



AGENDA | BOARD OF COMMISSIONERS REGULAR MEETING

February 10, 2026 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 January 13, 2026 Regular Meeting Minutes

B. Approval of the January 13, 2026 Closed Session Minutes

C. Resolution 2026-02 Adopting the Southeastern North Carolina Regional Hazard Mitigation Plan

D. Resolution 2026-03 Opposing the expansion of the Chemours Fayetteville Works Facility

E. Ordinance 2026-01 Amending the Town of Burgaw Code of Ordinances to reflect amendments to the Traffic Ordinance

F. Ordinance 2026-02 Amending the Town of Burgaw Code of Ordinances to reflect amendments to the Beautification Committee

6. Special Requests/Presentations

A. Employee Recognitions

- B. 2026 Pender County Reappraisal Presentation - *Ryan Vincent, Vincent Valuations*
- C. Mayor's Proclamation - Supporting the 250th Anniversary of the United States of America

7. Departmental Items

- A. **Building Inspections Department**
Louis Hesse, Building Code Administrator
- B. **Finance Department**
Tiffany Byrd, Finance Officer
- C. **Fire Department**
Johnathan Prevatte, Fire Chief
- D. **Information Technology Department**
Dustin McCullen, IT Director
- E. **Parks, Recreation & Tourism Department**
Jayna Augst, Recreation Supervisor
- F. **Planning Department**
Ron Meredith, Planning Director
- G. **Police Department**
James Rowell, Police Chief
- H. **Public Services Department**
Chris Medlin, Public Services Director

8. Public Forum

9. Public Hearing

- A. **Rezoning Request**
Consideration of a proposed rezoning request for ±3.7 acres of land from R-20, Residential District, to B-2, Highway Business District, located on the western side of NC HWY 53 and can be further identified by PIN 3229-57-8886-0000 and 3229-57-9962-0000.
- I. Resolution 2026-04 Adopting a Statement of Consistency regarding an amendment of the official zoning map of the Town of Burgaw requested

by Henry Nadeau on behalf of Mt. Calvary Leadership Development to rezone property located on NC Highway 53 from R-20, Residential District to a B-2 Highway Business District

- II. Ordinance 2026-03 A map amendment of the official zoning map of the Town of Burgaw requested by Henry Nadeau on behalf of Mt. Calvary Leadership Development to rezone property located on NC Highway 53 from R-20, Residential District to a B-2 Highway Business District

10. Items from Manager

- A. Updates on current projects

11. Items from Attorney

12. Items from Mayor and Board of Commissioners

- A. Resolution 2026-05 Amending the Suggested Rules of Procedure for the Town of Burgaw Board of Commissioners
- B. Consideration of appointing two (2) members to the Parks & Recreation Advisory Board
- C. Consideration of appointing one (1) member to the Beautification Committee
- D. Other items to be announced

13. Closed Session

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

14. Adjournment

TOWN OF BURGAW BOARD OF COMMISSIONERS REGULAR MEETING

DATE: January 13, 2026
TIME: 4:30 PM
PLACE: Burgaw Town Center, 108 E. Wilmington Street
BOARD MEMBERS PRESENT: Mayor Olivia Dawson, Mayor Pro-tem James Malloy, Commissioners Bill George, William Rivenbark, Michael Pearsall and Myra McDuffie

Call to Order

Mayor Olivia Dawson called the meeting to order and welcomed attendees.

Invocation

The invocation was given, followed by the Pledge of Allegiance.

Approval of Agenda

Mayor Dawson noted that Item 6B (Burgaw Area Chamber of Commerce presentation) would be removed from the agenda as the Chamber was not presenting at this meeting and would return at a later date.

Motion: Mayor Pro-tem Malloy made a motion to approve the agenda as amended with the removal of Item 6B. The motion was carried by unanimous vote.

Approval of Consent Agenda

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

Special Requests/Presentations

Employee Recognitions

Fire Department

Fire Chief Johnathan Prevatte presented new fire department personnel who were recently hired through the SAFER grant which provided funding for six new full-time positions. Additionally, several part-time positions were backfilled, and some internal staff earned promotions. Chief Prevatte introduced:

- Justin Decker - Part-time firefighter
- Zakary Howard - Part-time firefighter
- Jason Hawkins - Full-time firefighter on A shift

- Jack Shortell - Full-time firefighter on C shift
- Caden Rhoades - Full-time firefighter on B shift who was promoted from part-time status
- Reagan Roberts - Fire Engineer
- Giovanni Sanzo - Fire Captain on A shift
- Kevin Hollar - Fire Captain on B shift
- Joseph Williams - Fire Captain on C shift, promoted from his previous role as a full-time firefighter on B shift

Commissioner Pearsall asked if these hires and promotions make the department fully staffed. Chief Prevatte reported yes, noting the additional need for part time staff as necessary. He advised that the department now has four full-time staff per shift working a 48/96 schedule, plus part-time staffing and volunteers. The increased staffing helps meet NFPA recommendations for personnel on scene.

The Chief also recognized Cameron Moniak and Joseph Williams for passing their state tests for EMT basic certification. Jack Shortell had completed his EMT class prior to starting with the department and has begun training for advanced EMT. This progress supports their mission to become a BLS provider, with at least three EMTs on every shift and plans to have all full-time staff EMT certified by fall.

Police Department

Police Chief James Rowell recognized two officers who recently graduated:

- Sergeant Ronnie Kennedy graduated from UNC Pembroke with a Bachelor of Arts, double majoring in criminal justice and sociology, graduating magna cum laude
- Corporal William Fair graduated from Western Carolina University with a Bachelor of Science in Emergency Disaster Management

Departmental Items

Building Inspections Department

Louis Hesse, Building Code Administrator, reported a relatively quiet month with several large projects in progress between rough-ins and finals. He highlighted:

- Kiln Direct is discussing a potential expansion
- Bagel King project continues to move very slowly, with only one inspection in the past year
- Patty's Place has received temporary COs pending payment of system development fees or approval of their grant application; they now have occupants in the apartments

Regarding minimum housing, Mr. Hesse reported having eight active cases, down from nine after one house near the elementary school was demolished. Two of the cases may need to be referred to the town attorney due to lack of progress. Commissioner Pearsall inquired about a house at the corner of Satchwell and Smith Street, which Mr. Hesse acknowledged was not yet formally addressed but would be added to his list.

Fire Department

Chief Prevatte provided statistics for the previous month: 63 incidents and approximately 620 training hours. For the entire year of 2025, they responded to 875 calls and logged over 7,100 training hours.

The AFG grant-funded Plymovent exhaust capture system installation had begun the day before and was expected to take about a week and a half to complete. This system will remove diesel exhaust from the station, creating a safer environment for personnel and visitors by reducing carcinogens.

He also reported that crews had completed hydrant flows in the Pender Central area of the fire district ahead of their end-of-year deadline.

Commissioner Rivenbark asked if the department is now fully staffed and how the number of volunteers are looking like. Chief Prevatte reported the department is fully staffed with 12 fulltime employees and around 7 part-time positions. There are approximately 14 volunteers on the roster with strong participation, including several working on getting cleared to drive apparatus and others attending live burn training outside the area on their own time.

Parks, Recreation & Tourism Department

Cody Suggs, Parks & Recreation Director, reported that the department had concluded their busy holiday season with good attendance at the Blueberry Drop. He noted that January would have no scheduled events, allowing the department to organize and plan for the coming year, especially with Recreation Coordinator Jayna's upcoming departure in March for the birth of her second child.

Suggs provided a detailed update on the Westside Trail project:

- Progress from Dudley Street to Gateway Church is nearly complete
- Work from Highway 53 toward the ballpark is proceeding well
- An easement was signed the previous day for a property on Hayes Street
- A planned modification to add sidewalk instead of a bike lane on Hayes Street from Smith to Dudley Street had to be abandoned due to stormwater permitting constraints
- The project team is waiting for NCDOT approval for an encroachment at Bridger's extension
- Crosswalks are being mapped out for installation, and rapid flashing beacons are ready for installation pending DOT approval

Considerable discussion occurred regarding pedestrian safety on Hayes Street, particularly near the ballpark where children frequently cross. Commissioner Pearsall expressed concern about speeding vehicles and the need for better lighting and safety measures. Mr. Suggs acknowledged these issues and noted he would look to see what could be done, but noted budget constraints with the project. Commissioner Pearsall noted we could find the money for safety improvements and stated we need to make sure we are taking all necessary safety measures with our projects. The board agreed that further safety measures should be considered in the future.

Mr. Suggs also mentioned that William Stanfield, a member of the Parks & Recreation Advisory Board, had stepped down due to moving outside town limits. There was brief discussion about the roles of the Parks & Recreation Advisory Board and the possibility of combining the board with the Parks Foundation. The board decided to leave the advisory board as is for now and reconsider its structure in the future if needed.

Planning Department

Ron Meredith, Planning Director, reported on upcoming planning board activities including a straight rezoning case with no specific use identified. He noted that several forestry and tree removal activities were occurring around town - some qualifying as timbering and others as removal for future development.

Locations mentioned included:

- Area near Village on Eighteen (timbering)
- East Wilmington Street (tree removal for future development without town contact yet)
- Stag Park Road and Highway 53 (potential timbering with future development)

Police Department

Chief James Rowell reported that the department successfully supported holiday events including the tree lighting, parade, and blueberry drop. For 2025, the department handled over 2,700 reports, averaging more than seven per day.

Chief Rowell also mentioned that they had addressed concerns about trespassing along the canal on Wallace Street by working with Public Works to install gates at two locations in question.

In response to Commissioner Rivenbark's question about staffing, Chief Rowell stated they were short one patrol position out of 18 total full-time positions, with three part-time officers.

Commissioner Pearsall commented on construction activity taking place at the end of Satchwell Street and Hayes Street and requested increased patrols by law enforcement following a recent incident involving individuals being present on the property without authorization. Chief Rowell reminded the Board and the public to contact Pender County Dispatch if they see or hear anything suspicious, emphasizing that timely reporting allows the Police Department to respond while the incident is occurring.

Commissioner Rivenbark inquired about the status of homelessness within the Town. Chief Rowell stated that he is not aware of any significant concerns or related criminal activity at this time. Commissioner Rivenbark referenced a recent incident at Patty's Place in which an employee reported to him they felt uncomfortable due to a suspicious individual outside the business. Chief Rowell reiterated the importance of reporting any suspicious activity to Pender County Dispatch so that the Police Department can respond promptly and ensure the situation is addressed appropriately.

Public Services Department

Chris Medlin, Public Services Director, reported:

- Three water leaks were repaired in the past month
- Water and sewer taps were installed for the new urgent care building near the intersection of NC Highway 53 and US Highway 117
- Continued replacement of endpoints on water meters, with read errors down from 70 in December to 33 currently
- Gates and cables were installed at utilities access points to address trespassing concerns along the canal on Wallace Street

- Litter pickup was conducted along Highways 117 and 53 near Walmart before the holidays
- Pre-construction meeting was held for water main replacements, with work expected to begin the following week on West Fremont, South Bennett, and Dickerson Street
- Courthouse Avenue sidewalk replacement would also begin the following week
- The department's grapple truck would be out of service the following week for maintenance

Commissioner Pearsall brought attention to an open hole in the ground at South Vann and Hayes Street that had been there for years and posed a safety hazard. Mr. Medlin committed to addressing it the next day.

Commissioner Rivenbark asked about staffing in the Public Services Department. Mr. Medlin advised there are a total number of 14 employees within the department and is currently short one Equipment Operator position.

Commissioner McDuffie asked about Mr. Medlin's job responsibilities and how his time is divided between office and field work. Mr. Medlin advised that he spends approximately 50% of his time in the office and 50% in the field. He provided a brief overview of the projects he is currently managing, including the water main project and Courthouse Avenue improvements. He also noted that he regularly works hands-on in the field where assistance is needed and has addressed issues brought forward during the previous Board meeting.

Public Forum

Prior to Public Forum, Mayor Dawson called for a break between 5:31 PM and 5:39 PM.

Robert Kenan, 211 E. Fremont Street, on behalf of King Solomon Lodge #138, requested use of the town's digital sign to advertise an upcoming American Red Cross blood drive on February 3rd at the lodge. The Board approved this request. Mr. Kenan also asked the board if the town street sweeper was working because he is seeing a lot of leaves in culverts. Mayor Dawson advised a new street sweeper is on order.

Martha Daniel, 308 S. Cowan Street, expressed concern about a political campaign float in the Christmas parade despite rules prohibiting political entries. Mayor Dawson and Commissioner McDuffie acknowledged this was an oversight, as the application did not indicate it was for a political campaign. They assured her steps would be taken to prevent this from happening again, noting that the Chamber of Commerce manages the parade, not the town.

Julie Rowland, 315 S. McRae Street, raised two issues:

- A concern about the Westside Trail construction removing her flower bed at Hayes and McRae Streets without notification, as well as an old fire hydrant that has not been replaced as stated in the past. The bed contained specialty plants that cannot be easily replaced. Staff committed to investigating the right-of-way boundaries, checking the fire hydrant that was marked for replacement, and improving communications for future work.
- Problems with unleashed dogs from a residence on Hayes Street that have attacked feral cats and created safety hazards. The dogs' owners have been fined multiple times by animal control but continue to let the dogs run loose during evenings and

weekends when animal control isn't working. Town Manager James Gantt stated he would work with the Police Chief to address the issue.

Public Hearing

Early Citizen Input on FY 2026-2027 Budget

Mayor Dawson declared the public hearing open at 6:03 PM.

Town Manager James Gantt noted this was an opportunity for citizens to provide input at the beginning of the budget season, with additional opportunities to come throughout the process. A citizen survey was also planned to be distributed soon.

There being no speakers, Mayor Dawson closed the public hearing at 6:04 PM.

Items from Manager

Discussion - Speed Limit Reductions for NCDOT Roads

Mr. Gantt presented a recommendation to request NCDOT reduce speed limits on Henry Brown Road (Bridgers Street extension) and Penderlea Highway (near Wallace Street) from 35 mph to 25 mph. Upon completion of the Westside Trail, both roads will be used by pedestrians. After discussion about the specific portions of roads to include, the Board agreed to recommend reducing the speed limit from 35 MPH to 25 MPH on Henry Brown Road (Bridgers Street extension) between Giles Marshburn Road and Bridgers Street, and on Penderlea Highway from Wallace Street to Smith Street.

