. What is the radius of the cul de sac? *48' radius*
15. Section 9.11 Standards for Planned Building Groups In O&I.
 - a. Please ensure parking and loading meet the standards of Section 9.23 of the Ordinance and illustrate that in the title block. *See plan for parking requirements. 1.5 spaces per unit is required and we are providing 2.12 per unit.*
 - b. Please include screening not less than six feet in height using dense plant material and/or fencing where the lot abuts a residential dwelling or lot, in accordance with Section 9.27. *A Type-B buffer with a 6'-0" opaque fence.*

- c. Please confirm hydrants meet all requirements of the North Carolina Fire Code. *A note has been added that all hydrants will be coordinated with Town of Burgaw Fire and meet all requirements of NC fire code.*
 - d. Please include curb and gutter installation as part of the planned stormwater system, approved by the Town and appropriate NC agency(is), i.e. compliant with the Fire Marshal's comments. *Final project details will be coordinated in the project construction set.*
 - e. Please consider adding overflow parking, but also, remember that you must provide asphalt or concrete surfaces for parking areas, with clearly marked spaces and traffic lanes. *Overflow parking has been added.*
 - f. Please ensure exterior walls of unattached buildings are spaced at least to the height of the taller building and meet the NC Building Code, not exceeding 35 feet in height. This was a topic of discussion in the TRC but could not be verified. This means that the structure separation is required per section 9.11 to be the same as the building height. *The plans have been revised to show a 35' building separation.*
16. Open spaces:
- a. Please be aware that at least 50% of the required open space must be provided on buildable acreage, and a minimum of 50% of the required open space shall be contiguous. Please explain how the proposal meets these standards per UDO Section 9.9.2.D *The plan requires 2.8 acres of open space, and we are providing 3.49 acres. All the proposed open spaces are on buildable acreage and is mostly contiguous.*
17. Lighting plan, inclusive of wattage and illumination. Please provide a typical cross section. *A proposed site lighting layout is shown on the plan, and a note has been added that no light pollution will extend beyond the project property lines.*
18. Depict traffic control devices and, if applicable, a traffic study meeting the requirements of this chapter. *Traffic control devices will be coordinated with construction plans and NCDOT.*
19. Screening and Fencing. A screen not less than six feet in height of dense plant material and/or a fence where the lot abuts a residential dwelling or lot. Please refer to section 9.27 landscape for the buffer standard. *See above. A Type-B buffer is proposed adjacent to residential zoning.*
20. Utilities:
- a. Please supply a letter of intent from the water and wastewater a provider, an email will suffice. *Civil engineers are coordinating with Town of Burgaw on water and wastewater connections.*
21. Roads:
- a. Please add a roadway cross section compliant with Town of Burgaw development standards. *Preliminary road cross-sections have been shown on plans*
 - b. Please be aware that UDO Section 10.21.C requires Board of Commissioner approval for private roadways based on adequate access, ingress, and egress. *concur*
 - c. It is important to note that private roadway disclosures will be required during the final stages of the development. It is important to add that all roads are to be constructed to the NCDOT minimum construction standards for subdivision roads. *Because this is a townhome project all roads to the units will be access drives.*

- d. Please submit road names for review under UDO Section 10.21.G. *Road names will be shown in construction plans.*
- e. Please include site triangles for intersections compliant with UDO Section 10.21.O.4. *site triangles will be shown in construction plans*
- f. UDO Section 10.21.R discusses grade changes for proposed roadways; please illustrate on the plan what, if any, vertical change exists. *Construction Plans*
- g. If you are proposing private roadways, an easement will be required to be recorded over the ROW allowing for access to a public utility. *Concur*
- h. What are the speeds of the roadways? Please refer to UDO Section 10.21.S for guidance. *Ok, will be shown construction plans.*
- i. All utilities shall be located within the proposed street rights-of-way.

(K) **Right-of-Way Widths.** Right-of-way widths shall not be less than the following:

	Minimum Right-of-Way (ft.)
Principal Arterial	
Freeways	350
Other	200
Major Collector	100
Major Thoroughfare other than Freeway and Expressway	90
Minor Thoroughfare	70
Local Street	60
Cul-de-sac turnaround	120' diameter (Hammerhead)
Cul-de-sac turnaround	96' diameter

(L) **Pavement Widths.** Pavement widths or graded widths shall be as follows:

	Streets with or without Curb and Gutter
Minor Thoroughfare	40 ft.
Local Road	20 ft.
Marginal Access (frontage)	20 ft.
Cul-de-sac turnaround	120' diameter (Hammerhead)
Cul-de-sac	96' diameter

22. Trees:

- a. Tree removal permits are required. *A tree removal permit will be obtained as part of construction plans.*
 - b. Please specify how many Specimens tree /Regulated trees are proposed for removal and what the mitigation is.
23. Please label all easements for proposed underground utilities, UDO Section 10.2.
24. It is important to note that street signs are provided by the applicant and installed at the final plat. *Concur*
25. An illumination plan is required to illustrate UDO Section 10.25. *Concur*
26. Please let staff know immediately if any dedications of land are proposed per Section 10.4 of the UDO. *Concur*
27. Please be sure to clearly indicate the wooded areas, marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site. *Concur*
28. Please identify the location of floodways or flood zones as depicted on the official Flood Insurance Rate Map (FIRM) which has been modified based on the latest mapping. *Concur*
29. Please be aware that before recording, an HOA is required per UDO Section 10.13, a copy of any proposed deed restriction, or similar covenants. Such restrictions are mandatory when private recreation areas or open spaces are established. *Concur*
30. If roads are proposed as public, all the items mentioned need to be included in the site data notes.

1. *Please include the Street Disclosure Statement. Please be aware that all streets shown on the final plat shall be designated in accordance with NC G.S. 136-102.6, and designation as public shall be conclusively presumed to be an offer of dedication to the public. Where streets are dedicated to the public but not accepted into a municipal or state system before lots are sold, a statement explaining the status of the street shall be included with the final plat.*
 - *The board must agree to the roads being public,*
 - *Certifications of roadway construction,*
 - *The town will provide a punch list of items to be addressed,*
 - *After a punch list/deficiencies have been addressed and corrected petitioning with the town may take place.*

31. It is important to note that the developer shall be required to pay the electric company the cost of street lighting installation. The street lighting system shall become the property of the Carolina Power and Light Company. *Concur*
32. Please be aware that no construction or installation of improvements shall commence in the proposed site plan until the plan has been approved and all plans and specifications have been approved by the appropriate authorities under UDO Section 10.26. *Concur*
33. Please be aware that the following improvements are required:
 - a. Paved streets
 - b. Drainage
 - c. Central water and hydrants
 - d. Central sewer
 - e. Street lighting
 - f. Power-line burial.
 - g. Please adjust the plans to meet the following planning board conditions:
 - h. The use and development of the subject property shall comply with all. Regulations and requirements imposed by the Town of Burgaw Unified Development Ordinance and any other applicable federal, state, or local law, ordinance, or regulation, as well as any condition stated below, In the event of a conflict, a more stringent requirement or higher standard shall apply.
 - i. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by the Board of Commissioners on the date of approval, depending on date of submittal.
 - j. All utilities shall be located within the proposed street rights-of-way. *Concur*

PENDER COUNTY Mike Dickson Addressing Coordinator GIS Analyst 910-259-1442

Please send road name requests and alternates to me. Pender911, Fire, and Sheriff's require that duplicate road names are not used. Addressing will be done in compliance with the town's



code and when instructed to do so by the Planning Department. Four road name suggestions plus alternates.

ROADs A through C need to be named. The road that connects ANNIE FAISON RD to ROAD A should be named. The Ingress/Egress road should be the same road as ROAD A.

Alan Moore Public Works Director 910-259-9035, rmoore@burgawnc.gov

This would have to wait until the new pump station and force main goes in.

8" water line on the west side of 117 is ours.

PENDER COUNTY Joshua Norwood, GIS Manager jnorwood@pendercountync.gov

It appears to be made up of 2-3 parcels. In order for those parcels to be combined they will need to record an affidavit or deed of recombination

Sherwin Hill NCDOT 910-467-0508 Hill, Sherwin O sohill@ncdot.gov

- One full-movement access proposed on US 117 Hwy.
- A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15, of the *Policy on Street and Driveway Access to North Carolina Highways* to include access locations within 500' of the proposed access on both sides of the State road. Contact the District Engineers office with regards to submittals, telephone 910-467-0500.
- The Trip Generation Numbers was provided on the plans. We will use them to determine if any roadway improvements will be required.
- Subdivision Preliminary Plan Approval – If the developer anticipates adding or petitioning for addition of this subdivision to the state system, all roads/streets shall be designed and constructed in conformance with the current *NCDOT Subdivision Roads Minimum Construction Standards*. Contact the District Engineers office with regards to submittals, telephone 910-467-0500.

For Utility Requirements on Residential Local Subdivision Roads and Residential Collector Subdivision Roads, see p. 14 of the *Subdivision Manual*: "For residential local subdivision streets, underground utilities may cross under or run longitudinally under the pavement provided future utility stub-outs are installed prior to paving. For all other streets [Residential Collector Roads] and highways, underground utilities may cross under but not run longitudinally under the pavement except in unusual situations approved by the Division Engineer."

- A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT Right-of-Way.

Christine Hall, PE Regional Engineer North Carolina Department of Environmental Quality Office: (910) 796-7339 hristine.hall@deq.nc.gov

An erosion control approval is required if the site disturbs more than 1 area or is a common plan of development.

A post-construction state stormwater permit or approval is/was required if one of the following triggers are met:

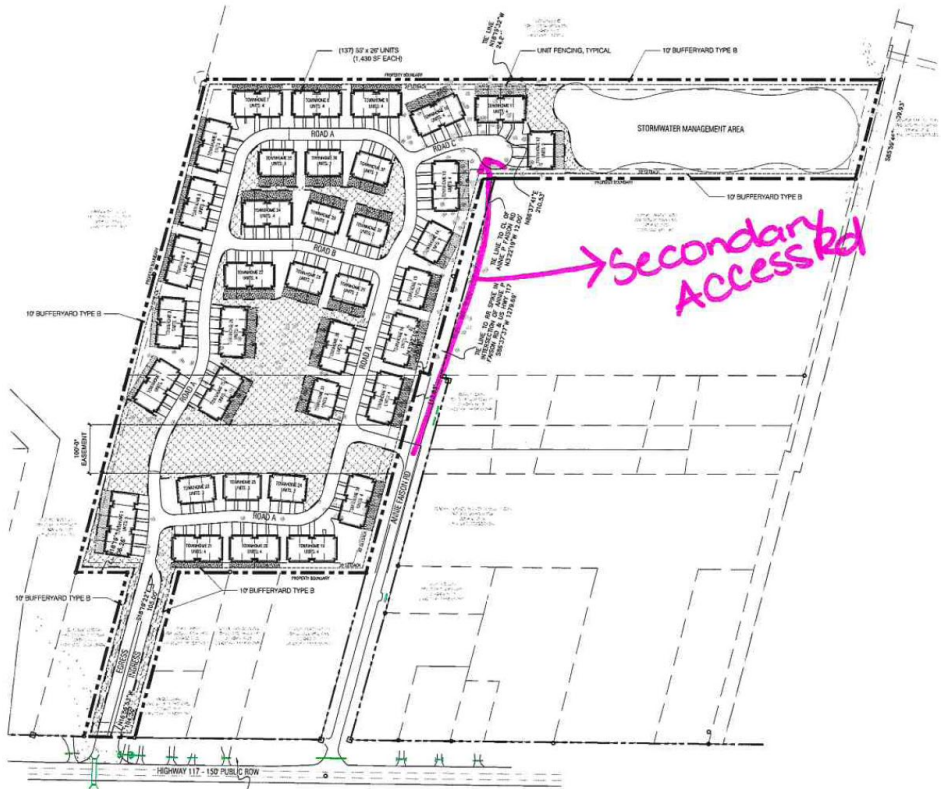
1. The site already has a post-construction state stormwater permit. This post construction state stormwater permitting program started in 1988. Any changes from the approved plans or details (such as a change in ownership) requires a submittal to this program for approval. The application forms necessary to modify the subdivision permit can be found on the following websites: [NC DEQ: New Permits & Permit Modifications](#), [Stormwater Design Manual | NC DEQ](#), and [Post-Construction Forms | NC DEQ](#). Also, if the permit has expired or changed ownership, it will need to be renewed or transferred ([Permit Transfers & Renewals | NC DEQ](#)). (if this could apply)If construction had not started and a new development is proposed that will obtain a new permit, the permit may be eligible to be rescinded by the current permit holder ([Post-Construction Program | NC DEQ](#)).
2. If the site has required or will require an erosion control plan per G.S. 113A-57 where either at least one acre of land is disturbed, or the project is considered part of a common plan of development.
3. If the site has or will require a CAMA Major permit per G.S. 113A-118 and upland improvements are proposed.
4. Added effective October 1, 2008: projects that do not require either an Erosion and Sedimentation Control Plan or a CAMA Major Development Permit, but meet one of the following criteria:
 - (i) nonresidential projects that propose to cumulatively add 10,000 square feet or more of built-upon area; or
 - (ii) residential projects that are within ½ mile of and draining to SA waters and propose to cumulatively add more than 10,000 square feet of built-upon area, and result in a percentage built-upon area greater than 12 percent.