Motion: Commissioner George made a motion to recommend NCDOT reduce the speed limit from 35 MPH to 25 MPH on Henry Brown Road (Bridgers Street extension) between Giles Marshburn Road and Bridgers Street, and on Penderlea Highway from Wallace Street to Smith Street. The motion was seconded by Mayor Pro-tem Malloy and carried by unanimous vote.

3-Way & 4-Way Stop Sign Review

Mr. Gantt presented a map showing all 3-way and 4-way stops in town, noting that several appeared unnecessary with the town's 25 mph speed limits. After discussion, the Board determined that 3-way stops should be eliminated due to the reduced speed limits in residential areas. Commissioner Pearsall requested the 4-way stops remain as is for West Satchwell, Bodenheimer, and West Fremont Streets. Four-way stops on thoroughfares like McNeil Street and Bickett Street would be converted to 2-way stops, with the thoroughfares having right of way.

Motion: Mayor Pro-tem Malloy made a motion to amend the traffic ordinance to eliminate unnecessary 3-way stops and convert certain 4-way stops to 2-way stops as discussed. The motion was seconded by Commissioner George and carried by unanimous vote.

Mayor Dawson also brought up a traffic concern regarding the intersection of Dickerson Street and Fremont Street. After brief discussion, Mr. Gantt will meet with staff to see what improvements can be done, or determine if a 4-way stop is the best solution.

Updates on current projects

Town Manager Gantt reported that financing for the Westside Trail had closed. He also noted that departments were working on their budget workbooks, with initial meetings scheduled for that week.

Commissioner Rivenbark asked about the status of the stormwater mapping project. Town Manager Gantt explained they were in the final stages, with engineers completing system modeling. The public-facing map should be available within the next month. Commissioner Rivenbark noted this information needs to get out to the public soon.

Items from Attorney

The attorney had no items for open session but would provide an update on three litigation matters in closed session.

Items from Mayor and Board of Commissioners

Consideration of appointing one (1) member to the Tourism Development Authority

Mayor Dawson recommended Brenda Allen, owner of BeBe's Bed and Breakfast, for appointment to the Tourism Development Authority. She noted that as a collector of occupancy tax, Ms. Allen would bring valuable perspective to the TDA.

Motion: Commissioner George made a motion to appoint Ms. Allen to the TDA. The motion was seconded by Commissioner Rivenbark and carried by unanimous vote.

Other items to be announced

Mayor Dawson requested the Board to consider amending the Beautification Committee membership by adding one additional resident position and making the Town Clerk an ex-officio member, voting only in the case of a tie. There were no concerns voiced by the Board.

Motion: Commissioner McDuffie made a motion to add one resident position and designate the Town Clerk as an ex-officio member, voting only in the case of a tie, to the Beautification Committee. The motion was carried by unanimous vote.

Mayor Dawson noted that Pender County tax office representatives would attend the February meeting to present information about the reevaluation appraisal process.

Commissioner Pearsall commented on the updates previously spoke about regarding the "Rules of Procedure for the Town of Burgaw Board of Commissioners" document and requested these changes be done as soon as possible. Staff advised they are reviewing the guidelines to ensure no other updates are needed prior to bringing the final amendments to the board for approval. Ms. Wells advised these amendments would be brought back for approval at the February meeting.

Commissioner George commented on the need for a stop light at the intersection of US Highway 117 and Wilmington Street. Mayor Dawson advised requests and the board approved resolution from the last meeting have been submitted to the state to express the town's urgency for this consideration.

Commissioner McDuffie requested the board consider financially securing the Executive Director position for the Burgaw Area Chamber of Commerce. She expressed concern that without action, the current part-time director would leave in February. After extensive discussion about how to structure and fund such a position, the Board agreed to secure the position conceptually while working out the details later. Mr. Gantt explained difficulties with funding a non-profit position and the purpose of the Chamber verses the town. Mayor Pro-tem Malloy confirmed funding was not being allocated for this request at the time of this discussion.

Motion: Commissioner George made a motion to support the Burgaw Area Chamber of Commerce and to start the process of securing a full-time Executive Chamber Director position. The motion was seconded by Commissioner McDuffie and carried by unanimous vote.

Closed Session

The Board voted to enter closed session pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege and NC GS 143-318.11(a)(6) Personnel.

Motion: Mayor Pro-tem Malloy made a motion to enter closed session at 7:10 PM. The motion was carried by unanimous vote.

The Board voted to exit closed session and return to open session.

Motion: Commissioner McDuffie made a motion to exit closed session and return to open session at 8:37 PM. The motion was carried by unanimous vote.

Open Session

Upon returning to open session, Mayor Dawson noted several actions by the Board:

Mayor Dawson stated the Board has come to resolution regarding the D.R. Horton lawsuit filed against the town. D.R. Horton has advised they would dismiss the lawsuit if the Board agreed to approve the plat. She also noted D.R. Horton has plans to revisit the town regarding annexation of the property.

Motion: Commissioner McDuffie made a motion to approve the D.R. Horton plat. The motion was carried by unanimous vote.

Mayor Dawson said the town received an application from Patty's Place requesting grant funding for their system development fees.

Motion: Commissioner Pearsall made a motion to deny the request. The motion was seconded by Commissioner McDuffie and carried by unanimous vote.

Following a discussion in closed session, Mayor Dawson asked the Board if they wished to proceed with requesting an efficiency study through the NC League of Municipalities.

Motion: Commissioner Rivenbark made a motion to proceed with having an efficiency study conducted. The motion was seconded by Commissioner McDuffie and carried by unanimous vote.

Mayor Dawson advised the annual Mayor's Gala hosted by the Parks Foundation of Burgaw is scheduled for March 14, 2026. She asked the Board if they wished to sponsor the event as they did in the prior year. Mayor Dawson reminded the Board that the sponsorship would cover the Board members' tickets to attend, but spouses would need to purchase tickets separately.

Motion: Commissioner Rivenbark made a motion to approve a \$1,000 sponsorship towards the Mayor's Gala. The motion was seconded by Commissioner Pearsall and carried by unanimous vote.

Adjournment

Motion: Commissioner McDuffie made a motion to adjourn the meeting at 8:41 PM. The motion was carried by unanimous vote.

RESOLUTION 2026-02
ADOPTING THE SOUTHEASTERN NORTH CAROLINA REGIONAL
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the Town of Burgaw are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Burgaw desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Burgaw has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Board of Commissioners of the Town of Burgaw to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS HEREBY:

1. Adopts the Southeastern North Carolina Regional Hazard Mitigation Plan.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this, the 10th day of February 2026.

Signed: _____
G. Olivia Dawson, Mayor

Attest: _____
Kristin J. Wells, Town Clerk

DRAFT

RESOLUTION 2026-03

RESOLUTION OPPOSING THE EXPANSION OF THE CHEMOURS FAYETTEVILLE WORKS FACILITY

WHEREAS, the Town of Burgaw Board of Commissioners recognizes that safe, clean, and reliable drinking water is essential to the health and well-being of Burgaw residents and to the long-term environmental and economic vitality of the region; and

WHEREAS, the Cape Fear River serves as a primary drinking water source for communities throughout southeastern North Carolina, including communities that directly or indirectly serve residents of the Town of Burgaw; and

WHEREAS, since at least 1980, Chemours and its predecessor, DuPont, have released per- and polyfluoroalkyl substances (PFAS), including GenX, into the Cape Fear River from the Fayetteville Works facility located upstream of Burgaw; and

WHEREAS, these discharges have resulted in widespread PFAS contamination throughout the Cape Fear River Basin, creating serious concerns regarding public health, environmental quality, and the financial burden placed on local governments, utilities, and ratepayers to provide safe drinking water, as peer-reviewed studies have identified potential associations between long-term PFAS exposure and adverse health effects, including increased risks of certain cancers, thyroid and liver conditions, developmental effects, and immune system impacts; and

WHEREAS, local governments and water utilities within the Cape Fear River Basin have invested tens of millions of dollars in treatment upgrades, including Granular Activated Carbon (GAC) filtration systems, and continue to incur significant annual operating costs to remove PFAS compounds from drinking water supplies; and

WHEREAS, Chemours has applied to the North Carolina Department of Environmental Quality (NCDEQ) for permits to expand operations at its Fayetteville Works facility, which would substantially increase production and may increase PFAS emissions and discharges to air and water; and

WHEREAS, the U.S. Environmental Protection Agency (EPA), the North Carolina Department of Environmental Quality (NCDEQ), and other regulatory agencies possess the authority and responsibility to deny or condition permit applications that may endanger public health or violate federal or state environmental laws; and

WHEREAS, the Town of Burgaw Board of Commissioners supports strong regulatory oversight by the EPA and NCDEQ to ensure Chemours achieves full compliance with existing consent orders and implements proven, enforceable, and verifiable controls to prevent additional PFAS contamination.

NOW, THEREFORE, BE IT RESOLVED by the Town of Burgaw Board of Commissioners that the Town of Burgaw formally opposes any expansion of the Chemours Fayetteville Works Facility that would result in increased PFAS emissions or discharges into the Cape Fear River Basin; and

BE IT FURTHER RESOLVED that the Town of Burgaw respectfully requests that the U.S. Environmental Protection Agency and the North Carolina Department of Environmental Quality deny Chemours' expansion permit unless and until the company has:

1. Fully remediated existing PFAS contamination attributable to its operations;
2. Demonstrated sustained compliance with all applicable environmental laws, consent orders, and permit conditions;
3. Provided independent, verifiable data confirming that proposed operations will not increase PFAS releases to air or water; and
4. Provided documentation of financial compensation to local governments and public water utilities for treatment systems, operational costs, and remediation measures required as a result of PFAS contamination.

BE IT FURTHER RESOLVED that the Town of Burgaw urges Chemours to engage transparently with local governments, utilities, and affected communities by sharing environmental data, adopting best available control technologies, and prioritizing the protection of North Carolina residents, natural resources, and downstream communities.

Adopted this, the 10th day of February 2026.

Signed: _____
G. Olivia Dawson, Mayor

Attest: _____
Kristin J. Wells, Town Clerk

ORDINANCE 2026-01

**AMENDING THE TOWN OF BURGAW CODE OF ORDINANCES TO REFLECT
AMENDMENTS TO THE TRAFFIC ORDINANCE**

WHEREAS, the Town of Burgaw Board of Commissioners has the authority to regulate traffic control devices within the municipal limits; and

WHEREAS, the Board finds it necessary to amend the Town's traffic ordinance to reflect updates to designated three-way and four-way stop intersections in order to promote public safety and efficient traffic flow;

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

SECTION 1: The Town of Burgaw Code of Ordinances shall be amended to reflect the amendments of the Traffic Ordinance as described in the document attached.

SECTION 2: This amendment becomes effective immediately upon adoption on this, the 10th day of February 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

TRAFFIC SCHEDULES

- I. Stop intersections with stop lights
- II. Intersections with flashing red or yellow lights
- III. Three-way stops
- IV. Four-way stops
- V. One-way streets
- VI. Speed Limits
- VII. School Zones

ADOPTION OF TRAFFIC SCHEDULES.

Pursuant to its authority to regulate streets and traffic pursuant to G.S. Ch. 20 and Ch. 160A, Art. 15, and in the interests of public safety and welfare, the Board of Commissioners adopts the following traffic schedules.

SCHEDULE I. STOP INTERSECTIONS WITH STOP LIGHTS.

The Town Manager shall erect or install mechanical stop lights to regulate vehicular and pedestrian traffic at the following town-maintained intersections and locations. The effect of the stop lights on vehicles and pedestrians shall be as provided in G.S. §§ 20-158 and 20-172.

TOWN-MAINTAINED	
STREET	AT INTERSECTION WITH
W FREMONT ST	S WRIGHT ST

NCDOT MAINTAINED	
STREET	AT INTERSECTION WITH
S WALKER ST	E FREMONT ST
S WALKER ST*	E WILMINGTON ST
US HWY 117 BYP*	NC HWY 53
NC HWY 53*	WALMART PARKING LOT

*GENERATOR CONNECTION

SCHEDULE II. INTERSECTIONS WITH FLASHING RED OR YELLOW LIGHTS.

The Town Manager shall erect or install mechanical red or yellow blinking or flashing lights as provided below at the indicated town-maintained intersections and other locations. The effect of the blinking or flashing red or yellow lights on vehicles and pedestrians shall be as provided in G.S. §§ 20-158 and 20-172.

TOWN-MAINTAINED	
STREET	AT INTERSECTION WITH
N WRIGHT ST	E BRIDGERS ST

NCDOT MAINTAINED	
STREET	AT INTERSECTION WITH
N WRIGHT ST	E WILMINGTON ST

SCHEDULE III. THREE-WAY STOPS.

The intersections of the following streets are declared to be three-way stop intersections and the Town Manager shall erect stop signs on each town-maintained street at the entrance to the intersection. The effect of a stop sign on vehicles and pedestrians shall be as provided in G.S. §§ 20-158 and 20-172.

TOWN-MAINTAINED	
STREET	AT INTERSECTION WITH
E PULLEN ST	S MCNEIL ST
E HAYES ST	S BICKETT ST
E ASHE ST	N MCNEIL ST
W WILLIAMS ST	S DUDLEY ST

NCDOT MAINTAINED	
STREET	AT INTERSECTION WITH
N WALKER ST*	E BRIDGERS ST

*3-WAY STOP AT 4-WAY INTERSECTION

SCHEDULE IV. FOUR-WAY STOPS.

The intersections of the following streets are declared to be four-way stop intersections and the Town Manager shall erect stop signs on each town-maintained street at the entrance to the intersection. The effect of a stop sign on vehicles and pedestrians shall be as provided in G.S. §§ 20-158 and 20-172.

TOWN-MAINTAINED	
STREET	AT INTERSECTION WITH
E SATCHWELL ST	S MCNEIL ST
E BRIDGERS ST	N BICKETT ST
E ASHE ST	N BICKETT ST
E BRIDGERS ST	N MCNEIL ST
N WRIGHT ST	E BRIDGERS ST
W FREMONT ST	S MCCULLEN ST
W SATCHWELL ST	S MCCULLEN ST
W SATCHWELL ST	S BODENHEIMER ST

SCHEDULE V. ONE-WAY STREETS.

The following streets are hereby designated one-way streets as indicated below and the Town Manager shall install appropriate traffic-control devices at every intersection clearly indicating the direction of unlawful traffic movement.

STREET	FROM	TO
E SATCHWELL ST	S WALKER ST	S WRIGHT ST
S DICKERSON ST	W WILMINGTON ST	W FREMONT ST
COURTHOUSE AVE	S WRIGHT ST	S DICKERSON ST

SCHEDULE VI. SPEED LIMITS.