MaryBeth Kratovel Fire Marshal Comments (910) 945-7661 mkratovel@burgawnc.gov

Rundown:

37 Buildings, 135 Units
Comments:

1. There will need to be an emergency access road towards the back of the townhomes D106.1 Projects having more than 100 dwelling units. *Emergency access road has been coordinated and revised to comply with fire marshal.*
- a. D106.3- Remoteness-Where 2 fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measure in a straight line between accesses *The emergency access road has been revised to meet this requirement.*
2. What is the length of the roadways from start to turnaround?
2. Roadways are going to be required to be 26ft with hydrant distribution as well as aerial apparatus requirements, based on the determined amount required and placement.
3. Will they be sprinklered? *No the units will not be sprinklered.*
4. Turn around diameter needs to be at least 96' in diameter *Concur*



Vence Dodge Pender County Health Department vdodge@pendercountync.gov

Are these going to be connected to sewer and public water? Also, will Weldon Village for Burgaw Townhomes have a public pool?

Burgaw Townes

May 27, 2025
Revised 8-5-2025

Burgaw Townhomes – Annie P Faison Road

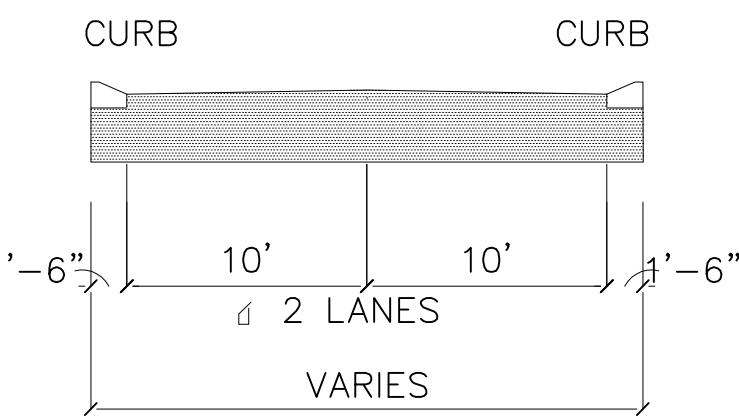
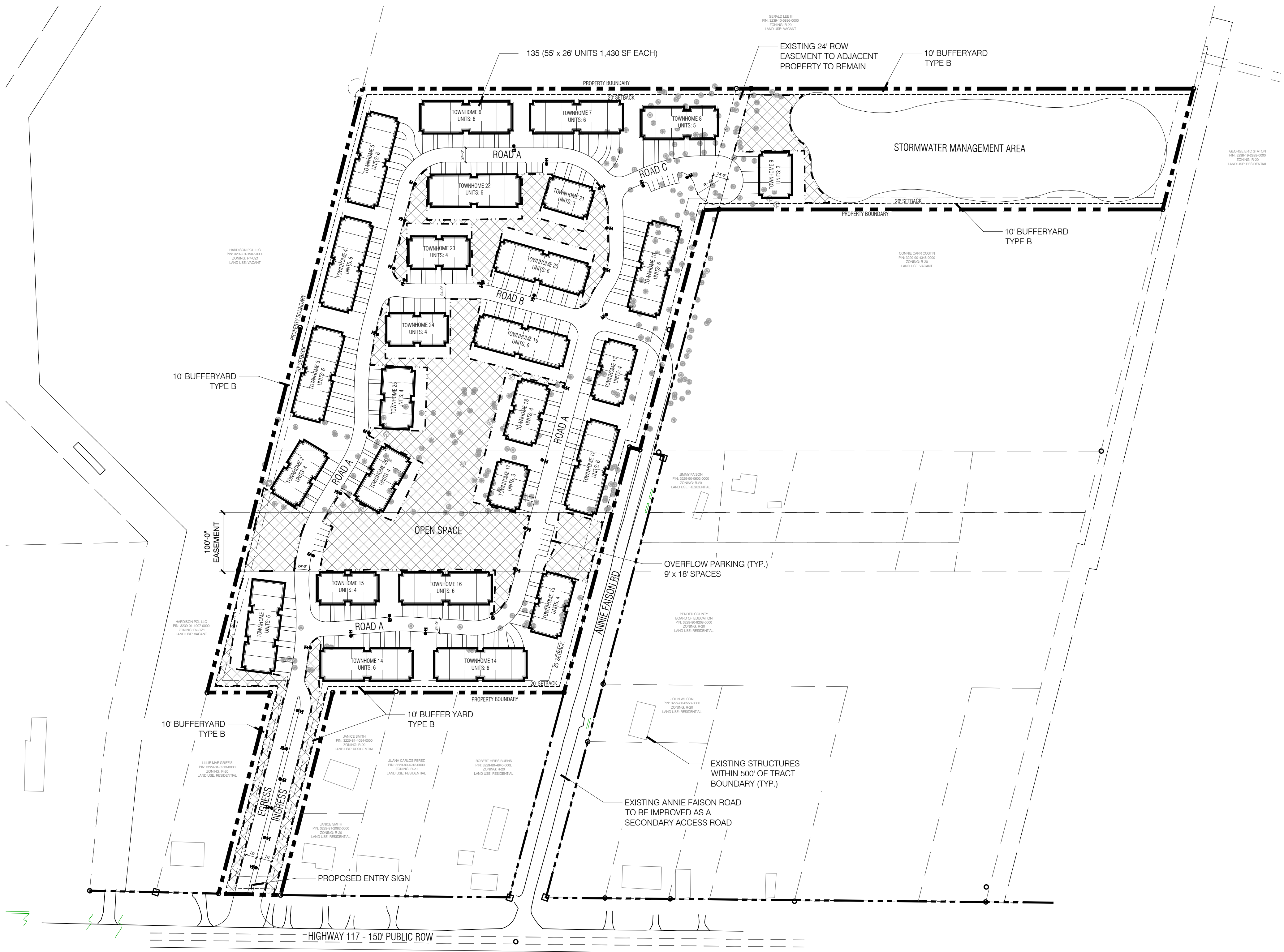
The 18.72-acre site is currently wooded, with no existing structures and is zoned O&I. The adjacent properties are zoned as R7-CZ1 and R-20; we are requesting a change in the current zoning of the site to O&I (CD) to develop a new townhome community which is permitted in the O&I zone with a special-use-permit. There are 26 buildings proposed with a total of 135 units. The buildings vary from 3, 4 and 5 & 6 total units per building. The community will have a main single shared entrance and exit connecting to US Hwy 117S. There will be an access road within the community connecting to Annie Faison Rd on the south side of the property to be used as a secondary entrance/exit. The project will meet all current streetscape, buffer and mitigation requirements.

As part of the Special-Use permit process we are required to provide testimony that the proposed project is in harmony with the current zoning and adjacent properties. The location and character of the proposed townhome project is adjacent to Highway 117. The current zoning of the tract is O&I (Office & Institutional), as defined in the Town of Burgaw UDO, this district is a transitional zone that typically lies between residential, and business uses. Multi-Family development is allowed under a special use permit. Incorporating multi-family on the site would be a less intense development for the site and provide a better transition to the adjacent residential uses while also generating less intense traffic counts than other uses permitted within the O&I zone.

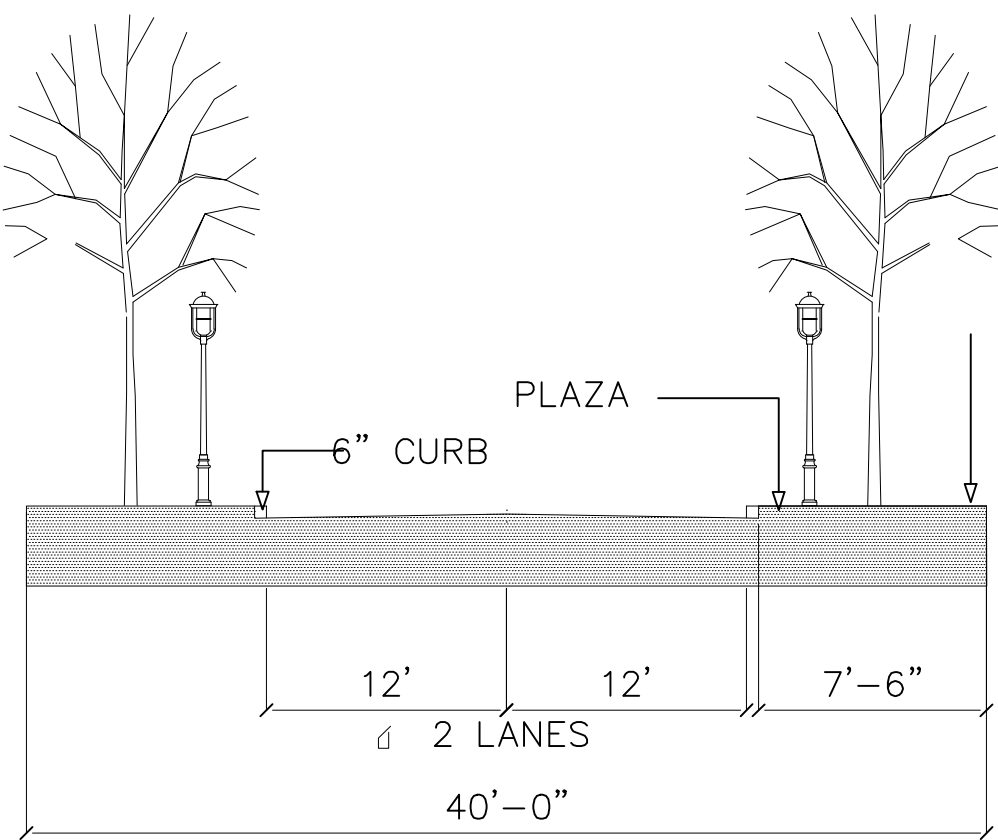
We have prepared a site plan that meets all the requirements described in the Town of Burgaw UDO for the O&I zone. The project has been designed using section 9.10.2 of the Town of Burgaw UDO. This section allows multiple buildings to be placed on one lot as a building group using a special-use permit. The plan must demonstrate that it meets all the requirements of those supplemental regulations specified in section 9.10.2. Additionally, the project has been designed to meet all the required buffers, setbacks, open space, and density allotments for multi-family development.

We feel that the proposed townhome use is an excellent use for the property and is a suitable transition to the adjacent residential uses and zoning. The current O&I zoning allows for much more intense uses that are much less compatible with the adjacent residential uses. The proposed townhome project will be developed as a single-phase cohesive project that will harmonize with the adjacent properties. It is our opinion that then development will increase the property values of the adjacent properties by being developed as a residential project in lieu of the much more intense commercial uses allowed under the O&I zoning.

Additionally, the proposed residential use will not endanger the public health and safety. The project will be designed in accordance with all state, local development requirements & codes. All points of access will be properly approved with the Town of Burgaw emergency services and the North Carolina Department of Transportation. The final design and construction will maintain the residential character of the neighborhood, and provide adequate means of open space, walking paths and sidewalks.