The following speed limits shall be applicable to the following streets as indicated and the Town Manager shall install appropriate traffic-control devices clearly indicating the established speed limit. The effect of these speed limits shall be as provided in G.S. §§ 20-141 and 20-141.1.

20 MILES PER HOUR (MPH) LIMIT		
STREET	FROM	TO
COURTHOUSE AVE	S WRIGHT ST	S DICKERSON ST
S DICKERSON ST	W WILMINGTON ST	W FREMONT ST
E FREMONT ST	S COWAN ST	S WRIGHT ST
W FREMONT ST	S WRIGHT ST	S MCRAE ST
S WRIGHT ST	E WILMINGTON ST	W SATCHWELL ST

25 MILES PER HOUR (MPH) LIMIT		
STREET	FROM	TO
ANNIE P FAISON RD	US HWY 117 BYP S	DEAD END
E ASHE ST	N TIMBERLY LN	N DICKERSON ST
E ASHE ST	US HWY 117 BYP N	N MCNEIL ST
W ASHE ST	N DUDLEY ST	N MCCULLEN ST
W ASHE ST	N WRIGHT ST	N DICKERSON ST
BASDEN RD	PENDERLEA HWY	HENRY BROWN RD
BATSON ST	US HWY 117 BYP N	N MCNEIL ST
N BENNETT ST	E BRIDGERS ST	E WILMINGTON ST
S BENNETT ST	E WILMINGTON ST	S WALKER ST
N BICKETT ST	BATSON ST	E WILMINGTON ST
S BICKETT ST	E WILMINGTON ST	S WALKER ST
S BODENHEIMER ST	W WILMINGTON ST	DEAD END
E BRIDGERS ST	N WALKER ST	N WRIGHT ST
E BRIDGERS ST	US HWY 117 BYP N	N BENNETT ST
W BRIDGERS ST	N WRIGHT ST	N SMITH ST
S CAMPBELL ST	E WILMINGTON ST	S WALKER ST
CENTER CT	ROBINWOOD ST	DEAD END
W CLARK ST	S DICKERSON ST	S SMITH ST
E COSTON RD	N TIMBERLY LN	DEAD END
N COWAN ST	E WALLACE ST	E WILMINGTON ST
S COWAN ST	E WILMINGTON ST	S WALKER ST
CYPRESS ST	PINE ST	HENRY BROWN RD
N DICKERSON ST	W DRANE ST	W WILMINGTON ST
W DRANE ST	N WRIGHT ST	N SMITH ST
N DUDLEY ST	W DRANE ST	W WILMINGTON ST
S DUDLEY ST	W WILMINGTON ST	DEAD END
S DURHAM ST	W FREMONT ST	W SACHELL ST
EASTWOOD CT	ROBINWOOD ST	DEAD END

25 MILES PER HOUR (MPH) LIMIT		
W FREMONT ST	S MCRAE ST	DEAD END
GILES MARSHBURN RD	W WILMINGTON ST	W BRIDGERS ST EXT
E HAYES ST	S BICKETT ST	S MCNEIL ST
E HAYES ST	S BENNETT ST	S CAMPBELL ST
W HAYES ST	S WALKER ST	DEAD END
S JOHNSON ST	W FREMONT ST	W SATCHELL ST
E KRISTI CIR	S BICKETT ST	DEAD END
LEE DR	WHRENS ST	LINDA LN
LINDA LN	US HWY 117 BYP S	DEAD END
N LLOYD ST	E ASHE ST	E WILMINGTON ST
S LLOYD ST	E WILMINGTON ST	E FREMONT ST
N MCCULLEN ST	W BRIDGERS ST EXT	W WILMINGTON ST
N MCCULLEN ST	W ASHE ST	W BRIDGERS ST
S MCCULLEN ST	W WILMINGTON ST	W HAYES ST
N MCNEIL ST	NC HWY 53 E	E WILMINGTON ST
S MCNEIL ST	E WILMINGTON ST	S WALKER ST
N MCRAE ST	W ASHE ST	W WILMINGTON ST
S MCRAE ST	W WILMINGTON ST	DEAD END
PINE ST	PENDERLEA HWY	HENRY BROWN RD
E PULLEN ST	S BICKETT ST	S MCNEIL ST
ROBINWOOD ST	S BICKETT ST	EASTWOOD CT
E SATCHELL ST	S CAMPBELL ST	S BICKETT ST
E SATCHELL ST	S WALKER ST	S WRIGHT ST
W SATCHELL ST	S WRIGHT ST	DEAD END
STANFORD AVE	US HWY 117 BYP S	DEAD END
E TAYLOR ST	S BICKETT ST	S MCNEIL ST
VANN CT	ROBINWOOD ST	DEAD END
S VANN ST	W FREMONT ST	DEAD END
N WALKER ST	E BRIDGERS ST	E WALLACE ST
E WALLACE ST	N TIMBERLY LN	N WRIGHT ST
W WALLACE ST	N WRIGHT ST	N DICKERSON ST
WHRENS ST	S BICKETT ST	US HWY 117 BYP S
W WILLIAMS ST	S WRIGHT ST	S DICKERSON ST
W WILLIAMS ST	S DUDLEY ST	S SMITH ST
N WRIGHT ST	E WALLACE ST	E WILMINGTON ST
S WRIGHT ST	E SATCHELL ST	W WILLIAMS ST

35 MILES PER HOUR (MPH) LIMIT		
STREET	FROM	TO
E FREMONT ST	US HWY 117 BYP	S COWAN ST
INDUSTRIAL DR	PROGRESS DR	S DICKERSON ST
PROGRESS DR	S WALKER ST	INDUSTRIAL DR

SCHEDULE VII. SCHOOL ZONES.

The following streets have been identified as school zones and the Town Manager shall install appropriate signs, signals, or combination thereof clearly designating the areas as “School Zone”. It shall be unlawful for any person to operate or drive any vehicle at a speed greater than twenty-five (25) miles per hour in any school zone from one half-hour before school to fifteen minutes after the beginning of school; and fifteen minutes before school ends to one half-hour after the end of school on each day that the school is in session. Pender County Schools will determine and set times as appropriate for each school. The effect of these school zones shall be as provided in G.S. §§ 20-141.1.

SCHOOL ZONES		
STREET	FROM	TO
BURGAW MIDDLE SCHOOL		
S DICKERSON ST (NCDOT)	INDUSTRIAL DR	W HAYES ST
S WRIGHT ST	W HAYES ST	W WILLIAMS ST
W WILLIAMS ST	S WRIGHT ST	S DICKERSON ST
CF POPE ELEMENTARY SCHOOL		
N WRIGHT ST (NCDOT)	N WRIGHT ST WELL DRIVE	W ASHE ST
E WALLACE ST	N COWAN ST	N WRIGHT ST
PENDER EARLY COLLEGE HIGH SCHOOL / CAPE FEAR COMMUNITY COLLEGE		
INDUSTRIAL DR	S DICKERSON ST	PROGRESS DR

ORDINANCE 2026-02

**AMENDING THE TOWN OF BURGAW CODE OF ORDINANCES TO REFLECT
AMENDMENTS TO THE BEAUTIFICATION COMMITTEE**

WHEREAS, the Town approved creation of a Beautification Committee on March 8, 2022; and

WHEREAS, the Beautification Committee shall have the primary responsibility of recommending action on all projects designed to maintain and improve the appearance of public areas within the Town, including but not limited to, public beautification projects, planting plans, streetscape plans and improvements, community appearance programs, and organize town cleanup and adopt-a-block initiatives; and

WHEREAS, the Town of Burgaw Board of Commissioners finds it necessary and appropriate to amend the membership structure of the Beautification Committee to better serve the needs of the Town and ensure effective representation and operation;

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

SECTION 1: The Town of Burgaw Code of Ordinances shall be amended to reflect the amendments of the Beautification Committee as described in the document attached.

SECTION 2: This amendment becomes effective immediately upon adoption on this, the 10th day of February 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

Town of Burgaw Beautification Committee

Establishment.

There is hereby created and established a Committee of the Town to be known as the “Beautification Committee” and hereinafter called “Committee”.

Purpose.

The purpose of the Committee is to act as an advisory committee to the Board of Commissioners and recommend action on all projects designed to maintain and improve the appearance of public areas within the Town, including but not limited to, public beautification projects, planting plans, streetscape plans and improvements, community appearance programs, and organize town cleanup and adopt-a-block initiatives. The Committee will also endeavor to recognize the efforts of residents and businesses within the Town who have demonstrated exceptional efforts to improve the beauty of our Town.

Membership.

The Committee shall consist of ~~Seven (7)~~ **Eight (8)** Members as follows:

- Two (2) members of the Town of Burgaw Board of Commissioners
- One (1) member of the Town of Burgaw Tourism Development Authority (TDA)
- Two (2) members of Town of Burgaw Staff
- ~~Two (2)~~ **Three (3)** residents of the Town of Burgaw corporate limits or planning ETJ

In addition, the Town Clerk or Deputy Town Clerk shall serve as an ex-officio member and shall have the authority to vote solely for the purpose of resolving a tie vote among the voting members.

Membership shall be appointed by the Town of Burgaw Board of Commissioners. The members of the Committee serve at the pleasure of the Board of Commissioners and may be removed from the Committee by the vote of a majority of the members of the Town of Burgaw Board of Commissioners.

Organization.

The Committee will meet and elect a chairperson and a vice-chairperson. Election of these positions will be held at the first meeting in each calendar year.

The chairperson shall serve in one-year increments. The chairperson shall be counted to determine a quorum and shall have one (1) vote, as other members.

The vice-chairperson shall serve in one-year increments. The vice-chairperson shall be chairperson upon the office of the chairperson becoming vacant. The vice-chairperson shall discharge the powers of the office of the chairperson at any meeting at which the chairperson is absent. The vice-chairperson shall be counted to determine a quorum and shall have one (1) vote as other members.

The Town Clerk or Deputy Town Clerk will serve as the secretary and shall be responsible for recording meeting minutes for each meeting. The secretary shall not be counted to determine a quorum and shall **only serve as an ex-officio member and vote solely for the purpose of resolving a tie vote among the voting members.** ~~not have a vote as other members.~~

A quorum shall be necessary to take any official action authorized or required by the Committee. An issue shall carry by a majority of those voting. ~~Four (4)~~ **Five (5)** members of the committee shall constitute a quorum. At the discretion of the Chair, a meeting may proceed with less than a quorum, in order to conduct routine matters.

The Town of Burgaw Board of Commissioners may revoke any member for misconduct or nonperformance of duty. Nonperformance of duties may include missing more than three (3) consecutive meetings in a twelve (12) month period.

Meetings.

The regular meeting schedule of the Committee, setting the dates, times, and locations of each regular meeting, shall be determined by the Committee and adopted during the first meeting of each calendar year.

Special meetings shall be called by the Chair and the purpose of the meeting shall be stated in the call and given at least three (3) days prior to the meeting date.

The order of business at the meetings of the Burgaw Beautification Committee shall be as follows:

- a) Determination of a quorum.
- b) Call to order by the Chair.
- c) Approval of minutes of previous meeting.
- d) Old business.
- e) New business.
- f) Adjournment.

MAYOR’S PROCLAMATION

Supporting the 250th Anniversary of the United States of America

WHEREAS, the United States of America will commemorate the 250th anniversary of its founding in 2026, marking a quarter millennium since the signing of the Declaration of Independence on July 4, 1776; and

WHEREAS, this historic milestone provides an opportunity to reflect upon the ideals of liberty, democracy, and civic responsibility that have shaped our nation and continue to guide its future; and

WHEREAS, the 250th Anniversary, commonly known as America 250, encourages communities across the nation to honor the diverse people, stories, cultures, and events that have contributed to the American experience; and

WHEREAS, recognizing this anniversary fosters historical awareness, civic pride, and community engagement while inspiring future generations to understand their role in preserving and strengthening our democracy; and

WHEREAS, the Town of Burgaw has a rich local history that contributes to the broader story of our nation and provides meaningful opportunities to educate residents and visitors through programs, events, and partnerships;

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Board of Commissioners of the Town of Burgaw do hereby express their support for the 250th Anniversary of the United States of America and encourage residents, civic organizations, schools, businesses, and community partners to participate in commemorative, educational, cultural, and historical activities leading up to and throughout the year 2026; and

BE IT FURTHER PROCLAIMED, that the Town of Burgaw commits to promoting awareness of this historic anniversary and exploring opportunities to celebrate our shared past, present, and future as part of the America 250 commemoration.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Burgaw to be affixed this 10th day of February, 2026.

G. Olivia Dawson, Mayor



PETITION FOR REZONING APPLICATION

Date: November 17th, 2025

Fee: \$427

As the Petitioner(s), I/We Henry Nadeau request that the Town of Burgaw Planning Board recommend to the Town of Burgaw Board of Commissioners to change the Official Zoning Map of the Town of Burgaw as defined in the Unified Development Ordinance (UDO) as follows:

One complete application

Property Owner Mt. Calvary Leadership Development Corporation, Inc.

Deed Recorded in: Book # 4841 Page # 925 Pender County Registry

Deed provided and attached. Along with a digital copy of the applications and exhibits submitted.

Location of Property

GEO PIN Number 3229-57-8886-0000 & 3229-57-9962-0000

Street Address: 1020 Hwy 53 Burgaw, NC

Located between Hwy 117 and Stag Park Rd streets on the NW side of the street

Property Size

Acreage (ft²) 3.7Ac Street Frontage (ft) ±200.16 Depth (ft) ±799.65

Present Zoning District R-20

Requested Zoning District B-2

I certify that the following are owner(s) of the property subject to the rezoning request as listed in the Pender County Registry.

NAME	ADDRESS
1. <u>Mt. Calvary Leadership Dev. Corp.</u>	<u>914 N. Norwood St. Wallace, NC, 28466</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

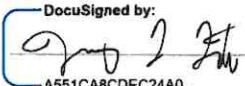
I furthermore certify that the following persons are owners of properties adjoining this property. A copy of an applicable map must be attached which labels each of the adjacent property owners with the corresponding numbers listed below and/or GEO Pin Numbers.

NAME	ADDRESS
1. <u>Stephen Covil</u>	<u>317 Melvin Jackson Dr. Cary, NC 27519</u>
2. <u>Victor Urbina, Jr.</u>	<u>1050 NC Hwy 53, Burgaw, NC 28425</u>
3. <u>Noir Ventures, LLC</u>	<u>P.O. Box 125, Burgaw, NC 28425</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____

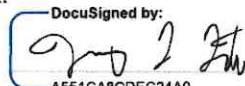
Attach extra sheets if necessary.