SECONDARY ACCESS ROAD



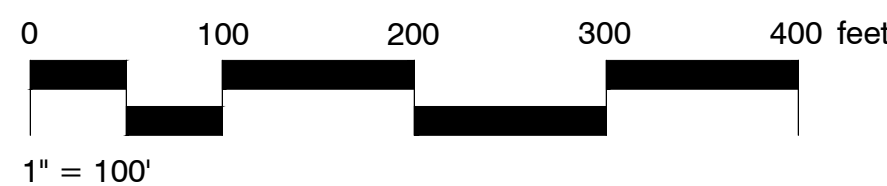
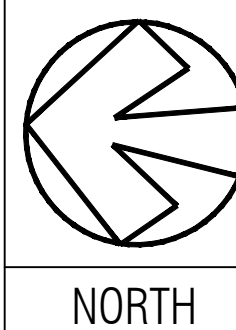
PROPOSED 40' PRIVATE ROW

GENERAL NOTES

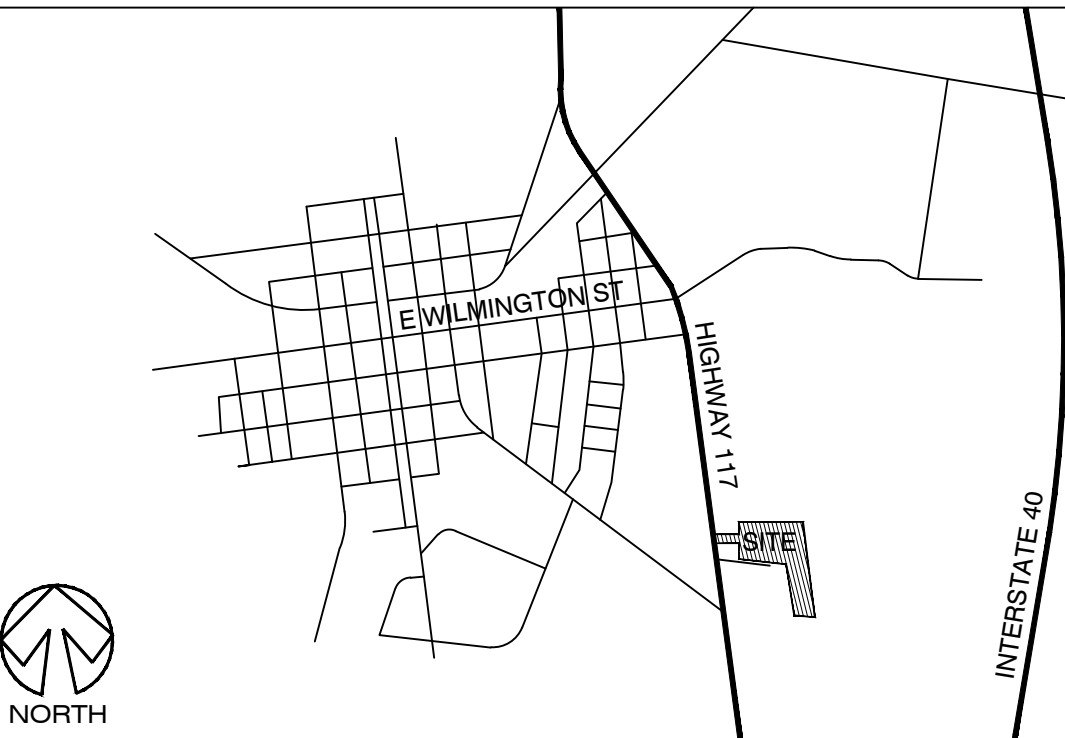
1. SITE BOUNDARY, TREES, AND EASEMENT INFORMATION TAKEN FROM SURVEY TITLED 'TRIBUTE COMPANIES INC. OF LOTS 7-12 & 22 OR TRACTS 1 & 2', PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, DATED OCTOBER 28, 2024.
2. THERE ARE NO EXISTING WATER OR SEWER LINES ON SITE.
3. ALL PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
4. SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. ALL SIGNS WILL BE LOCATED AND APPROVED BY THE TOWN OF BURGAW PLANNING DEPARTMENT.
7. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. NO EXISTING DRIVEWAYS ARE TO BE CLOSED.
9. CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
10. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
11. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
12. ANY SIGNS TO BE MONUMENT STYLE AND/OR WALL SIGNS.
13. WATER AND SEWER SERVICE SHALL MEET TOWN OF BURGAW DETAILS AND SPECIFICATIONS.
14. PROPOSED WATER SERVICE WILL BE PROVIDED FROM PENDER COUNTY.
15. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
16. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
17. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
18. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
19. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD AND ANY TREES IN ANY REQUIRED BUFFERS ARE REQUIRED TO BE RETAINED.
20. ANY GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED AS NECESSARY.
21. THE PROJECT WILL BE BUILT AS A 1-PHASE.
22. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
23. TRASH REMOVAL WILL BE ROLL OUT TRASH RECEPTACLES.
24. ALL HYDRANTS WITHIN THE PROJECT WILL BE COORDINATED WITH THE TOWN OF BURGAW FIRE CHIEF AND MEET THE REQUIREMENTS OF THE NFPA CODE.
25. ALL PROJECT LIGHTING WILL BE COORDINATED WITH DUKE POWER AND ENSURE THAT THERE WILL BE NO LIGHT POLLUTION FROM SITE LIGHTING THAT EXTENDS BEYOND THE PROJECT PROPERTY LINES ONTO ADJACENT PROPERTIES. ALL SITE LIGHTING WILL USE SHIELDING TO DIRECT ALL LIGHT DOWNWARD.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOURS
- SETBACK LINE
- EASEMENT LINE
- ACTIVE & PASSIVE RECREATION AREAS
- OPEN SPACE / TREE SAVE AREA
- PROPOSED SITE LIGHTING (16' POLES WITH SHIELDING CUTOFFS)



VICINITY MAP



SITE DATA

ADDRESS:	634 US HIGHWAY 117 S
OWNER:	MARK MAYNARD SR.
OWNER ADDRESS:	332 MILITARY CUTOFF ROAD WILMINGTON, NC
PIN:	3229 81-3143-0000; 3229 81-9004-0000; 3229-91-4024-0000; 3229-90-7421-0000
TOTAL PROJECT AREA	815,266 SF (18.72 AC.)
EXISTING ZONING	O&I (CD)
PROPOSED ZONING	TOWNHOMES
PROPOSED LAND USE:	26
NUMBER OF BUILDINGS	135 UNITS
NUMBER OF UNITS	

R-7 MULTI-FAMILY REQUIREMENTS
(RESIDENTIAL IN O&I ZONING FOLLOWS R-7 REQUIREMENTS)

	REQUIRED	PROVIDED
MIN. LOT AREA	8,000 SF*	8,000 SF MIN. *
MIN. FRONTAGE	75'	100'
MIN. FRONT SETBACK	30'	30'
MIN. SIDE INTERIOR SETBACK	20'	20'
MIN. REAR SETBACK	20'	20'
MAX. BUILDING HEIGHT	35' MAX	35' (3-STORIES)
MAX. DENSITY	12 UNITS/ ACRE	7.2 UNITS/ ACRE
BUILDING SEPARATION	35'	35' MIN.

*8,000 SF FOR THE FIRST (2) DWELLING UNITS AND 2,000 SF FOR EACH ADDITIONAL DWELLING UNIT TO A MAXIMUM OF 12 UNITS/ ACRE

OPEN SPACE REQUIREMENTS

	REQUIRED	PROVIDED
15% OF 18.72 ACRES (ACTIVE OR PASSIVE RECREATION AREAS)	2.8 AC (122,317 SF)	3.49 AC (152,168 SF)

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
1.5 SPACES / UNIT	203 SPACES	270 SPACES, PER UNIT 17 OVERFLOW

LANDSCAPE REQUIREMENTS

STREETSCAPE

HIGHWAY 117: 105 LF	REQUIRED	PROVIDED
CANOPY TREES: 1 TREE / 30' O.C.	4 TREES	4 TREES
SHRUBS: 5 SHRUBS / 30' O.C.	18 SHRUBS	18 SHRUBS
BUFFER		
TYPE B	10' WIDTH W/ 6' HIGH FENCE	10' WIDE BUFFER & 6' HIGH FENCE

IMPERVIOUS CALCULATIONS

TOWNHOUSE BUILDING FOOTPRINTS	IMPERVIOUS = ± 186,700 SF
ROAD	IMPERVIOUS = ± 98,785 SF
PARKING	IMPERVIOUS = ± 59,304 SF
TOTAL IMPERVIOUS =	344,789 SF (7.91 ACRES, 42% OF SITE AREA)

MITIGATION REQUIREMENTS

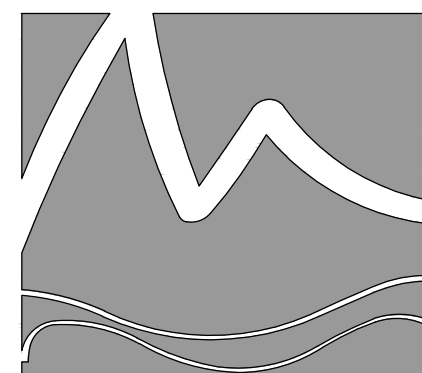
- REGULATED & SPECIMEN TREES BEING REMOVED SHALL BE MITIGATED
- REGULATED TREE = 12" PINES
8" HARDWOODS
4" FLOWERING TREES
- SPECIMEN TREE = PARTICULARLY IMPRESSIVE OR UNUSUAL EXAMPLE OF A SPECIES DUE TO SIZE, SHAPE, AGE OR ANY OTHER TRAIT THAT EPITOMIZES THE CHARACTER OF THAT SPECIES AS IDENTIFIED BY AN INVENTORY MADE BY THE TOWN PLANNER
- REPLACEMENT TREES FOR REGULATED TREES ARE TO BE 2" CAL. OF THE SAME SPECIES LISTED ON TREE BOARD & SPECIES LIST
- REPLACEMENT TREES FOR SPECIMEN TREES ARE TO BE 2" CAL. OR GREATER AT A RATE OF 200%

OVERALL TREE CALCULATION

TREE REQUIREMENTS PER DISTURBED ACRE 15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.	
REQUIRED:	18.72 ACRES DISTURBED x 15 TREES = 281 TREES REQUIRED
PROVIDED:	X EXISTING TREES RETAINED
TOTAL:	X EXISTING

ESTIMATED TRIP GENERATION

135 TOWNHOMES UNITS / 978 DAILY TRIPS -	65 AM PEAK HOURS 77 PM PEAK HOURS
---	--------------------------------------



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355

Revisions

1. 6-10-2025 -REVISED PLAN PER TRC COMMENTS
1. 8-4-2025 -REVISED PLAN PER STAFF COMMENTS

CLIENT
TRIBUTE COMPANIES INC.
332 MILITARY CUTOFF
WILMINGTON, NC

PROJECT
BURGAW TOWNHOMES
ANNIE P FAISON RD
BURGAW, NC
SPECIAL-USE PERMIT SITE PLAN

SITE PLAN
SPECIAL-USE
PERMIT

Date: 2025-05-23
Phase:
Job Number: 830-25
Designed by: MLD
Drawn by: MAS
Checked by: JWM
Sheet Title:
SITE PLAN

Sheet Number:
L0.0
of 1 sheets



CASE SUMMARY

BURGAU TOWN HOMES BUILDING GROUP— RESIDENTIAL ATTACHED UNITS (QUASI-JUDICIAL)

BOARD OF COMMISSIONERS

AUGUST 12, 2025

Ron Meredith, 910-663-3451, rmeredith@burgawnc.gov

Staff recommendation	Special Use Permit (Quasi-Judicial)
Board of Commissioners	August 12, 2025

Request

Request	Consideration of a Special Use Permit (Quasi-Judicial) for a Planned Building Group to be on an existing R-20 Residential District and O&I Office & Institutional district for a 135-unit townhome development located on the east side of US HWY 117 and North of Annie P. Faison Rd (Applicant, Robert J. Hollis on behalf of Tribute Companies, Inc.	
PIN	3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, and 3229-90-7421-0000).	
Applicant	Robert J. Hollis on behalf of	
Owner	Tribute Companies, Inc., and Mark L. Maynard Sr	332 Military Cutoff Rd., Wilmington, NC 28405

Property Characteristics

Existing Zoning	R-20 Residential District and O&I Office and Institutional District.
Current Land Use	Undeveloped

Surrounding Area	North	South	East	West
Zoning	R-7	R-20	R-20	R-20
Current Land Use	Undeveloped/ low Density Single Family	Undeveloped/ low Density Single Family	Undeveloped	Undeveloped/ low Density Single Family/Commercial

Zoning District requirements

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ⁴⁻⁹			
	Area in Square Feet	Square Feet per Dwelling Unit	Frontage in Feet ¹⁰	Front Yard Setback in Feet ¹¹	Side Yard Width in Feet ¹²	Rear Yard depth in Feet	Maximum Height of Structure in Feet ¹³
O&I Office and Institutional							
Office Use	12,000	12,000	70	25	15	10	35
Residential Use	Same as R-7						

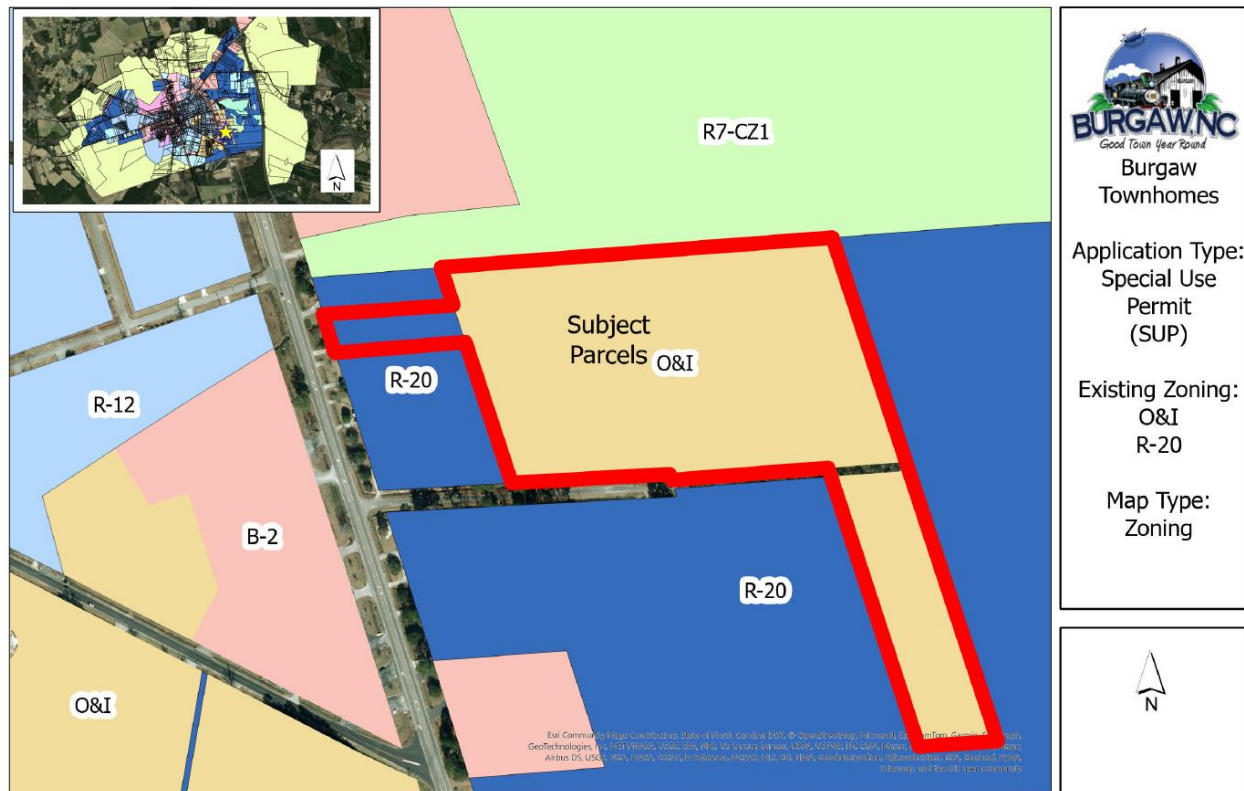
Zoning District Standards

The O&I Office and Institutional District includes areas that provide office space for professional services and certain institutional functions, along with residential accommodations, typically medium or high-



density. This district often serves as a transitional zone between business and residential areas, with regulations designed to support development while protecting nearby residential districts. Both multi-family and single-family homes are permitted.

Zoning Map



1. Case Overview

- a. The applicant's proposal was submitted as a Planned Building Group—Residential Attached Units. The Town of Burgaw's Unified Development Ordinance allows for this use within the O&I Office and Institutional district through a Special Use Permit process.
- b. The subject parcel is ±18.72-acre, currently
- c. The project will have access only through the R-20 Residential District zoning parcel.
- d. The parcel is currently zoned as R-20, Residential District and O&I, Office and Institutional zoning district mainly for the portion of the project proposed to have the townhome housing type.
- e. An R-20 zoned parcel has been included within the proposal; however, there will be nothing on this portion of the proposal it will only be utilized as ingress/egress.
- f. The project includes 135 units.
- g. There are proposed ingress/egress points on US HWY 117 and Annie P. Faison Rd. The primary access will be located on US HWY 117 through the R-20 zoned parcel. The entrance on Annie P. Faison Rd will function as a secondary access point.
- h. The development will have all streetscapes, buffers, and tree mitigation to meet the UDO standards.
- i. The site is currently undeveloped.
- j. The applicant's proposal was reviewed through the town's Technical Review Committee (TRC).



2. Summary

2.1 Proposal

The applicant's proposal will consist of a 135-unit townhome development on an ±18.27-acre tract. The applicant has proposed 26 buildings ranging from 3 to 6 units per building.

The applicant's proposal includes private roads that the Town of Burgaw will require to be built to NCDOT minimum standards. Consisting of streets, stormwater, and open space maintenance managed by the Homeowners Association (HOA).

The subject site is outside of the flood zone and will have utilities placed underground with water and wastewater systems within the right of way. Water and wastewater utilities will be provided by the Town of Burgaw.

All mechanical equipment, i.e.: HVAC systems will be screened. The applicant has stated phasing will not be necessary and they wish to utilize roll-out receptacles within the completed project. Tree protection fencing will be installed and maintained throughout the time of construction.

The UDO requires 15% open space, and the applicant has designed the development to have around 18.65% or ±3.49 acres of open space, going beyond the UDO requirements.

The applicant's proposal has also been designed to include 270 parking spaces for future residents of the proposed development. This meets and exceeds the Multi-Family off street parking requirements of 1.5 per unit.

Some of the permits that the project may require include:

1. Sediment and Erosion control permits.
2. State stormwater permit in compliance with NC Department of Environmental Quality (NCDEQ) regulations.
3. Section 401 Permit from the U.S. Army Corps of Engineers may be necessary if wetlands are present.
4. NCDOT Driveway Permit.
5. Permits associated with the construction of water and wastewater lines.
 - a. Authorization to Construct Waterlines
 - b. Authorization to Construct Wastewater

Image 1. Proposed Site Plan

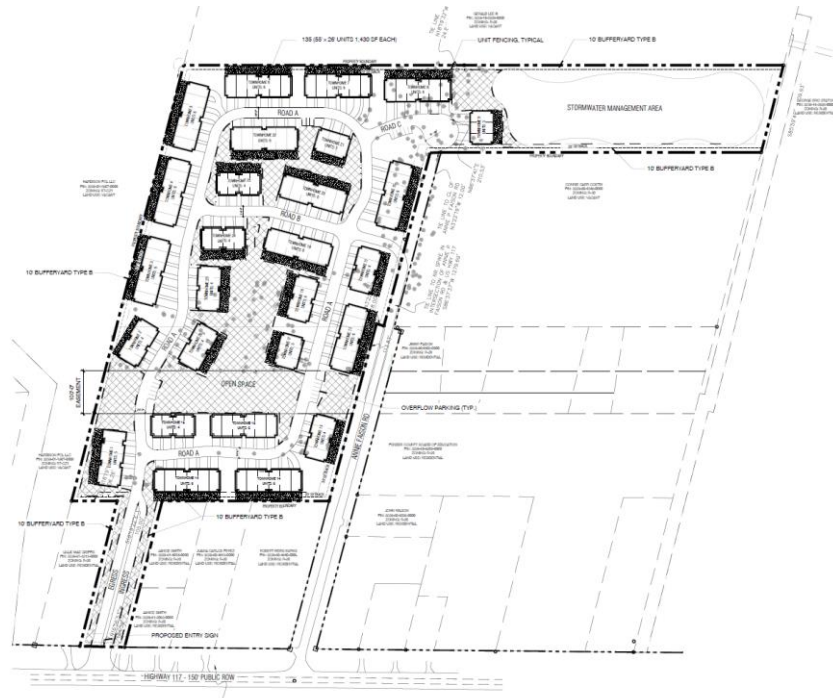


Image 2. Proposed Site Plan

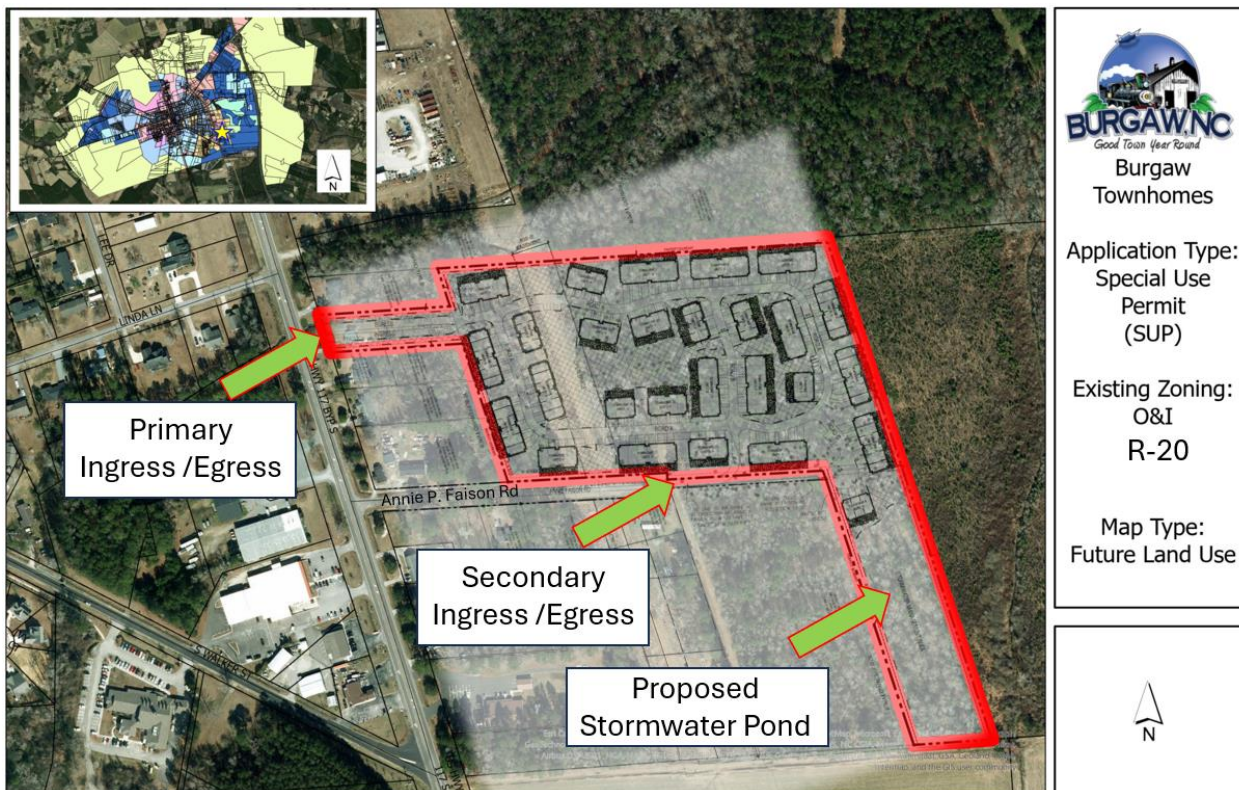




Figure 1: Dimensional Data

ZONING	SETBACKS FRONT YARD = 25' SIDE YARD = 15' REAR YARD = 10'	LOT STANDARDS 8,000 for the first two dwelling units and 2,000 for each additional dwelling unit to a maximum of 12 per acre	DENSITY 12 DU/AC
DENSITY	135 UNITS / ± 18.72 AC = 7.2 UNITS/AC		
STORMWATER	Stormwater will be designed to meet the state stormwater standards and will be reviewed by the town's contracted engineer as well.		
OPEN SPACE	REQUIRED OPEN SPACE AREA 15% OF TOTAL AREA = ± 18.72 AC X 0.15 = 2.8 PROPOSED OPEN SPACE AREA = ± 3.49 AC (18.65% OF PROJECT AREA)		
	REQUIRED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES (ACTIVE OPEN SPACE AREA) = BUILDABLE ACRES = 2.8 AC X 0.30 = 0.84 AC		

2.2 Community Meetings

Community meetings were not a requirement for the applicant.