Owner's Statements & Signatures

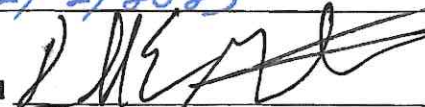
[Required if applicant is not property owner]: In filing this application for a rezoning I/we, as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge and belief. I hereby authorize the applicant to submit an application affecting the use of my property.

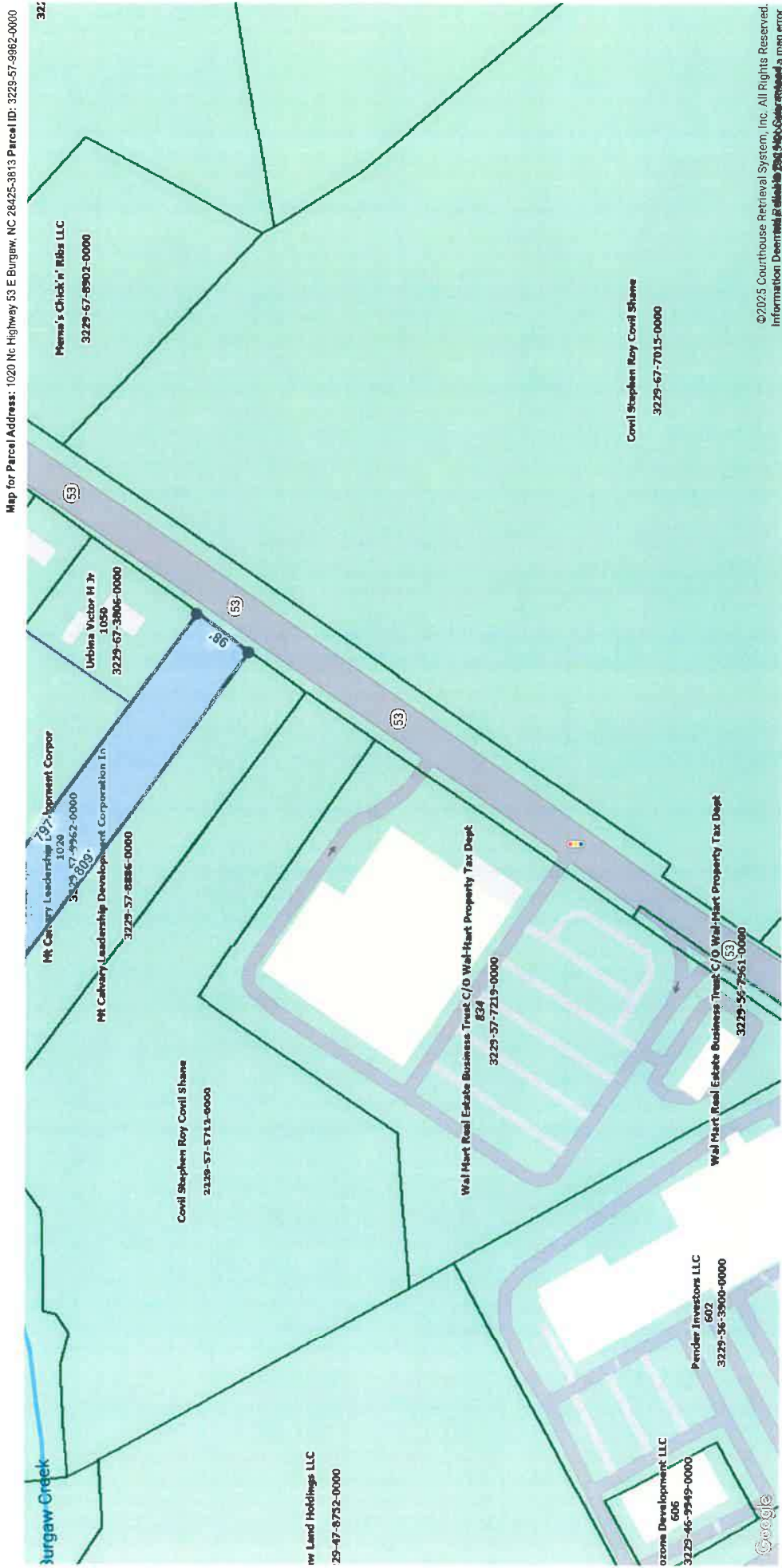
Signature of Owner(s):  Date: 12/2/2025

[Required if owner wishes to establish an agent (attorney, real estate agent, etc.)]: I/we hereby designate Henry Nadeau to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to speak for me in any public meeting regarding this application.

Signature of Owner(s):  Date: 12/2/2025

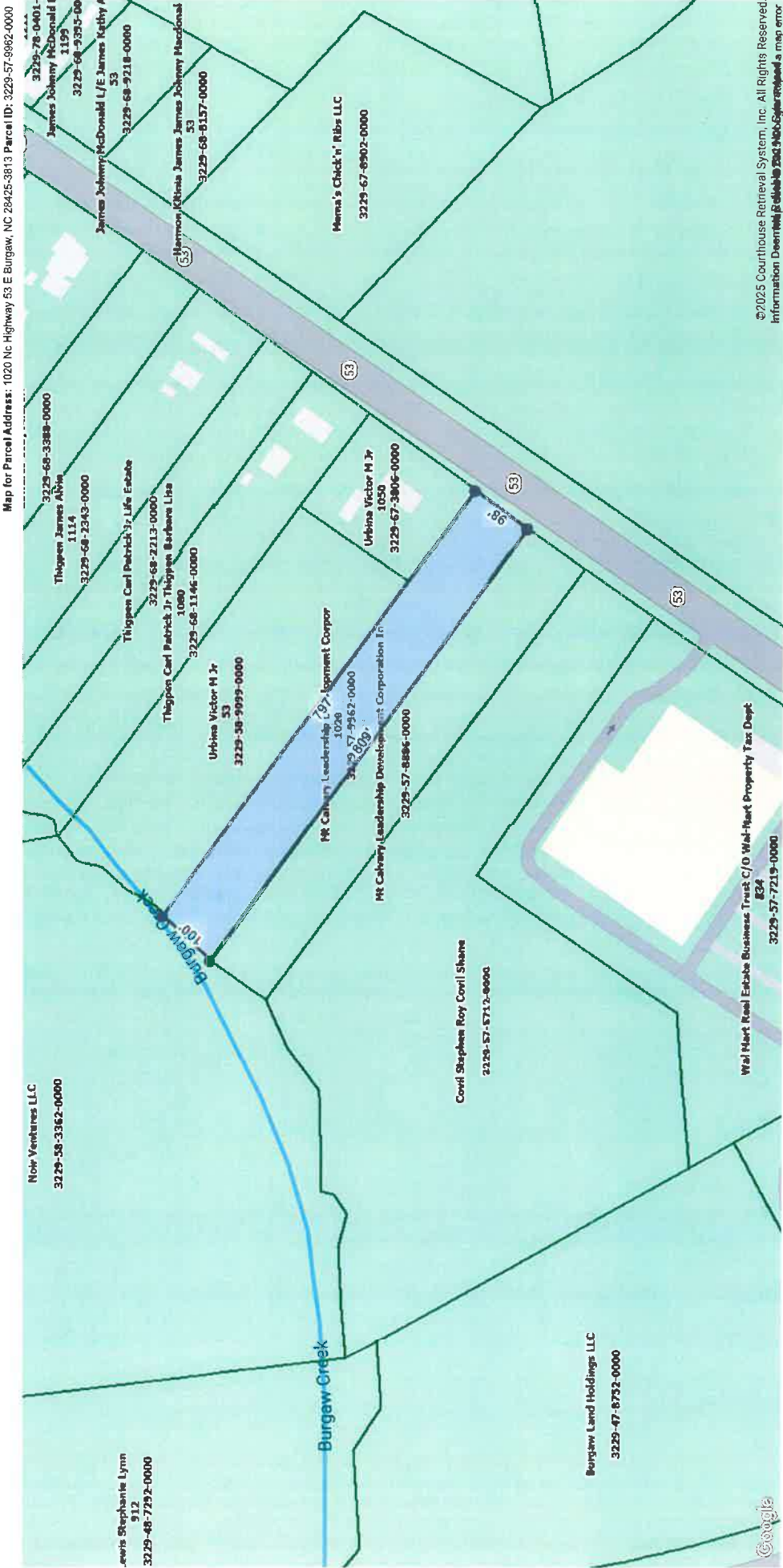
Applicant Signature: Henry Nadeau
 Address: 15894 Hwy 17, Hampstead, NC 28443 Phone: (910) 524-7184
 Date: 2/2/2025

Received  Receipt 1-9-2026



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Information Deemed Reliable But Not Guaranteed.

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Information Deemed Reliable But Not Guaranteed.





[External] RE: [External] Hwy 53 Rezoning application attached

From Henry Nadeau <henry@creativecommercial.biz>

Date Wed 12/3/2025 9:33 AM

To Ron Meredith <rmeredith@burgawnc.gov>

Cc Brianna Willman <bwillman@burgawnc.gov>

 2 attachments (1 MB)

Pender Deed Book 4841 Page 925 (Larry Jones to Mt. Calvary).pdf; Survey for Larry Jones.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Meredith,

Thank you for the note. A deed and property survey for the two lots is attached.

With +/-200 feet of Hwy 53 frontage these lots are located on the highest traffic corridor in the town of Burgaw. One door down from the largest retail operation (Walmart) in eastern Pender County and within 2,000 feet of over a dozen national brand retailers and quick serve restaurants, the Burgaw Comprehensive Future Land Use Map designates these lots and the surrounding parcels as a "Commercial Growth" zone where "...intensive commercial growth is desirable." The current R-20 Residential zoning is out of step with the evolving character of the Hwy 53 corridor and the Comprehensive Plan's vision for the future growth of the Town of Burgaw. We request that these two lots be rezoned to B-2, matching the parcels adjacent to the southwest and across the street.

Have a great day,

Henry Nadeau
(910)524-7184

Creative Commercial Properties, Inc.
(910)270-5100
Fax (910)270-5110



From: Ron Meredith <rmeredith@burgawnc.gov>

Sent: Wednesday, December 3, 2025 6:32 AM

To: Henry Nadeau <henry@creativecommercial.biz>

Doc No: 20130695
Recorded: 07/11/2024 03:33:55 PM
Fee Amt: \$26.00 Page 1 of 5
Excise Tax: \$240.00
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 4841 PG 925 - 929 (5)

Excise: \$240.00
Parcel No. 3229-57-9962-0000 & 3229-57-8886-0000

Mail after recording to Moore & Kenan Attorneys at Law, P.O. Box 957, Burgaw, NC 28425
This instrument was prepared by Robert C. Kenan, Jr., a North Carolina licensed attorney. When applicable, delinquent taxes are to be paid by the closing attorney to the county's tax collector upon disbursement of closing proceeds.

Brief Description: 1020 NC Hwy 53

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 19th day June 2024, by and between

GRANTOR

LARRY RAY JONES and wife,
ANN JONES

GRANTEE

MT. CALVARY LEADERSHIP DEVELOPMENT
CORPORATION, INC., a North Carolina Non-Profit
Corporation
414 N. Norwood Street
Wallace, NC 28466

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lots or parcel of land situated in the Town of Burgaw, Burgaw Township, Pender County, North Carolina and being more fully described as follows:

TRACT NO. 1: Pender County Parcel Identification Number 3229-57-9962-0000

Beginning at a railroad spike located in the centerline of the paved portion of N.C. Highway #53, said spike marks the Southwest corner of the first tract of land conveyed by Edward LeRoy Covil and wife, Lila H. Covil to LeRoy Padgett and wife, Letha P. Padgett and upon which said Padgett's home is located: Running thence from said Beginning, so located, with said highway centerline South 38 degrees 31 minutes West 100.00 feet

N. C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.#003

to another railroad spike located in said highway centerline at a point that is North 38 degrees 42 minutes East 1653.20 feet from a steel nail and cap located in the N.C. Grid System line between station "Walton" and station "Motel" at a point that is South 44 degrees 12 minutes East 654.68 feet from said Grid Station "Motel"; thence leaving said highway and running parallel to the Western lines of LeRoy Padgett's first and second tracts that was conveyed to him by Edward LeRoy Covil et ux North 49 degrees 42 minutes West 880.11 feet (crossing over an inline iron pipe at 50.00 feet and another inline iron pipe at 868.11 feet to a point in, or near, the center of Burgaw Creek Canal; thence down the center of said canal North 46 degrees 41 minutes East 110.00 feet to a point in, or near, the center of said canal, said point being a corner of LeRoy Padgett's second tract that was conveyed to him by Edward LeRoy Covil et ux; thence with the Western lines of above said LeRoy Padgett's second tract and his first tract South 49 degrees 42 minutes East 865.82 feet (passing over an inline concrete monument upon the bank of the canal at 15.00 feet and another inline concrete monument that marks a dividing corner between said Padgett's tract #1 and tract #2 at 635.82 feet and another inline concrete monument upon the Northwest side of N.C. Highway #53 at 816.27 feet) to the Beginning, containing 2.01 gross acres, more or less, or 1.90 net acres, more or less, after exclusion of that 1/2 portion of the 100 foot wide right-of-way area of N.C. Highway #53 that is included within the above described boundaries and is as surveyed by Walton and Walton, Inc. Registered Surveyors October 9, 1973.

The above-described lot of land is a portion of Edward LeRoy Covil's "home tract" his deed for the same being duly recorded in Book 283 on Page 535 in the Pender County Registry.

TRACT NO. 2 PIN 3229-57-8886-0000

Beginning at an old railroad spike in the paved portion of N.C. Highway #53, said spike marks the Southwest corner of the tract of land deeded to W.W. Jones by Roy Covil in October 1973 and said spike is located at a point that is North 38 degrees 42 minutes East 1653.2 feet from a steel nail and cap located in the N.C. Grid System line between station "Walton" and station "Motel" at a point that is South 44 degrees 12 minutes East 654.68 feet from said Grid Station "Motel" and running thence, with the centerline of said road South 38 degrees 31 minutes West 100.0 feet to a nail and cap in line; thence, North 49 degrees 42 minutes West 961.65 feet (passing over an inline iron pipe at 50.0 feet, 601.80 feet and 849.65 feet) to a point in the center of Burgaw Creek Canal; thence, down said canal North 28 degrees 01 minutes East 102.7 feet to a point, said W.W. Jones Northwestern corner; thence, with said line South 49 degrees 42 minutes East 880.11 feet (passing over an inline iron pipe at 12.0 feet and 830.11 feet) to the Beginning, containing 2.00 acres more or less and having been partially surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. in December 1979.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Town of Burgaw and Pender County ad valorem taxes for 2024 and subsequent years.
2. North Carolina Department of Transportation roadway easement of record, if any.
3. Utility easements of record, if any.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hand and seal to this instrument as of the day and year first above written.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

{SIGNATURES FOLLOW ON SUCCEEDING PAGES}

Ann Jones

COUNTY OF ~~PENDER~~ Brunswick T.A.