2.3 Staff Review

- Staff has conducted a review of the proposed site plan for consistency with the Town of Burgaw's Unified Development Ordinance (UDO).
 - i. Comments were provided to the applicant from state regulatory agencies and town departments regarding the 191-lot subdivision.
 - ii. The applicant adjusted the proposal to bring it into compliance with regulations.
- If the project is approved by the Town of Burgaw Board of Commissioners then approval to begin site work is not granted until release is given by the Planning Department. This means that all applicable permits mentioned above, but not limited to, must be obtained to gain site plan approval. The Board of Commissioners approval alone does not grant site plan approval.

2.4 Services, Facilities, and Infrastructure

- Traffic and Transportation
 - i. The applicant has proposed the roadways as private, and the Board of Commissioners must approve the development in consideration of the roadway designation.
 - ii. All roadways are required to meet the NCDOT standards, and certifications are required stating that the roads have been constructed to said standards



- iii. This development did not trigger trip generation that would validate a Traffic Impact Study.
 - 1. LUC 215 – Single Family – Attached – Adjacent/Equation per NCDOT.
137 units (Currently the units have been reduced to 135)

993 Daily
66 AM (16 in, 50 out)
78 PM (46 in, 32 out)
- Public Utilities
 - i. Wastewater: Currently this area is waiting for the installation of a force main, which will provide wastewater for the subject parcel.
 - ii. Water: Town water is currently available.
- Public Safety
 - i. The Fire Marshal was included within the TRC review and has worked with the applicant to ensure compliance with fire codes applicable to this development.
- Stormwater
 - i. Stormwater permitting is handled through the state of North Carolina. State representatives will review and issue the permits required for the development based on water quality, not quantity. These state stormwater representatives include the TRC review and provide comments to the applicant.
 - ii. Curb and gutter have been reincluded on the cross-section.
- Buffering
 - i. The applicant is proposing Type B buffers around the project bounds. This buffer is proposed to be 10 feet in width to include a 6-foot fence.
- Density
 - i. The applicant is proposing 7 units per acre and the O&I district will allow up to 12 units per acre.

3. SECTION 9.11 STANDARDS FOR PLANNED BUILDING GROUPS IN O&I AND B-2 DISTRICTS

The following planned building group regulations shall apply in the development of O&I, and B-2 districts involving the construction of a building greater than 5,000 square feet or projects involving the construction of more than one building, structure, or combination thereof shall also comply with the following regulations:

- (A) Parking and Loading. Shall meet the standards of the Section 9.23 parking found in this chapter.
- (B) One loading bay is required and should be submitted with the site plan being considered for the special use permit.
- (C) Office-institutional planned building groups shall adhere to the respective parking ratios as listed in Section 9.24 of this Ordinance.
- (D) Screening and Fencing. A screen not less than six feet height of dense plant material and/or fence where the lot abuts a residential dwelling or lot. Please refer to section 9.27 landscape for the buffer standard.
- (E) Lots Fronting on a Public Street. The Board of Commissioners may approve plans with lots within the interior of a business planned building group project provided that the Board finds that adequate access is assured by the design of the planned building group.
- (F) Minimum Yard Requirements. The Board of Commissioners may approve plans which do not provide minimum yards along interior lines within a business planned building group project. All exterior lot lines located along the perimeter of the business planned building group shall satisfy the standards listed in Section 8.13: Dimensional Requirements.



- (1) Hydrants. Hydrants shall meet the requirements of the NC fire code.
- (2) Curb and Gutter. Installation of curb and gutter shall be mandatory as part of planned storm water system approved by the Town and the appropriate NC agency or agencies.
- (3) Points of access and egress shall consist of driveways or roadways at least 20 feet in width meeting all the standards of the NC fire code and shall be set back a sufficient distance from highway intersections to minimize traffic hazards, inconvenience, and congestion. A traffic impact analysis may be required as well as approval by the NC DOT.
- (4) Parking areas shall have asphalt or concrete surface with parking spaces and traffic lanes clearly marked.
- (5) Exterior walls of unattached buildings shall be located no closer than a distance equal to the height of the taller building meeting all the standards of the NC building code and no higher than 35 feet.
- (6) Any courtyard created by the placement of the buildings shall have at least 25% of its perimeter open for access by emergency vehicles.
- (7) Plans are required and must show:
 - (a) Structures. Location and approximate size of all existing and proposed structures with the site, and all buildings and structures within 500 feet, in addition to public or private easements or rights-of-way adjoining or intersecting each property.
 - (b) Circulation. Proposed points of access and egress and proposed pattern of internal automobile and pedestrian circulation.
 - (c) Parking and Loading. Location and extent of proposed parking and loading areas.
 - (d) Timing. Proposed schedule of development, including stages likely to be followed.
 - (e) Proposed provision for storm drainage (including retention pond facilities, when applicable) and sanitary sewerage, approved by the Town Planner.
 - (f) Size and proposed location of any signs.
 - (g) Proposed solid waste storage facilities.
 - (h) Proposed water system.
 - (i) Types of surfacing, slope, grade and cross-section of driveways, sidewalks, malls, etc.
 - (j) The location and heights of all fences, walls, and hedges shall be shown.
 - (k) Profiles of publicly maintained water and sewer lines.
 - (l) Profiles, cross-sections, and slopes of on-site and off-site ditches carrying water runoff.
 - (m) Erosion and sedimentation control plan.
 - (n) Lighting plan, inclusive of wattage and illumination.
 - (o) Depict traffic control devices and if applicable a traffic study meeting the requirement of this



4. NEIGHBORHOOD CONTACT

	(No Required)Community Meetings	Board of Commissioners
Advertisement Date(s)		Pender Post & Voice 07/31/25 & 08/07/25
Other – Contact(s)		Mailers sent 07/22/25 07/24/25 Signs posted 07/22/25

5. ACTIONS TO DATE

Board of Commissioners	08/12/25
------------------------	----------

6. ATTACHMENTS

1. Application
2. Affidavit of Mailing
3. Site Plan
4. Maps
 - a Site plan
 - b Aerial
 - c Zoning
 - d Future Land Use Map
5. Resolution
6. Ordinance
7. Findings of Fact



**FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND APPROVAL OF A PRELIMINARY PLAT FOR
WELDON VILLAGE**

IN THE MATTER OF A SPECIAL USE PERMIT FOR A PLANNED BUILDING GROUP (RESIDENTIAL), BURGAW TOWNHOMES, TO BE LOCATED ON THE EAST SIDE OF US HWY 117 AND NORTH OF ANNE P. FAISON RD AS CASE #3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, AND 3229-90-7421-0000 TO ALLOW CONSTRUCTION OF BURGAW TOWNHOMES, A PROPOSAL FOR A 135-UNIT TOWNHOME DEVELOPMENT IN THE EXISTING R-20 RESIDENTIAL DISTRICT O&I (OFFICE & INSTITUTIONAL) ON 18.72 ACRES

On August 12, 2025, the Town of Burgaw Board of Commissioners held a public hearing at the Burgaw Town Center, Located At 108 East Wilmington Street, Burgaw, Nc.

To Approve the Special Use Permit For A Planned Building Group (Residential), Burgaw Townhomes, Requested By Property Owner, Tribute Companies, Inc., and Mark L. Maynard Sr and Property Applicant, Robert J. Hollis.

.

The following witnesses submitted testimony to the Board of Commissioners during the course of the hearing:

- Ron Meredith, Town of Burgaw Planning Director
- Property owner Tribute Companies, Inc., and Mark L. Maynard Sr 332 Military Cutoff Rd., Wilmington, NC 28405
- Property Applicant, Robert J. Hollis.

In making the findings of fact and reaching the conclusions of law below, the board has considered, in addition to arguments offered at the hearing, the following documents, exhibits, and reports:

And thereby finds the following facts:

Zoning Map (Figure 1)

Future Land Use Map (Figure 2)

Application (Exhibit 1)
Site (Exhibit 2)

Findings of Fact

In General

THE APPLICANT IS REQUESTING APPROVAL OF THE PLANNED BUILDING GROUP (RESIDENTIAL)FOR BURGAW TOWNHOMES, WITH THE RECOMMENDED CONDITIONS .

THE PLANNED BUILDING GROUP (RESIDENTIAL), BURGAW TOWNHOMES, ALL STANDARDS AND REQUIREMENTS:

- The property is zoned O&I and R-20 and Developed Planned Building Group (Residential) requirement.
- In order for a site plan to be approved, the Unified Development Ordinance requires that

The site plan meets all the requirements of the Section 9.11 Standards for Planned Building Groups

- Unified Development Ordinance and the Town Code of Ordinances.
- The site plan meets all the specifications of the other approving agencies as outlined in the Exhibits;
- The location and character of the use, if developed according to the site plan as submitted and approved including the conditions, will be in harmony with the area in which it is to be located and in general conformity with the Town of Burgaw Unified Development Ordinance, Burgaw 2030 Comprehensive Land Use Plan.

BASED UPON THE FOREGOING FINDINGS OF FACT, BOARD OF COMMISSIONERS DRAWS THE FOLLOWING CONCLUSIONS:

- A. The location and character of the use, if developed according to the plan as submitted and approved, will/will not be in harmony with the area in which it is to be located.
- B. The use is/is not allowed pursuant to this ordinance and meets/does not meet all the required conditions and specifications, including without limitation, those set out in this Ordinance
- C. The use of the property will/will not affect other adjoining or abutting property values
- D. That the use will/will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- E. The increase in vehicular traffic resulting from the proposed development would/would not pose a danger to public safety.

Conclusions of Law

Based on the above Findings of Fact, The Town of Burgaw Board of Commissioners makes the following Conclusions of Law and Decision:

Based on the attached exhibits and the testimony at the public hearing held on August 12, 2025, the request to approve the preliminary plat request for Coastline Station is approved.

Adopted this 12th day of August 2025.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
Olivia Dawson, Mayor

Figure 1

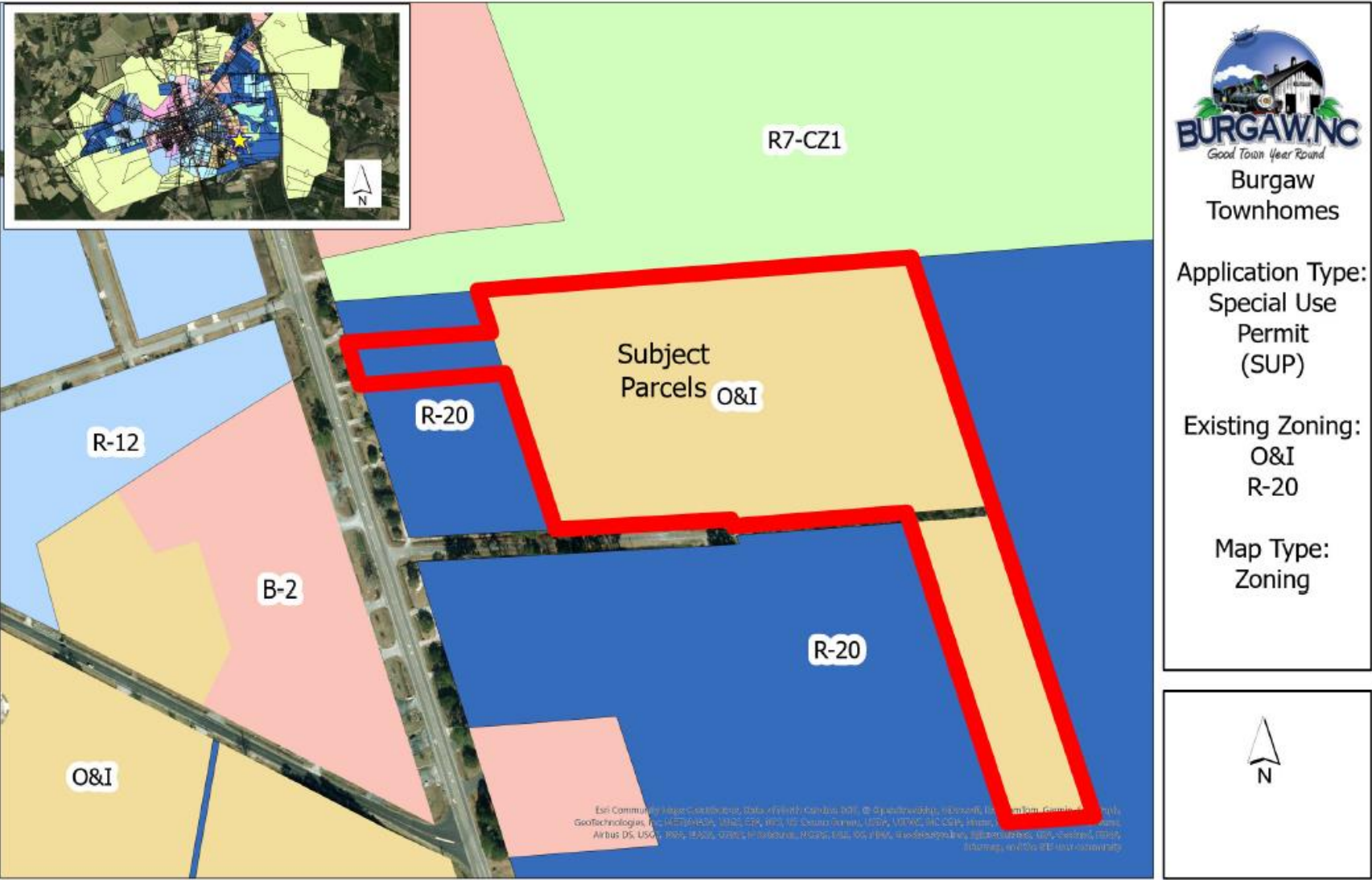
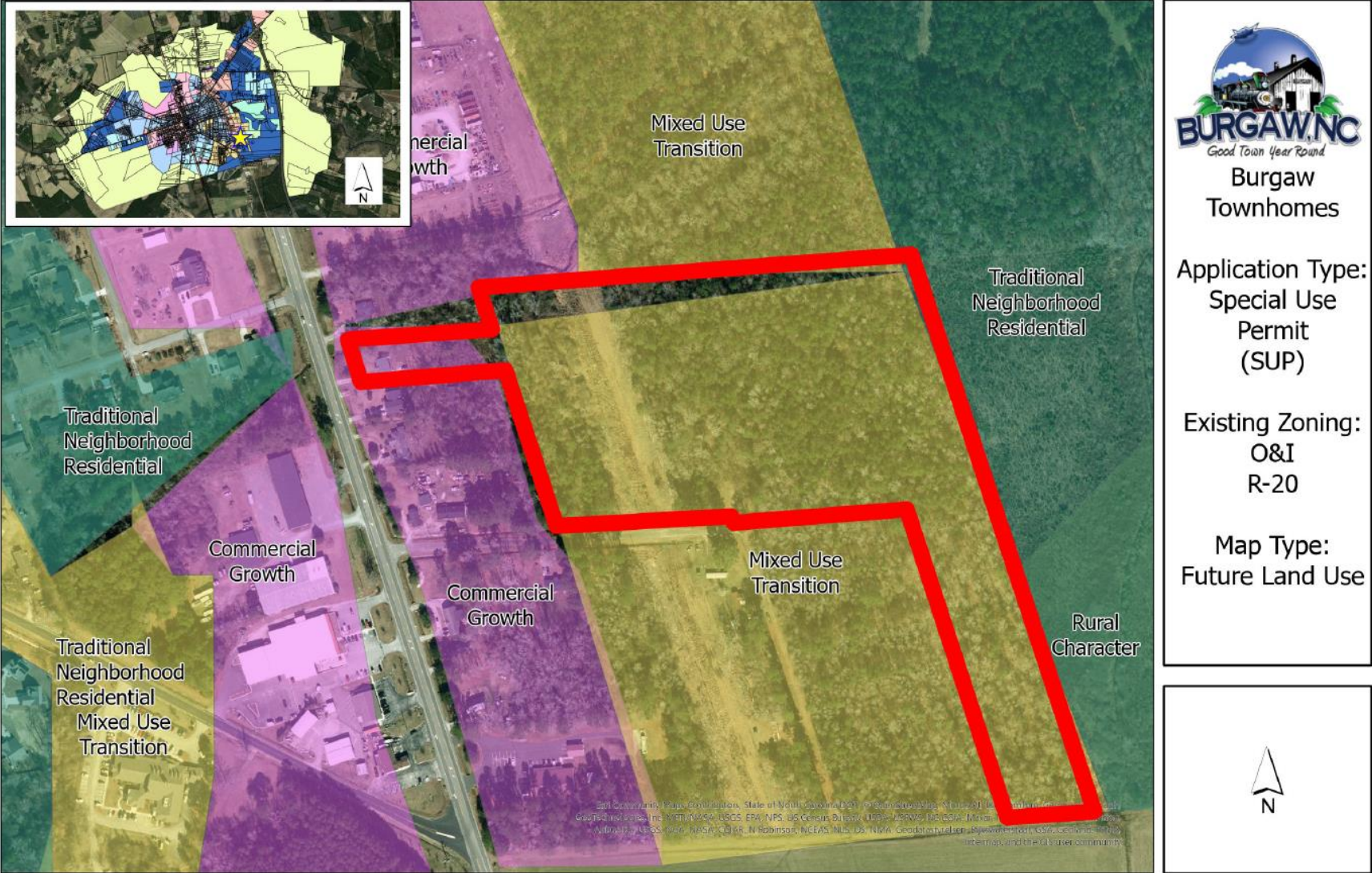


Figure 2





Special Use Permits are reviewed by the Town Planner
before being scheduled for a public hearing.

Schedule of Meetings

Technical Review Committee	As Needed
Board of Adjustments (Minor special uses)	Third Thursday of Month
Board of Commissioners (Major Special Uses)	Second Tuesday of Month

FEE SCHEDULE - APPLICATION FOR SPECIAL USE PERMIT

Not requiring technical review:

Existing structure and not construction	\$300*
New construction non-residential	\$400*

Requiring technical review:

Existing structure and not construction	\$350*
New construction non-residential	\$500*

Professional Engineering Review, if needed - Direct Cost Recovery

***plus an additional fee of \$7 per property owner that is legally required to be notified of public hearing**

Submittal Requirement checklist for Special Use Permits

Staff may determine that some requirements are not applicable to all applications.

- ☒ Complete Application form
 - ☒ Complete Site Plan, 10 paper copies and a digital pdf copy
 - ☒ Survey of property boundaries and legal description.
 - ☒ Legal documents indicating unified control over the site, such as a deed or a contract to purchase
 - ☒ Identify on the site plan any archeological, historic, or natural features to be preserved or protected and note by what means
 - ☒ Identify critical areas including but not limited to floodplain, easements, body of water, drainage area, historic, cemetery and topography of the property
 - ☒ For each building, a list of the following information on the form and included on the site plan:
 - o List of anticipated uses for each building or property (from permitted use table)
 - o Expected number of employees N/A
 - o Hours of operation N/A
 - o Phases of constructions The project will be built as 1-phase
 - ☒ Setbacks
 - ☒ Impervious surface
 - ☒ Number of parking spaces and dimensions including drive aisles
 - ☒ Number and type of signs
 - ☒ Building height
 - ☒ Review Appendix B of the UDO and provide the required information on your site plan.
- N/A ☐ A Traffic Impact Study is required for a Special Use Permit if the estimated traffic generated exceeds 100 AM or PM peak hour trips or more, or 1000 trips/day. A sealed letter by the design engineer will have to be



Town of Burgaw – Planning Department
SPECIAL USE PERMIT APPLICATION

109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

submitted documenting the daily trip generation based on the ITE manual. The Traffic Impact Study will have to be reviewed by NCDOT traffic engineering and the Town of Burgaw's traffic engineer prior to the Special Use Permit being scheduled for a public hearing. Refer to Section 9.3 of the Unified Development Ordinance concerning the standards for Traffic Impact Studies.

- ☐ A statement as to the applicant's expected water use for the daily operations of the site upon completion.
- ☒ Section 4.7.1 Purpose and Applicability; Special Uses [E] Entering of competent, material, and substantial evidence to enable the record to contain sufficient evidence is part of the application and hearing process. The burden of proof is on the applicant, and it is recommended that they provide testimony on the following:
 - a. The location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project.**
 - b. The use is allowed pursuant to this ordinance and meets all the required conditions and specifications, including, without limitation, those set out in this Ordinance.**
 - c. The use of the property as proposed will not affect other adjoining or abutting property values.**
 - d. The use will not materially endanger the public health or safety, if located where proposed and developed, according to the plan as submitted and approved.**
 - e. The increase in vehicular traffic resulting from a proposed development would not pose a danger to public safety.** See Attached Narrative

**These matters should be provided by an expert by providing evidence and testimony for the record.

☒ Reviews by Other Agencies-submit confirmation of approval or their comments

o NCDOT

- Traffic Study review and conditions recommended
- Driveway permit
- Off-site road improvements

The project was reviewed by our traffic engineer and it was determined that we did not meet the 100 trips per am/pm peak hour to require a Traffic Impact Analysis.



Submittal Requirement Checklist for Special Use Permit Modification or Minor Change

- Complete application form
- N/A ☐ An amended to-scale site plan exhibiting the proposed changes
- N/A ☐ A written statement outlining, in detail, the changes proposed
- N/A ☐ To-scale building elevations exhibiting any proposed building façade changes
- ☐ Fee (if applicable) Special Use Permits are now required to be recorded in the Pender County Register of Deeds

Date: 5-27-2025

Pin# _____
 3229-81-3143-0000
 3229-81-9004-0000
 3229-91-4024-0000
 3229-90-7421-0000



Town of Burgaw – Planning Department
SPECIAL USE PERMIT APPLICATION
109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

DATE: 05/21/2025

FEE: \$500.00

APPLICANT INFORMATION

NAME: Tribute Companies, Inc

PHONE: (910)-338-3585

MAILING ADDRESS: 332 Military Cutoff Rd., Wilmington, NC 28405

EMAIL: corporate@tributecompanies.com

PROPERTY INFORMATION

PROJECT TITLE Burgaw Townhomes

PARCEL NUMBERS 3229-81-3143-0000; 3229-81-9004-0000; 3229-91-4024-0000; 3229-90-7421-0000

ADDRESS 634 US Hwy 117S / Annie P. Faison Rd TOTAL PARCEL ACREAGE 18.72

CURRENT ZONING DISTRICT: O & I ADJACENT ZONING DISTRICT: R7-CZ1; R- 20

WATER SERVICE: ☐ Public Water ☐ Well SEWER SERVICE: ☐ Public Sewer ☐ Septic Tank

EXISTING STRUCTURES: None

PROPOSED STRUCTURES: Townhomes

CRITICAL AREAS:

☐ Floodplain ☒ Easements ☐ Pond/Lake ☐ Steep Slopes
☐ Drainage/Stream ☐ Historic ☐ Cemetery ☐ Other:

PROPOSED PROJECT: ***see attached written statement for specific details of proposed project

Exhibit 1



Town of Burgaw – Planning Department
SPECIAL USE PERMIT APPLICATION
109 N. Walker St. • Burgaw, NC • 28425 • 910.663.3452

I/We certify that all the information presented by me/us in this application is accurate to the best of my/our knowledge, information, and belief.