I certify that the Signatory personally appeared before me this day and (check one of the following and mark through all blank lines or spaces in the certificate)

✓ a driver's license; or

_____ in the form of _____; or

a credible witness has sworn to the identity of the Signatory.

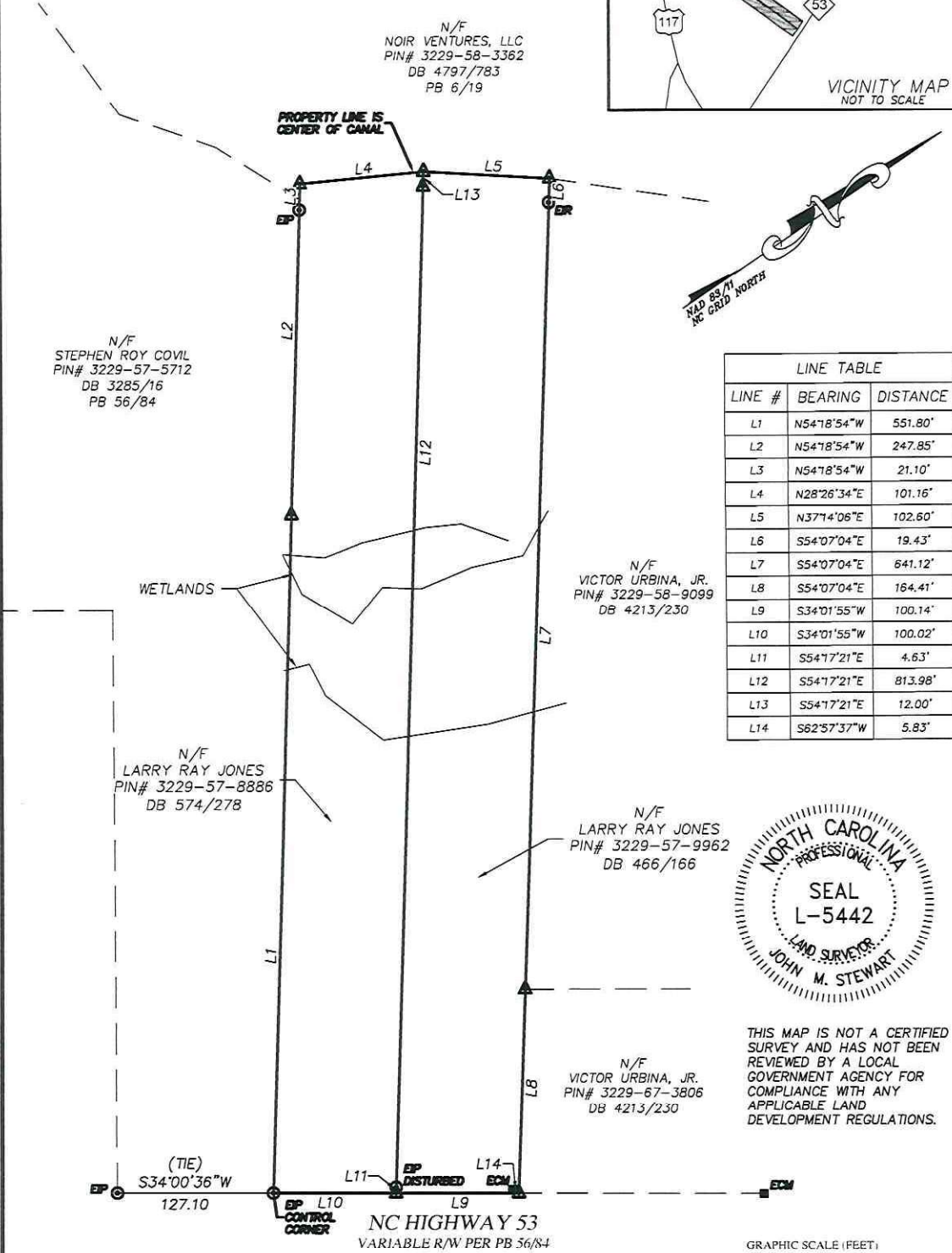
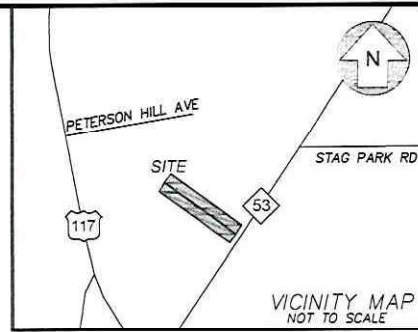
Witness my hand and official stamp or seal this the 26 day of June 2024.

Notary Public



NOTES:

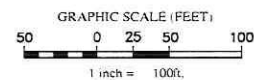
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREA CALCULATED BY COORDINATE GEOMETRY.
3. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
4. LINES NOT SURVEYED TAKEN FROM PENDER CO. GIS.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N54°18'54"W	551.80'
L2	N54°18'54"W	247.85'
L3	N54°18'54"W	21.10'
L4	N28°26'34"E	101.16'
L5	N37°14'06"E	102.60'
L6	S54°07'04"E	19.43'
L7	S54°07'04"E	641.12'
L8	S54°07'04"E	164.41'
L9	S34°01'55"W	100.14'
L10	S34°01'55"W	100.02'
L11	S54°17'21"E	4.63'
L12	S54°17'21"E	813.98'
L13	S54°17'21"E	12.00'
L14	S62°57'37"W	5.83'



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



PIN# 3229-57-8886 & 3229-57-9962 JOB #24-0117.241
DRAWN BY JMS CHECKED BY BJF

BOUNDARY AND WETLAND MAP FOR LARRY JONES

BURGAU TWP, NORTH CAROLINA, PENDER CO.
FIELD WORK PERFORMED ON DATE 05/20/2024
PROPERTY AS DESCRIBED IN D.B. 574/278 & 466/166
STANDING IN THE NAME OF LARRY RAY JONES

- EXISTING CONCRETE MONUMENT
- EXISTING IRON
- △ MATHEMATICAL POINT

SITE ADDRESS:
NC-53
BURGAU, NC 28425

SUMMIT
DESIGN AND ENGINEERING SERVICES
License #: P-0339
320 Executive Court
Hillsborough, NC 27278-8551
Voice: (919) 732-3883
Fax: (919) 732-6676 www.summitde.com



Town of Burgaw – Planning Department

AGENT FORM

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

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

Mt. Calvary Leadership

The undersigned owner, Development Corporation, INC., does hereby appoint Henry Nadeau 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 Mt. Calvary Leadership Development Corporation, Inc.

Owner Signature [Signature] Date 12/30/2025
DocuSigned by: A551CA8CDEC24A0...

Appointee Name Henry Nadeau

Appointee Signature [Signature] Date 12/30/25

Application accepted by: [Signature] **FOR OFFICE USE ONLY** Date: 12-30-25



CASE SUMMARY Planning Board

**Straight Rezoning
February 15, 2026**

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

Staff Recommendation	Approval (consistent with the Town of Burgaw's Future Land Use Map)
Planning Board	01/15/2026
Board of Commissioners	02/10/2026

Request

<i>Request</i>	Consideration of a proposed rezoning request on ±3.7 acres of land from R- 20, Residential district to B-2, Highway Business District located on Highway 53.	
<i>Parcel I D #</i>	3229-57-8886-0000 and 3229-57-9962-0000	
<i>Applicant/ Owner</i>	Henry Nadeau Mt. Calvary Leadership Development Corp.	henry@creativecommercial.biz
<i>Existing Zoning</i>	R-20 Residential District/ C/P, Conservation Protection Overlay District	
<i>Proposed Zoning</i>	B-2 Highway Business District	

Property Characteristics

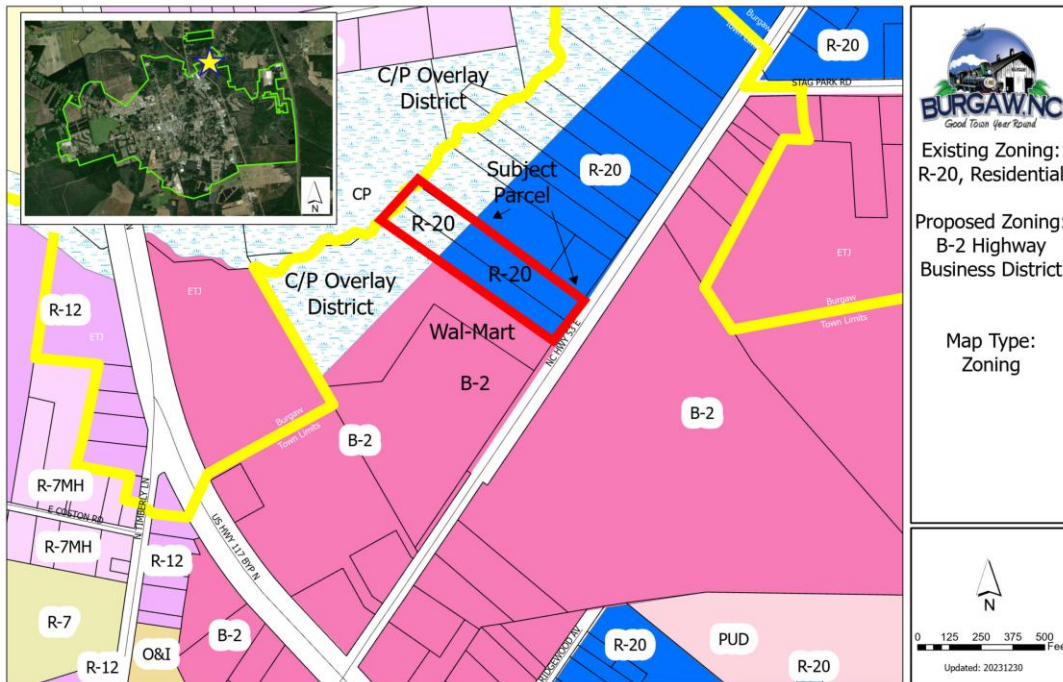
Zoning	R-20 Residential District with a Conservation Protection Overlay District (C/P)
Current Land Use	Undeveloped
Future Land Use Classification	Commercial Growth

Surrounding Area	North	South	East	West
Zoning	RA, Rural Agricultural And C/P, Conservation Protection	B2, Highway Business District	B2, Highway Business District & R-20 residential District	RA, Rural Agricultural
Current Land Use	Existing Single-family residential, Undeveloped	developed (Wal-Mart)	Undeveloped	Undeveloped



1. Case Overview

This case involves consideration of a proposed rezoning request on approximately 3.7 acres of land located along NC Highway 53. The applicant is requesting a zoning change from the R-20 Residential District to the B-2 Highway Business District to allow for future highway-oriented commercial use, subject to applicable zoning and overlay district standards.



Map 1: Zoning Map



Map 2: Aerial Map



2. Summary

2.1 Applicants Proposal

The applicant requests to rezone two parcels totaling approximately ±3.7 acres from the R-20S Residential District to the B2 Highway Business District. The applicant states that the B2 District is more desirable than the existing R-20 district.

This request is a general (straight) rezoning. If approved, the property would be permitted to develop with any use allowed within the B2 Highway Business District, without the imposition of conditions. Any future development of the site would be required to comply with the applicable Unified Development Ordinance (UDO) standards for the district and would be required to go through the Technical Review Committee (TRC) process.

3. ZONING CONSIDERATIONS

3.1 ZONING CONSIDERATIONS

The B-2 Highway Business District consists of designated areas intended to serve both non-residents and transient users traveling along major arterial routes through or around the town. This district is designed to accommodate a broad range of commercial uses that meet the needs of the community as a whole. The B-2 district in Burgaw is located along the US Highway 117 Bypass and NC Highway 53 corridors. All developments within the district should provide adequate parking, controlled traffic circulation, and appropriate landscaping. The district is intended to support retail and service establishments typically patronized by both transient and non-transient traffic. No B-2 district shall be smaller than four acres in size.

For all permitted uses allowed in the B-2 Highway Business District Please see attachment 1.

While the subject parcel is less than the four-acre minimum size required for a B-2 district, it abuts adjacent parcels that contribute to a contiguous area all zoned with B-2. When considered collectively with these adjoining tracts, the cumulative acreage exceeds the minimum four-acre district requirement, thereby satisfying the intent of the B-2 Highway Business District standards.

3.3 OVERLAY ZONING DISTRICTS

It is important to note that the subject site contains a Conservation/Preservation (C/P) Overlay District on the rear, or western, portion of the parcel. This overlay imposes use limitations, and any future development encroaching into this area of the tract



would be subject to those restrictions. The C/P Overlay covers only a small portion of the overall site and is also located within a designated floodway, making development in this area unlikely. There are more details regarding development within the Special Flood Hazards Areas (SFHA) in the section regarding floodways.

Uses	NAICS Code	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
CROP PRODUCTION	111	X	X	X	X	X	X	X		X	X	X	X
DISASTER VOLUNTEER HOUSING		D	D	D	D	D	D	D	D	D	D	D	D
ELECTRIC POWER TRANSMISSION AND DISTRIBUTION ONLY		X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC UTILITY STATIONS OR SUBSTATIONS		X	X	X	X	X	X	X	X	X	X	X	X
FORESTRY AND OUTDOOR PLANT NURSERIES, WHOLESOME LOGGING	113210	X											X
NATURE PRESERVES	113310	X-US	X-US	X-US	X-US	X-US	X-US	X-US		X-US	X-US	X-US	X-US
PUBLIC ELECTRICAL UTILITY STATION OR SUBSTATIONS	712190	X											X
STORMWATER RETENTION PONDS	221121	X	X	X	X	X	X	X	X	X	X	X	X
WILDLIFE REFUGE		X	X										X

Table 1: Permitted uses allowed in the C/P Conservation Preservation Overlay

The proposed rezoning applies solely to the base zoning district and would change the property from R-20 to B-2. The overlay district will remain in place and will not be affected by the applicant's rezoning request.

The Conservation/Preservation (C/P) Overlay District adds environmental protection standards to an existing zoning district, such as B-2, without changing the base zoning. It limits development in environmentally sensitive areas by directing commercial uses to non-resource portions of a site while preserving areas such as wetlands, streams, and floodplains. Additional requirements may include buffers, site design restrictions, reduced impervious surfaces, and enhanced stormwater management.

The C/P Overlay supports Burgaw's 2030 Comprehensive Land Use Plan by allowing commercial development to occur while protecting natural resources and minimizing flood risk.

3.4 Traffic

According to NCDOT Functional Classification, NC Highway 53 is classified as a Minor Arterial roadway. NCDOT reports that the Annual Average Daily Traffic (AADT) on NC Highway 53 near the subject tract was approximately 9,500 vehicles per day in 2023.

This application is a straight rezoning request and does not include a site plan or a defined use at this time. Once a site plan is submitted for review, a driveway permit will be required in accordance with NCDOT standards. If projected traffic exceeds 100 trips during the AM or PM peak hours, or 1,000 trips per day, a Traffic Impact Analysis (TIA) will be required. Any required TIA must be prepared by a licensed engineer contracted by the applicant and reviewed by the Town's Traffic Engineering Consultant.



3.5 Community Meetings

Not applicable. A Community Meeting is not a requirement for a straight rezoning application.

3.6 Recommended Conditions

NA-Conditions cannot be recommended in a straight rezoning.

3.7 Dimensional Requirements

Zoning District	Existing R-20	Proposed B-2
Front Setback	50 feet	50 feet
Rear Setback	40 feet	20 feet
Side Yard Setback	20 feet	20 feet
Min. Lot Size	20,000 square feet	N/A
Max. Structure Height	35 feet	35 feet

Table 2: Dimensional Charts

4. CRITERIA FOR REVIEW

- **Rezoning application type is fixed:** An application for a general use district cannot be changed to a conditional district (or vice versa) during the review process; a new application must be submitted if the applicant wants the other type.
- **Notification for zoning map amendments:** Applicants must provide the names and addresses of adjacent property owners, who will then be notified by the town planner via first-class mail. The property must be posted, and the town clerk will handle advertising the required public hearing.
- **Follow the official process chart:** The full rezoning process is outlined in a procedural chart Section 4.1.1 of the UDO.

5. Analysis

5.1 Area Context and Existing Conditions

Public water and sewer services are available through the Town of Burgaw. Any future development will be required to coordinate with the town for specific capacity analysis for the development and comply with all applicable local and state requirements.

5.2 Environmental

Based on the most current Flood Insurance Rate Maps (FIRMs), portions of the subject parcel are located within a Special Flood Hazard Area (SFHA). The eastern portions of the parcel are generally identified as uplands, while the more westerly portions are



mapped within Flood Zone AE. Additionally, the westernmost portion of the parcel is located within the mapped floodway.

Flood Zone AE areas are subject to inundation by the 1-percent-annual-chance flood event and are regulated under the Town's Flood Damage Prevention Ordinance. Any development proposed within the Special Flood Hazard Area will be required to comply with all applicable floodplain development standards, including construction in accordance with the Town's Flood Damage Prevention Ordinance, utilization of a minimum one-foot freeboard, and compliance with the North Carolina Building Code and all applicable state and federal regulations.

Development within the mapped floodway is subject to more stringent requirements due to its role in conveying floodwaters. Any proposed development, land-disturbing activity, or encroachment within the floodway would require the submission and approval of a No-Rise Certification.

A No-Rise Certification is a technical engineering analysis prepared and sealed by a licensed professional engineer. The certification demonstrates, through hydrologic and hydraulic modeling, that the proposed development will not result in any increase in base flood elevations or flood levels within the floodway during the base flood event. This requirement ensures that floodwaters are not displaced in a manner that could increase flooding impacts to adjacent or upstream properties.



Map 3: Flood Map



5.4 Consistency of Proposal with Unified Development Ordinance (UDO) Requirements

This request is a straight rezoning, and no specific development plans are proposed at this time. Once any future development plans are submitted, the proposal will be reviewed by the Town of Burgaw Technical Review Committee (TRC), and all development will be required to comply with applicable UDO standards and other local, state, and federal regulations in effect at the time of review.

5.5 Parks and Recreation Space Requirements

NA

5.6 Open Space Requirement

NA

CONSISTENCY WITH APPROVED PLANS

The Town of Burgaw Comprehensive Land Use Plan

The proposal is **consistent** with the policy intent of the Town of Burgaw Comprehensive Land Use Plan. Policies that are most pertinent to the proposed amendment are listed below. Not all policies carry equal weight and may depend on the specifics of the proposal. The following symbology is employed:

The Town of Burgaw's Burgaw 2030 Future Land Use Map illustrates the community's long-term vision for growth and development by identifying desired generalized land use patterns. These future land use designations describe the intended character and function of various development areas within the town. The map is intended to guide future development decisions and is not meant to designate specific uses or development standards for individual parcels.

Strong Support



Modest Support



Modest Non-support



Strong Non-support



Land Use

Goal 1: To promote infill development and revitalization of areas with existing infrastructure: Encourage development in areas where the necessary infrastructure—roads, water, sewer, etc.—are available, planned, or can be most cost effectively provided and extended to serve existing and future development



Economic Development

Goal 2: To attract businesses and industries that will enhance the economic health and livability of the town: Ensure the town's zoning and development



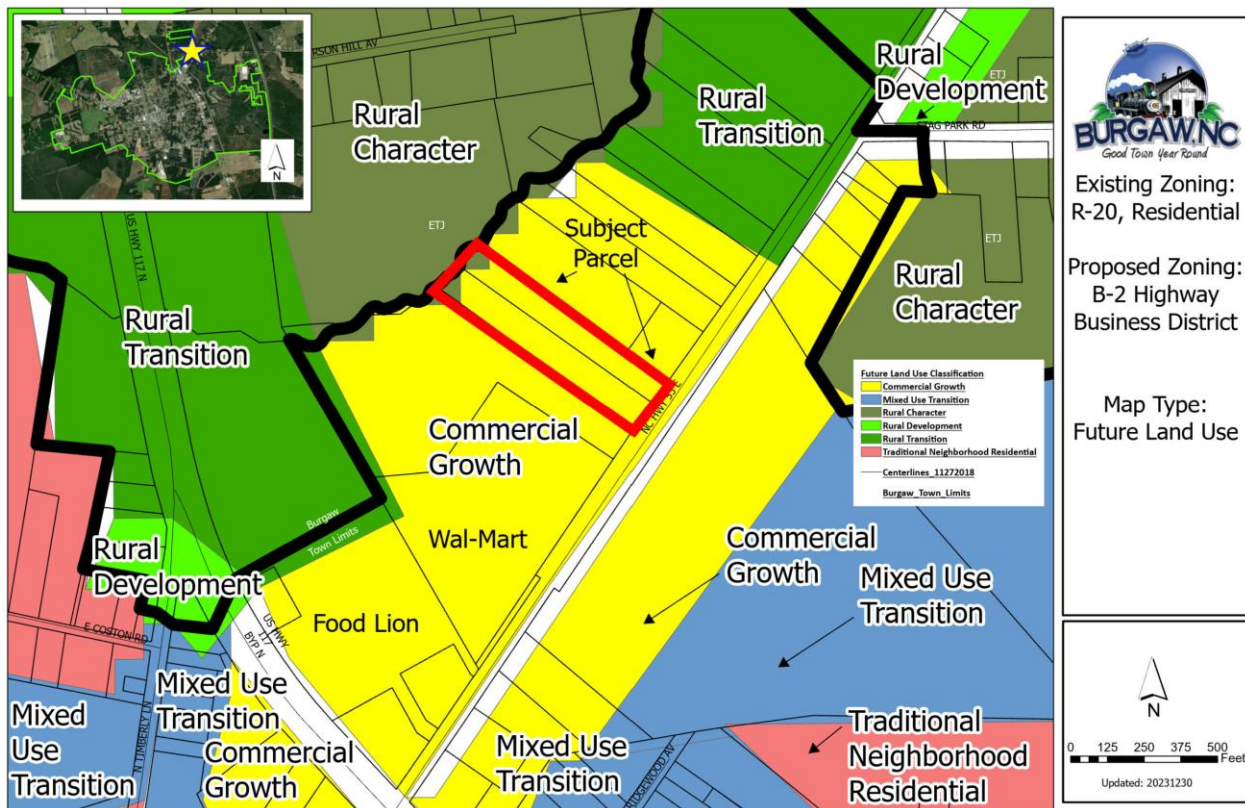
codes can accommodate appropriate businesses and industries and a variety of development forms

Environmental Protection

Goal 4: To preserve and enhance the town's tree canopy: Promote the reforestation of tree coverage that is typically lost during urban and suburban development through tree conservation, targeted tree plantings, urban forestry, and street tree plantings

Public Health and Safety

Goal 1: To promote land use patterns and transportation systems that encourage physical activity, promote healthy living, and reduce risk for chronic illness: Promote commercial development within walking distance of all residential neighborhoods in the town's corporate limits



Future Land Use Map: Rural Character

Properties in this land use category are intended to accommodate intensive commercial development in areas where such growth is desirable, particularly along major roadways and commercial corridors. The category supports a broad range of commercial and mixed-use uses, including larger-scale retail, auto-oriented businesses, hotels, shopping centers, and developments with accessory residential components. Development is



expected to follow enhanced design standards that promote connectivity, screen and landscape parking areas, improve building appearance, and protect environmentally sensitive areas.

Recommended Land Uses: commercial (including larger-scale retail, auto sales, hotels, etc.), shopping centers, large-scale mixed use developments with accessory residential

DEVELOPMENT GUIDELINES

Provision of pedestrian and bicycle connections to parking and other buildings and properties	
Hiding of larger parking lots (more than one double row deep) from thoroughfares without-lot structures or rear parking lots	
Increased landscaping to buffer parking areas, outside storage, display areas, etc.	
Masonry façades	
Monument, ground, or column signs	
Mitigation of bulk of large buildings through façade detailing and window coverage	
Site design to protect flood hazard or wetland areas	

STAFF RECOMMENDATION

Staff's recommendation is based on applicable policies outlined in the Burgaw 2030 Comprehensive Land Use Plan.

As a result, Staff recommends approval of the proposed rezoning. The proposed B-2 District is **consistent** with the Town of Burgaw's Future Land Use Map and aligns closely with the goals and policies outlined in the Burgaw 2030 Comprehensive Land Use Plan. In fact, the current proposal demonstrates a stronger alignment with the adopted vision and objectives of the plan than it does any potential areas of concern or deviation.

The rezoning request is reasonable and in the public interest because the proposal emphasizes the commercial growth for higher-intensity commercial uses along major transportation corridors like NC HWY 53. Focusing development in areas with existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate businesses strengthens the local economy and livability.



PLANNING BOARD JANUARY 15, 2026

Of those in attendance at the **JANUARY 15, 2026**, Planning Board meeting, no one signed up to speak concerning the applicant's proposal. Mr. Henry Nadeau presented the rezoning case on behalf of Mt. Calvary Corp, Leadership Development Corp.

The Planning Board members voted to recommend approval unanimously, with five board members present and two members absent.

NEIGHBORHOOD CONTACT

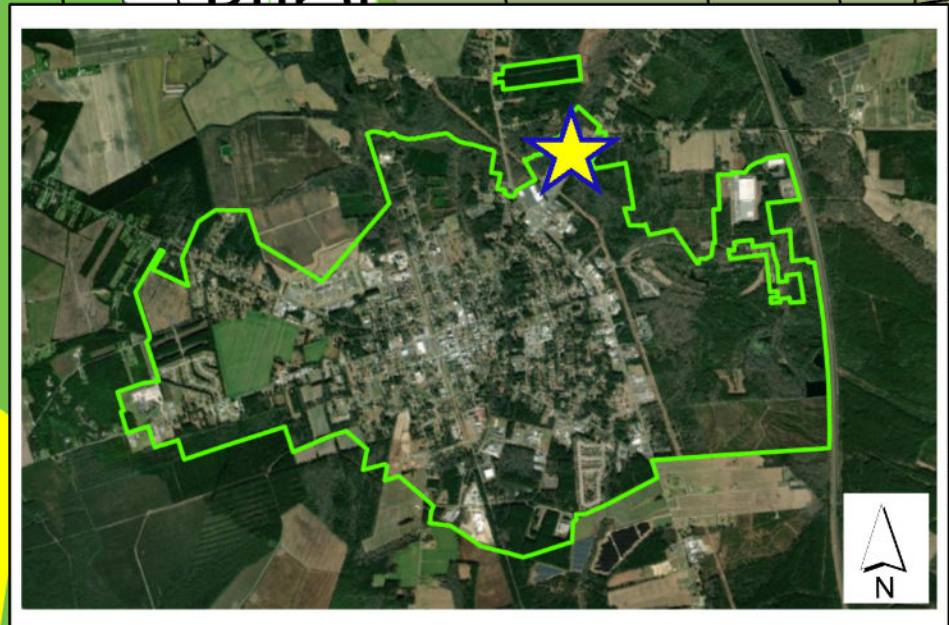
	Community Meetings	Planning Board	Board of Commissioners
Advertisement Date(s)	Not Applicable	<u>Pender Post & Voice</u> January 1, 2026, January 8, 2026, January 15, 2026	<u>Pender Post & Voice</u> January 29, 2026, February 5, 2026,
Other – Contact(s)		<u>Mailers sent</u> Tuesday, December 23, 2025 <u>Signs posted</u> Tuesday, December 23, 2025	<u>Mailers sent</u> Wednesday January 28, 2026 <u>Signs posted</u> Wednesday January 28, 2026

ACTIONS TO DATE

<i>Planning Board</i>	1/15/2026
<i>Board of Commissioners</i>	2/10/2026

ATTACHMENTS

1. Application
 - a. Applicant supplemental Documentation
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Flood Map
6. Consistency Statement