Applicant Signature: _____

Date: 5/27/25

Property Owner Signature (if not applicant): _____

Date: 05.27.25

FOR OFFICE USE ONLY

Application accepted by: Ron Meredith

Date: 7-21-2025



CLIENT
TRIBUTE COMPANIES INC.
332 MILITARY CUTOFF
WILMINGTON, NC

BURGAW TOWNHOMES
ANNIE P FAISON RD
BURGAW, NC
SPECIAL-USE PERMIT SITE PLAN

SITE PLAN
SPECIAL-USE
PERMIT

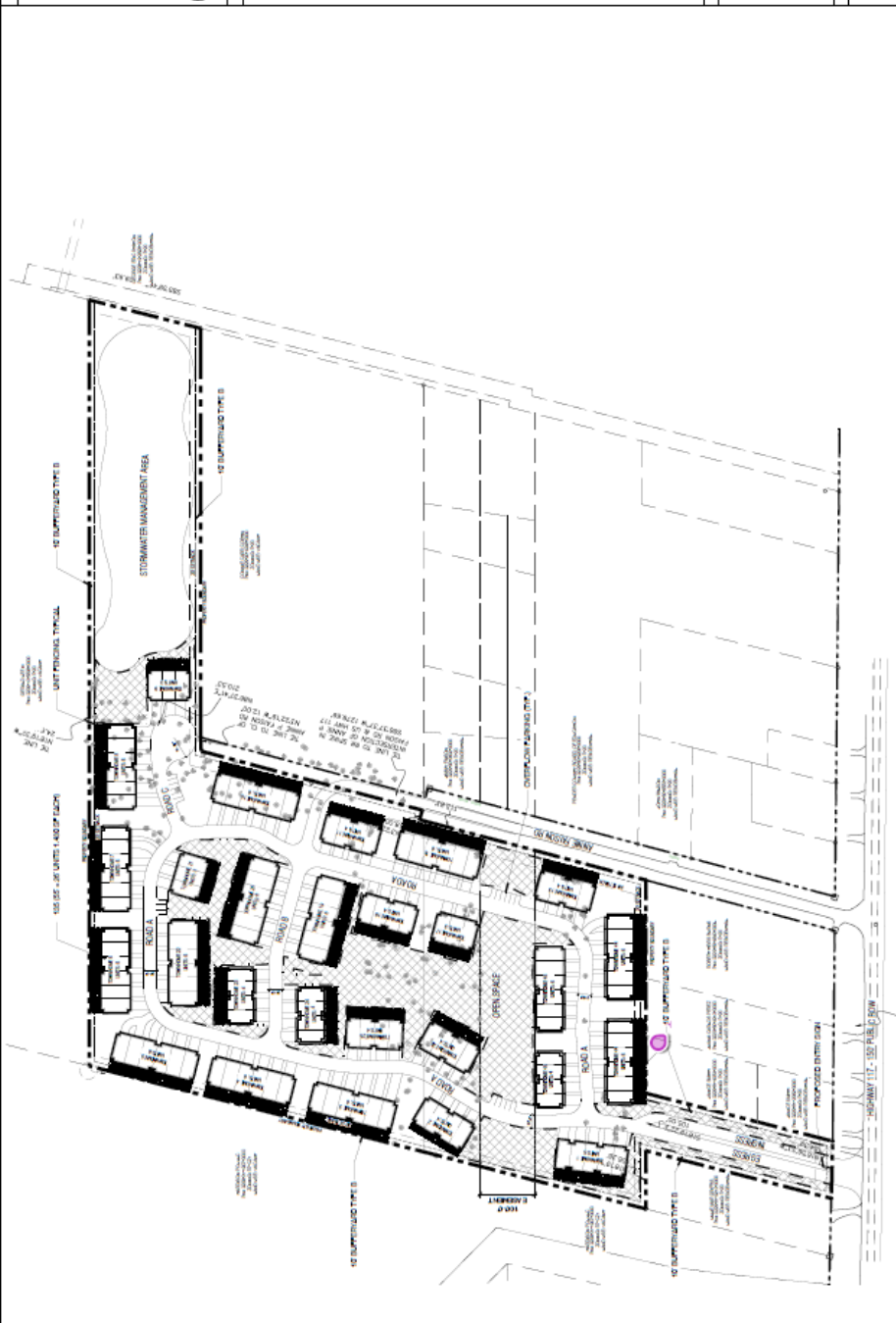
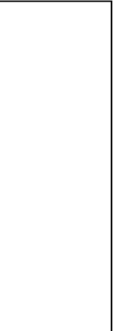
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Phone:	
Job Number:	839-05
Designed by:	MLD
Drawn by:	MAB
Checked by:	JMM
Sheet Title:	SITE PLAN

Sheet Number: **L0.0** of 1 sheet

[illegible][illegible][illegible][illegible]

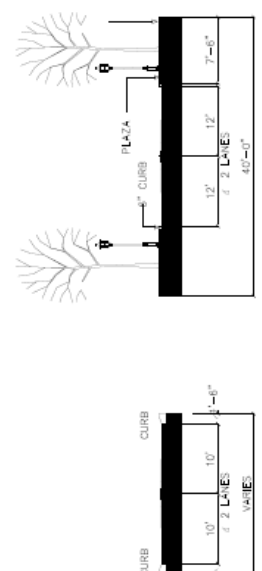
MITIGATION REQUIREMENTS	
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OVERALL TREE CALCULATION

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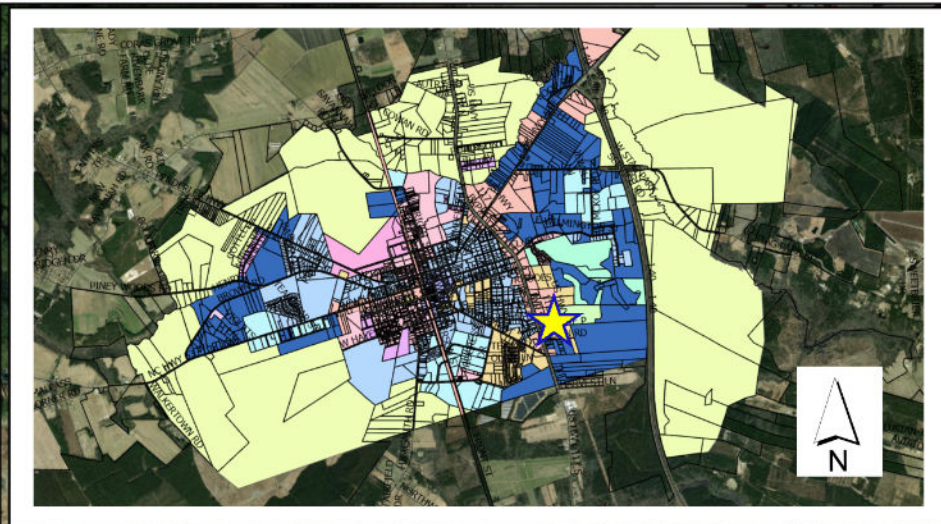
GENERAL NOTES

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PROPOSED 40' PRIVATE ROW

SECONDARY ACCESS ROAD



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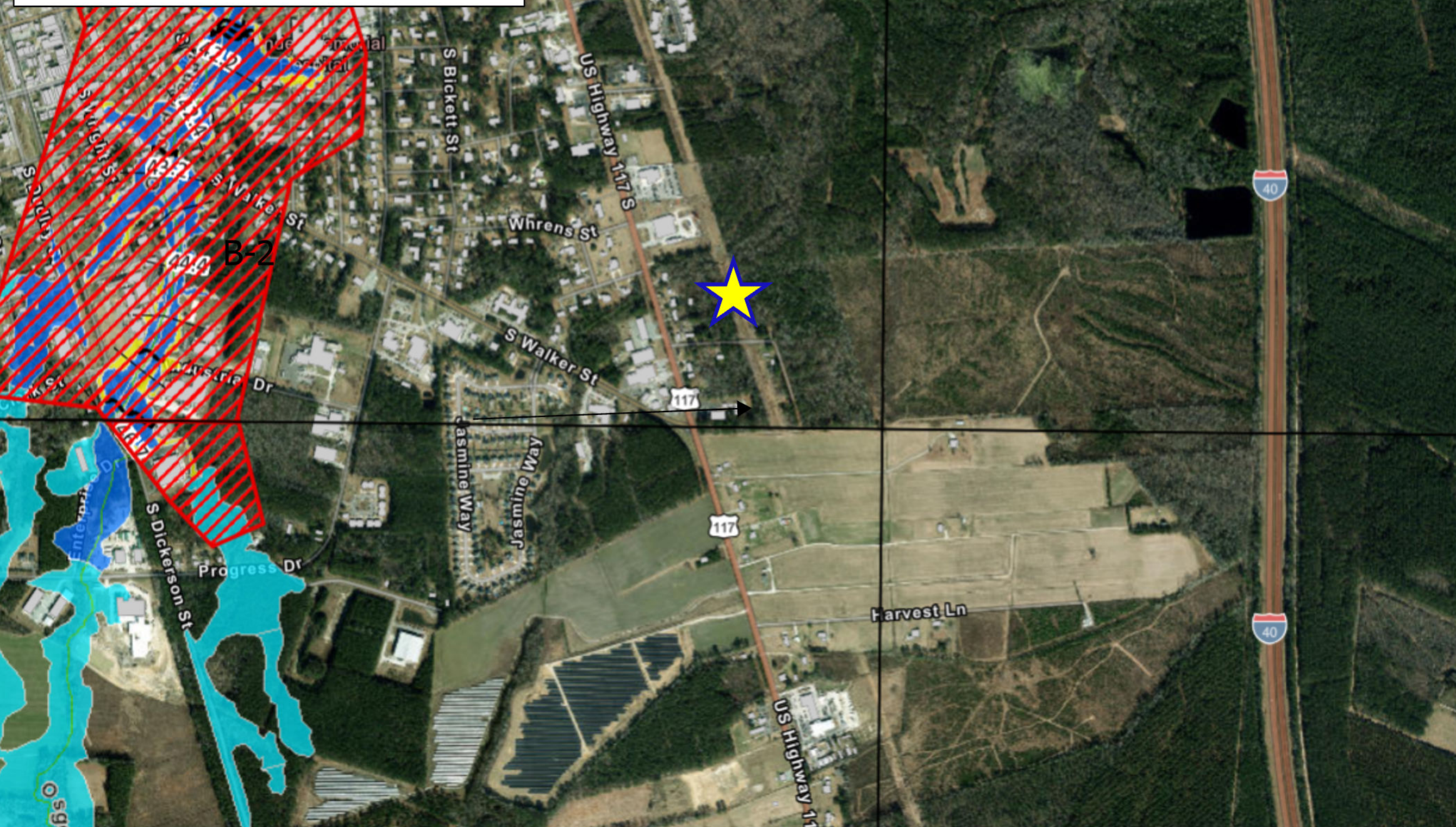
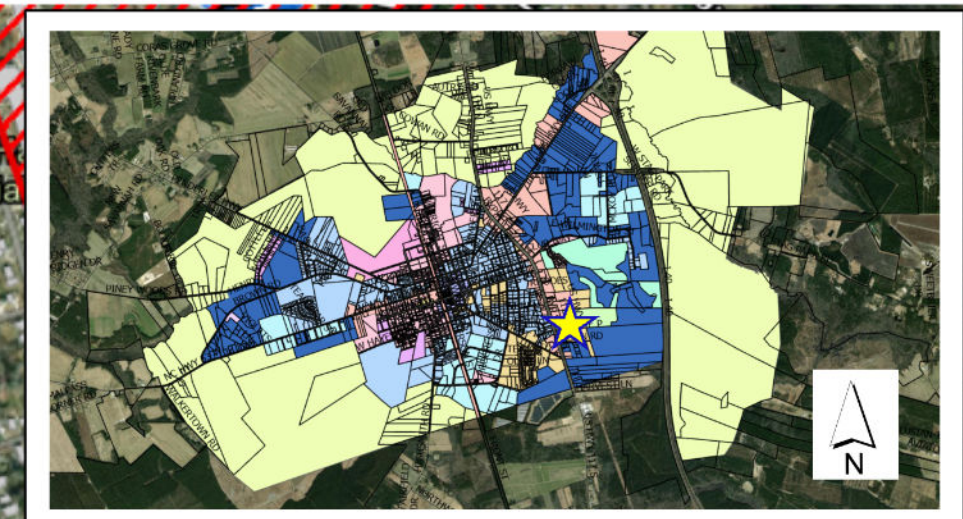
Burgaw Townhomes