Existing Zoning:
R-20, Residential

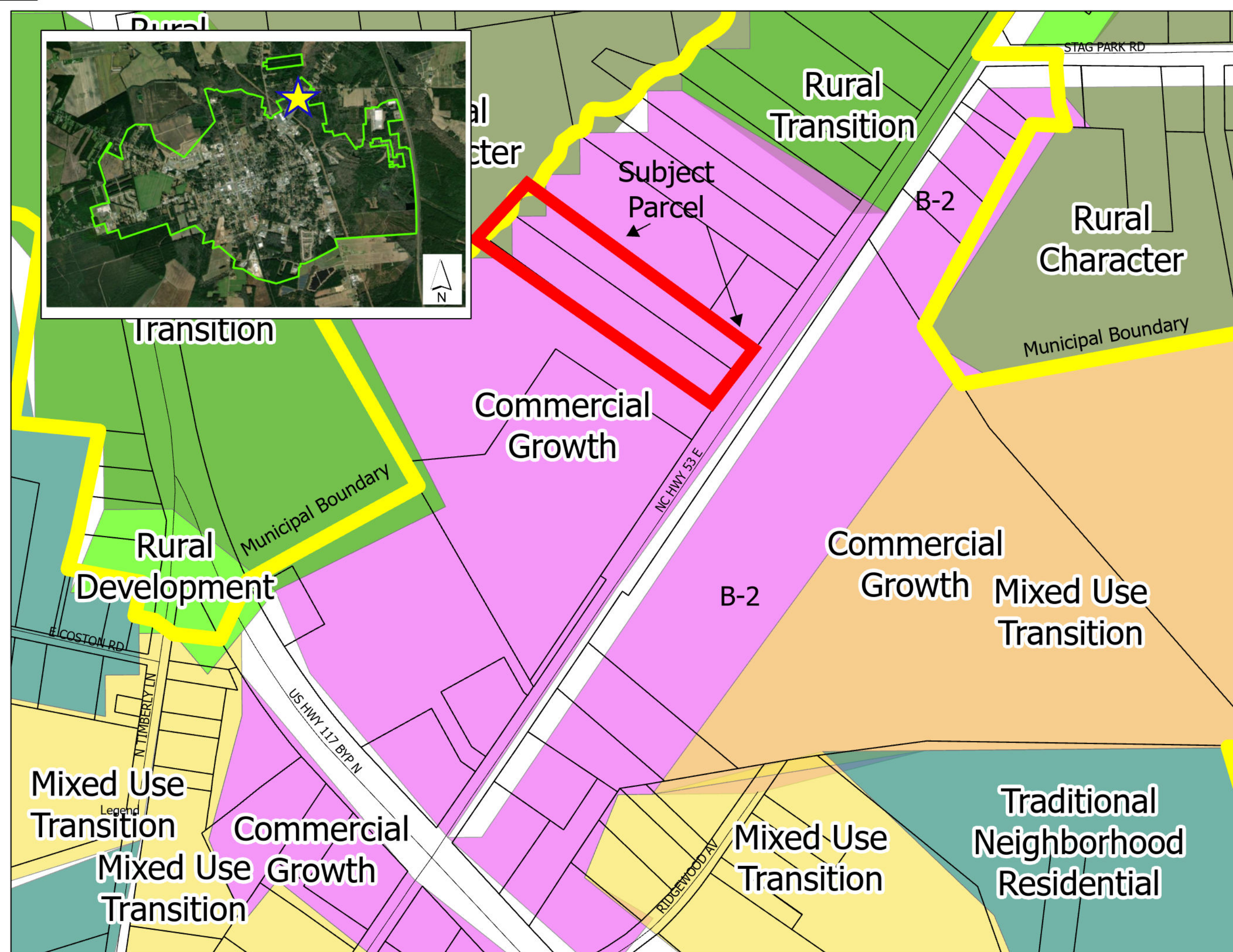
Proposed Zoning:
B-2 Highway
Business District

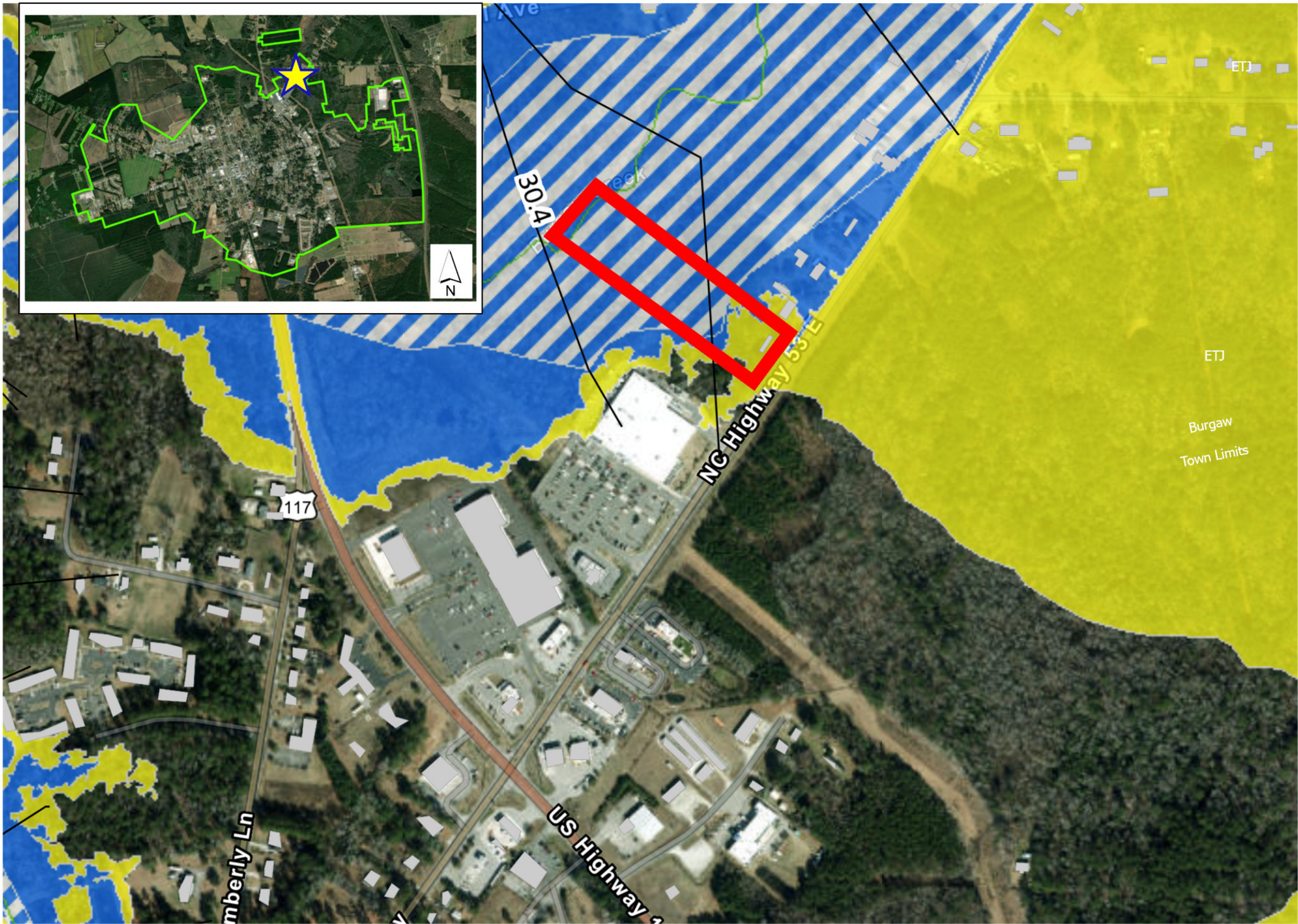
Map Type:
Future Land Use



0 125 250
Feet

Updated: 20231230





R-20, Residential

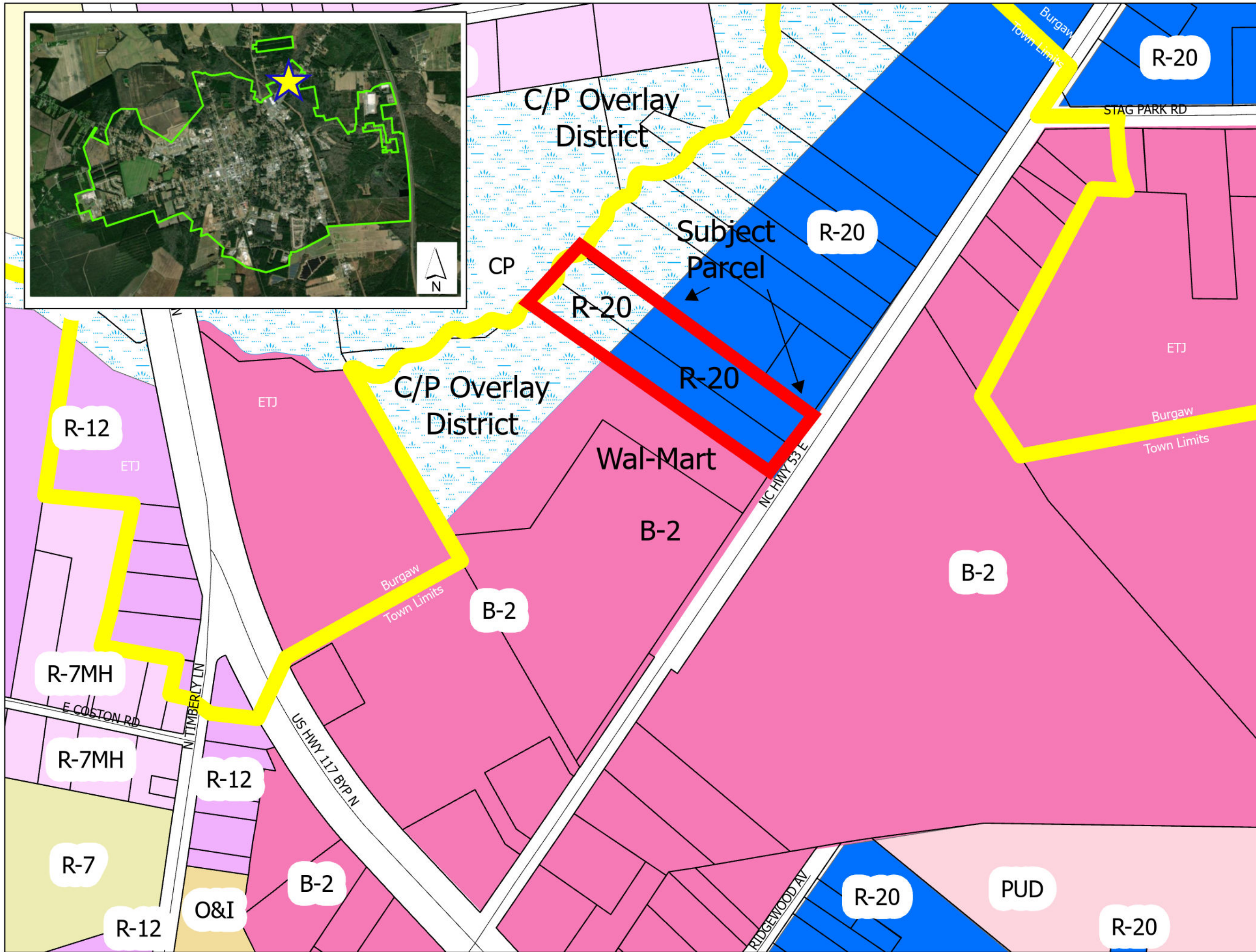
Proposed Zoning:
B-2 Highway
Business District

Map Type:
Flood



NTS

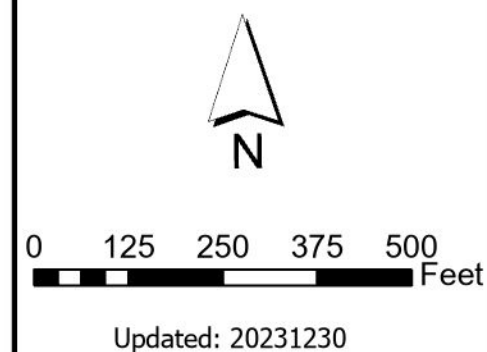
Updated: 20231230

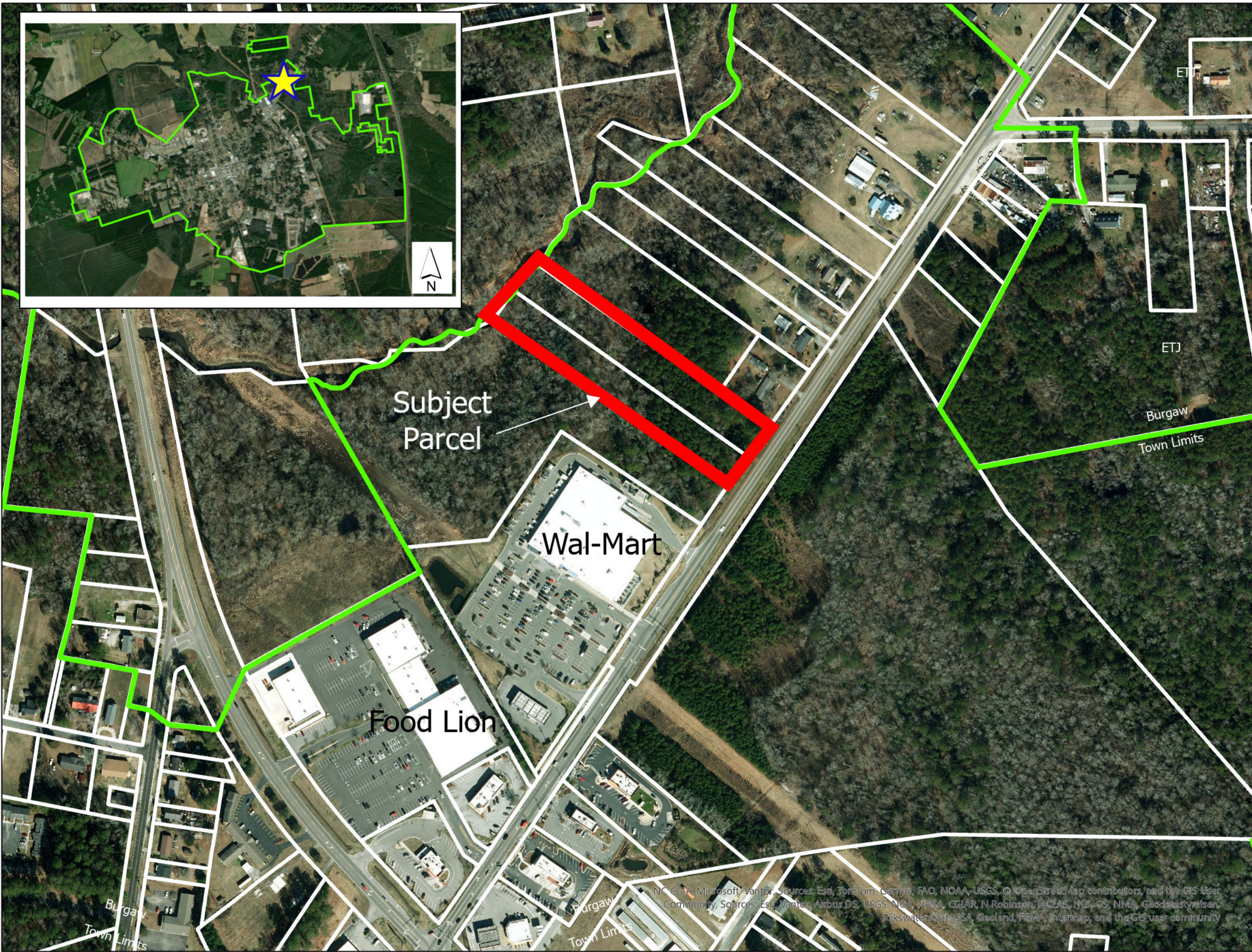


Existing Zoning:
R-20, Residential

Proposed Zoning:
B-2 Highway
Business District

Map Type:
Zoning





Existing Zoning:
R-20, Residential

Proposed Zoning:
B-2 Highway
Business District

Map Type:
Aerial



0 125 250
Feet

Updated: 20231230

NC CGIA, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGLAR, N. Robinson, NCEAS, NIS, OS, NMA, Geodatastveisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Attachment # 1