Application Type:
Special Use
Permit
(SUP)

Existing Zoning:
O&I
R-20

Map Type:
Aerial





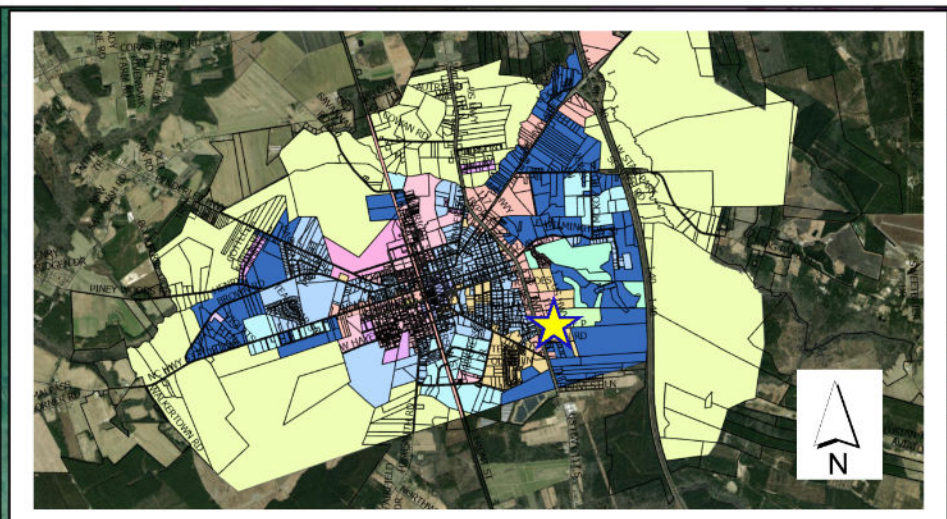
Burgaw Townhomes

Application Type:
Special Use
Permit
(SUP)

Existing Zoning:
O&I
(Office &
Institutional)

Map Type:
Flood Map





**Burgaw
Townhomes**

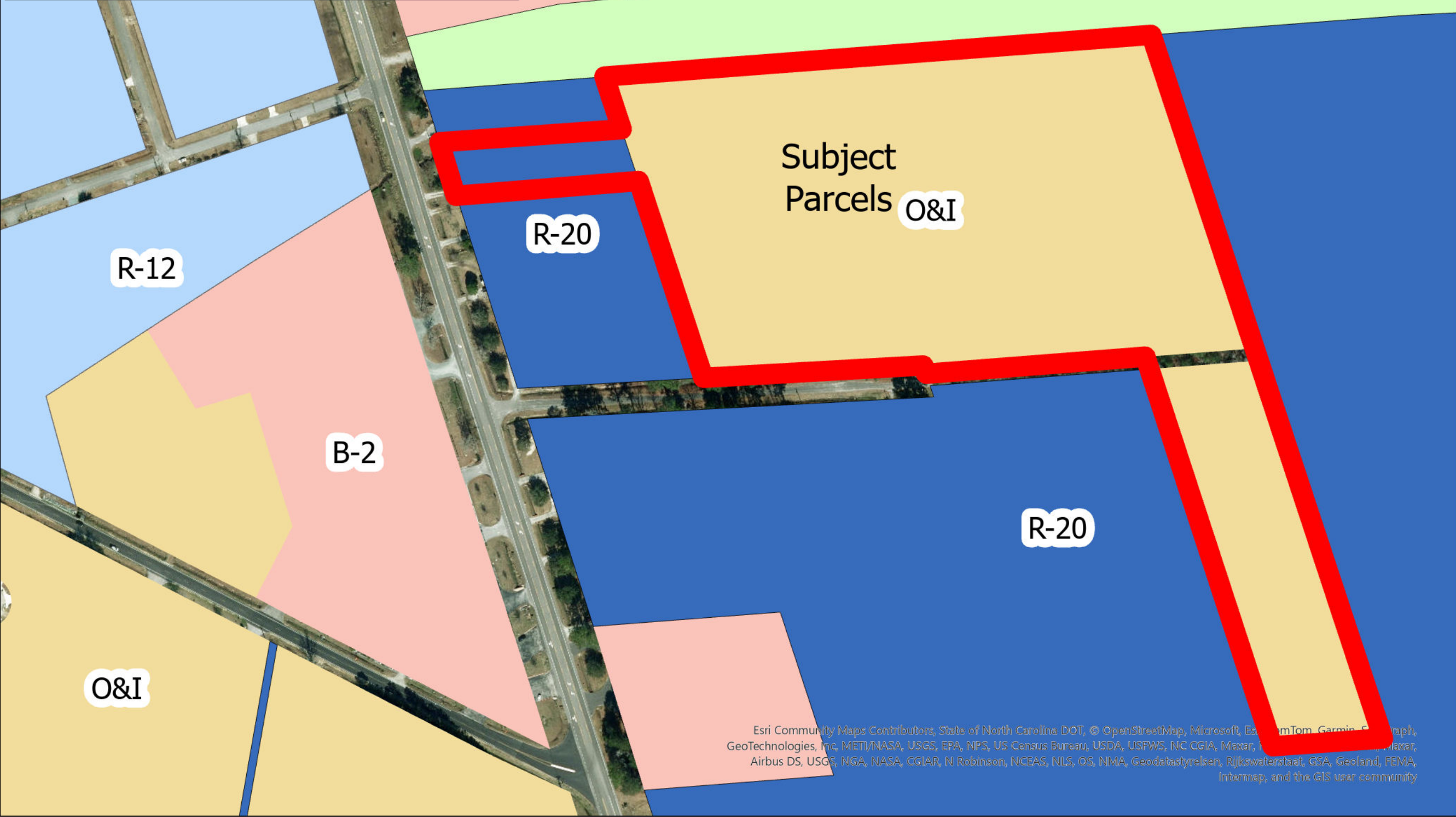
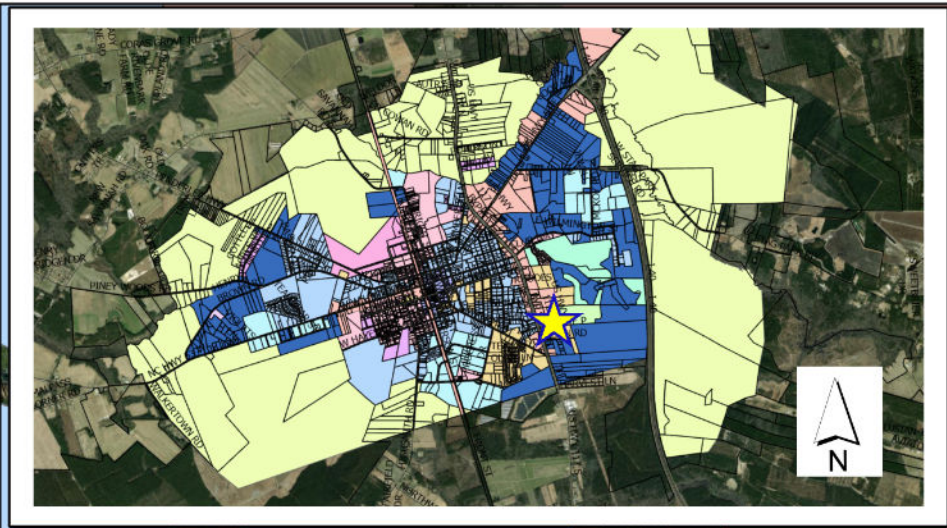
**Application Type:
Special Use
Permit
(SUP)**

**Existing Zoning:
O&I
R-20**

**Map Type:
Future Land Use**



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Burgaw Townhomes

Application Type:
Special Use
Permit
(SUP)

Existing Zoning:
O&I
R-20

Map Type:
Zoning



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RESOLUTION 2025-16

RESOLUTION FOR A SPECIAL USE PERMIT FOR A PLANNED BUILDING GROUP (RESIDENTIAL), BURGAW TOWNHOMES, TO BE LOCATED ON THE EAST SIDE OF US HWY 117 AND NORTH OF ANNIE P. FAISON RD (PIN: 3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, AND 3229-90-7421-0000) TO ALLOW A PROPOSAL FOR A 135-UNIT TOWNHOME DEVELOPMENT IN THE EXISTING O&I (OFFICE & INSTITUTIONAL) DISTRICT

PURPOSE:

THE BOARD OF COMMISSIONERS FOR THE TOWN OF BURGAW HELD A PUBLIC HEARING ON AUGUST 12, 2025, TO CONSIDER THE FOLLOWING APPLICATION:

PROPERTY OWNER:
TRIBUTE COMPANIES, INC., AND
MARK L. MAYNARD SR
332 MILITARY CUTOFF RD., WILMINGTON, NC 28405

PROPERTY APPLICANT:
ROBERT J. HOLLIS

LOCATION: **The East Side Of US HWY 117 and North of Annie P. Faison Rd (PIN: 3229-81-3143-0000, 3229-81-9004-0000, 3229-91-4024-0000, And 3229-90-7421-0000).**

PROPOSAL: **135-UNIT TOWNHOME DEVELOPMENT**

ZONING DISTRICT: **EXISTING R-20 RESIDENTIAL DISTRICT O&I (OFFICE & INSTITUTIONAL) DISTRICT**

MEETING DATES:
AUGUST 12, 2025: BOARD OF COMMISSIONERS PUBLIC HEARING

THE BOARD OF COMMISSIONERS, HAVING HEARD ALL EVIDENCE AND ARGUMENTS PRESENTED AT THE HEARING, MAKES THE FOLLOWING FINDINGS OF FACT:

THE PLANNED BUILDING GROUP (RESIDENTIAL), BURGAW TOWNHOMES, ALL STANDARDS AND REQUIREMENTS:

- The property is zoned O&I and R-20 and Developed Planned Building Group (Residential) requirement.
- In order for a site plan to be approved, the Unified Development Ordinance requires that The site plan meets all the requirements of the Section 9.11 Standards for Planned Building Groups
 - Unified Development Ordinance and the Town Code of Ordinances.
 - The site plan meets all the specifications of the other approving agencies as outlined in the Exhibits;
 - The location and character of the use, if developed according to the site plan as submitted and approved including the conditions, will be in harmony with the area in which it is to be located and in general conformity with the Town of Burgaw Unified Development Ordinance, Burgaw 2030 Comprehensive Land Use Plan.

BASED UPON THE FOREGOING FINDINGS OF FACT, BOARD OF COMMISSIONERS DRAWS THE FOLLOWING CONCLUSIONS:

- A. The location and character of the use, if developed according to the plan as submitted and approved, will/will not be in harmony with the area in which it is to be located.
- B. The use is/is not allowed pursuant to this ordinance and meets/does not meet all the required conditions and specifications, including without limitation, those set out in this Ordinance
- C. The use of the property will/will not affect other adjoining or abutting property values
- D. That the use will/will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- E. The increase in vehicular traffic resulting from the proposed development would/would not pose a danger to public safety.

Therefore, because the Board of Commissioners concludes that all general and specific conditions precedent to the approval of a SPECIAL USE PERMIT have/have not been satisfied, IT IS ORDERED that the application for the approval of the SPECIAL USE PERMIT be APPROVED/DENIED, subject to the following conditions:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Town of Burgaw Unified Development Ordinance and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the subdivision final plat shall be null and void.
3. The use and development of the subject property shall be in accordance with the site plan as submitted and approved.
4. Approval of this special use permit does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to releasing the project to the Building Inspections Department.
5. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by the Board of Commissioners as the exhibit.
6. A proposed connection to future development as shown on the site plan must be retained.

Major Subdivision adopted by the Town

Adopted this 12th day of August 2025.

Attest: _____
Kristin Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

DRAFT