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
YARD SALES		X US	X US	X US	X US	X US	X US	X US	X US	X US			

[Amendment to this section approved 2021.07.13 Ordinance# 2021-14] [Amendment to this section approved 2021.09.14 Ordinance# 2021-24] [Amendment to this section approved 2021.10.12 Ordinance# 2021-28] [Amendment to this section approved 2021.11.09 Ordinance# 2021-29] [Amendment to this section approved 2022.09.13 Ordinance# 2022-25] [Amendment to this section approved 2023.04.11 Ordinance# 2023-14] [Amendment to this section approved 2024.03.12 Ordinance# 2024-02] [Amendment to this section approved 2024.03.12 Ordinance# 2024-08]

Section 8.15 Use Standards, Section 8.16 Regulations for Special Use and Section 8.17 Regulations for particular uses and areas

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
ACCESSORY APARTMENT		X US	X US	S minor	S minor		S minor	S minor	X US				
ACCESSORY STRUCTURE		X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	
ACCESSORY STRUCTURE SALES AND/OR LEASE (with outdoor display)										X US	X US	X US	
ACCESSORY STRUCTURE/USE – TEMPORARY FAMILY HEALTH CARE STRUCTURE (See 8.17.8)		X US	X US	S minor	S minor		S minor	S minor					
ACCESSORY USES (inclusive of Home Occupations in Residential Areas)		X	X	X	X	X	X	X	X	X	X	X	
ADULT BUSINESSES (See 8.17.1)												CZ	
AGRICULTURAL USES (See 8.17.2)		X											
AIRPORT OPERATIONS, AIRCRAFT PORT, ETC	48811	CZ										CZ	
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (six or fewer residents)	623220	X	X	X	X	X	X	X	X				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (more than six residents)	623220							S major			S major	S major	
ALCOHOLIC BEVERAGE CONTROL WAREHOUSING										X			
AMBULANCE SERVICE, AIR	621910							S major		S major			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
AMBULANCE SERVICE/RESCUE SQUAD	621910						X	X		X	X	X	
ANIMAL MEDICAL CARE	541940	S major								X US	X US	X US	
ANIMAL PRODUCTION (excluding Intensive Livestock Operations as defined in Chapter 17)	112	X											
ANIMAL PRODUCTION (including Intensive Livestock Operations as defined in Chapter 17)	112	S major											
ANIMAL SHELTERS OR BOARDING OPERATIONS	812910	S major								S major	S major	S major	
ANIMAL SLAUGHTERING AND PROCESSING	31161	S major										S major	
APICULTURE (BEEHIVES)	112910	X	X	X									
APPAREL & ACCESSORY MANUFACTURING	315, 3162, 3169, 33991										X	X	
ASPHALT/CONCRETE/CEMENT MANUFACTURING	324121 32732											S major	
ASSISTED LIVING FACILITIES WITH ON-SITE NURSING FACILITIES	623311				X US		X US	X US					
ASSISTED LIVING FACILITIES WITHOUT ON-SITE NURSING CARE FACILITIES	623312				X US		X US	X US					
AUCTION HOUSES (excluding livestock)	453998								X	X			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
AUTOMATIC TELLER MACHINE							X	X	X	X			
AUTOMOBILE AND/OR PARTS SALVAGING (including wrecking, dismantling, and/or storage of junked vehicles)	423140										S major	S major	
AUTOMOBILE CAR WASH	811192						X US			X US			
AUTOMOBILE OIL CHANGE AND LUBRICATION SHOP	811191								X US	X US	X US		
AUTOMOBILE AND/OR TRAILER RENTAL	532111									X US	X US	X US	
AUTOMOBILE REPAIR AND/OR BODY WORK (excluding commercial wrecking, dismantling, and/or storage of junked vehicles or parts)	811111									X US	X US	X US	
AUTOMOBILE, BOAT & TRUCK SALES AND SERVICE, INCLUDING ACCESSORIES; NEW AND USED										X US	X US		
AUTOMOBILE SERVICE STATION									S major	X US			
AUTOMOTIVE DETAILING SERVICE	811192								S major	X US			
AUTOMOTIVE TIRE DEALER	441320									X US			
BAIL BONDING SERVICES	812990								X	X			
BAKERY PRODUCTION, WHOLESALE											X	X	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
BARS, COCKTAIL LOUNGE, AND/OR NIGHTCLUBS	722410						X US		CZ	CZ			
BED AND BREAKFAST INN (including boarding houses & tourist homes)	721191	S major	S major	S major	S major		S major	S major	S major	S major			
BICYCLE SALES & REPAIR (no outside storage)	451110								X	X			
BILLIARD ROOM	713990								X	X			
BINGO PARLORS	713290								X	X	X		
BLACKSMITH SERVICES												X	
AUTOMOBILE & BOATS & ACCESSORIES, RETAIL SALES & SERVICE										X US	X US	X US	
BOATS MANUFACTURING	336612										X	X	
BOOKBINDING	323121										X	X	
BOTTLING	312111										X	X	
BRICKS AND/OR CLAY MANUFACTURING	327121											X	
BUILDING MATERIALS SUPPLY DEALERS (including all building trades and no outside storage)	444190								X	X	X	X	
BUILDING MATERIALS SUPPLY (including all building trades and outside storage)	444190									X	X	X	
BUS REPAIR AND STORAGE											X US	X US	
TERMINAL ACTIVITIES											X US	X US	
BUS STOP	485113	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
CABINETMAKING AND COUNTERTOP MANUFACTURING (outside storage permitted)	337110											X	
CABINETMAKING AND COUNTERTOP MANUFACTURING (interior work and storage only)	337110								X US	X US	X US	X US	
CALL CENTER	36142							X			X		
CAMP GROUNDS & RV PARKS	721211	S major											
CANDLE AND/OR WAX PRODUCT MANUFACTURING											X	X	
CARGO STORAGE CONTAINERS (including tractor trailers)		S major								S major	X US	X US	
CEMETERIES	812220	CZ	CZ	CZ	CZ	CZ		CZ					
CHURCHES, PLACES OF WORSHIP	813110	CZ	CZ	CZ	CZ	CZ	X US	X US	X US	X US			
CINEMAS (excluding drive-ins)	512131								X	X			
CLUB OR LODGE, FRATERNAL OR CIVIC	813410						X US	X US	X US	X US			
COAL SALES & STORAGE	454319											S major	
COLD STORAGE WAREHOUSING	493120										X US		
COLLEGES, UNIVERSITIES, AND PROFESSIONAL SCHOOLS	611310							X		X	X		
COMMUNITY COLLEGES	611210							X	X	X	X		

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
CONTRACTOR OFFICE, GENERAL (excluding outside storage of equipment or supplies)								X	X	X			
CONTRACTOR OFFICE, GENERAL (including outside storage of equipment or supplies)										S major	X	X	
COMMERCIAL OFF-STREET PARKING (as the principal use)							X US	X US		X US	X US	X US	
CONSTRUCTION MACHINERY AND EQUIPMENT REPAIR	811310										X	X	
COURTS									X				
CROP PRODUCTION	111	X	X	X	X	X	X	X		X	X	X	X
DAIRY PRODUCTS, SALES & PROCESSING		S minor										X US	
DAY CARE CENTER	624410						X	X		X	X		
DAY CARE (Home Occupation)		X	X	X	X	X	X						
DISASTER VOLUNTEER HOUSING		D	D	D	D	D	D	D	D	D	D	D	D
DRIVE-IN FACILITY										X US			
DWELLING, MULTI-FAMILY	236116				CZ		X US	CZ					
DWELLING, SINGLE-FAMILY	236115	X	X	X	X	X	X	X	X				
DWELLING, TWO-FAMILY					X	X	X						
EDUCATIONAL TESTING SERVICES	611710							X	X	X			
ELECTRIC POWER TRANSMISSION AND DISTRIBUTION ONLY		X	X	X	X	X	X	X	X	X	X	X	X

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
ELECTRIC UTILITY STATIONS OR SUBSTATIONS		X	X	X	X	X	X	X	X	X	X	X	X
ELASTIC MANUFACTURER	313221										X		
EMERGENCY MEDICAL CENTERS	621493						X	X	X	X			
EMERGENCY DISASTER RELIEF HOUSING		D	D	D	D	D	D	D	D	D	D	D	
ENGINE REPAIR, SMALL	811411									X US	X US	X US	
ENGINES AND PARTS, AUTOMOTIVE AND TRUCK, MANUFACTURING	336312										X	X	
ENTERTAINMENT ESTABLISHMENT (indoor only)							X US		X US	X US			
ENTERTAINMENT ESTABLISHMENT (without outdoor use)							X US		CZ	CZ			
EVENT VENUE (indoor only)							X US	X US	X US	X US	X US		
EVENT VENUE (with outdoor use)							S major		S major	S major	S major		
EXAM PREPARATION & TUTORING	611691						X	X	X	X			
FAIRGROUND ACTIVITIES (including carnivals and circuses)	711190	S major									X US	X US	
FAMILY CARE HOME (six or fewer residents) (See 8.17.5)	6232	X US	X US	X US	X US	X US	X US	X US	X US				
FARM MACHINERY SALES & SERVICING										X US	X US	X US	
FARM SUPPLIES MERCHANDISING (excluding farm machinery)										X US	X US	X US	
FIREARMS MANUFACTURING	332994										X	X	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
FISHING TACKLE AND EQUIPMENT MANUFACTURING	339920										X	X	
FLEA MARKET	453310									CZ	CZ		
FOOD BANKS	624210								X	X	X		
FOOD, BEVERAGE, & CRAFT PROCESSING AND PRODUCTION WITH RETAIL SALES									S major	X US	X US		
FOOD MANUFACTURING (not otherwise specified)	312										X	X	
FOOD MANUFACTURING, VALUE-ADDED AND/OR SPECIALTY	3114, 3119										X	X	
FORESTRY AND OUTDOOR PLANT NURSERIES, WHOLESALE	113210	X											X
FORESTRY SERVICES	115310	X						X			X	X	
FROZEN FRUIT AND VEGETABLE PROCESSING, MANUFACTURING	311411										X	X	
FUNERAL HOMES (including crematory as an accessory use)	812210							X	X	X			
GAME HUNTING PRESERVES, COMMERCIAL	114210	X											
GASES, COMPRESSED AND LIQUEFIED, MERCHANT WHOLESALERS	424690										X	X	
GASOLINE AND LIQUEFIED PETROLEUM (LP) GAS BULK STATIONS AND TERMINALS	424710											S major	
GASOLINE STATIONS WITH CONVENIENCE STORES	447110								CZ	X US			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
GASOLINE STATIONS WITHOUT CONVENIENCE STORES	447190						X US		CZ	X US			
GENERAL COUNTRY STORE	452319										X		
GOLF COURSE (including golf pro shops as accessory use)	713910	X	X	X	X	X	X						
GOLF COURSE, MINIATURE	713990								X	X			
GOLF DRIVING RANGES	713990	X					X						
GRAIN AND FEED GRINDING AND MILLING	311119	X									X	X	
GRAIN SALES OR STORAGE, WHOLESALE		X US								S major	X US	X US	
GUIDE SERVICES, HUNTING	713990	X											
GUN STOCK BLANKS MANUFACTURING	321912										X	X	
HATCHERY OPERATIONS	112340	S major										S major	
HOME OCCUPATION		X US	X US	X US	X US	X US	X US	X US					
HORSES, BOARDING AND TRAINING	115210	X											
HORSES FOR PERSONAL ENJOYMENT		X	X										
HOUSEHOLD APPLIANCE REPAIR													
HOSPITAL	622110							CZ		X US	X US		
ICE VENDING MACHINES, AUTOMATIC	312113								X	X			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
INDUSTRIAL MOLDS MANUFACTURING	333511										X	X	
INDUSTRIAL SALES OR EQUIPMENT AND/OR REPAIR SERVICE	811310										X	X	
JAILS	922140	S major							S major		S major	S major	
KILNS MANUFACTURING	333298										X	X	
LABORATORY OPERATIONS, MEDICAL OR DENTAL	621511							S minor			X	X	
LAGER BREWING	312120										X	X	
LANDSCAPE CARE AND MAINTENANCE SERVICES	561730	X								X	X	X	
LAUNDROMATS	812310						X		X	X			
LAWN AND GARDEN EQUIPMENT REPAIR	811411									X US	X US	X US	
LIBRARY	519120						X	X	X	X			
LIQUEFIED PETROLEUM (LP) GAS DEALERS, RETAIL	454312									X	X		
LIVESTOCK FEEDS MERCHANT WHOLESALE	424910	X									X	X	
LIVESTOCK SALES & AUCTIONING		X US											
LOCKSMITH SERVICES	561622								X	X			
LOGGING	113310	X US	X US	X US	X US	X US	X US	X US		X US	X US	X US	X US
MACHINE SHOPS	332710										X	X	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
MACHINE TOOL MANUFACTURING OR WELDING	333515										X	X	
MAGISTRATE'S OFFICE		X							X				
MANUFACTURED HOME, RESIDENTIAL OCCUPANCY		X				X							
MANUFACTURED HOME SALES RETAIL	453930									X US	X US	X US	
MANUFACTURES HOME SALES WHOLESALE	424470										X US	X US	
MANUFACTURED HOME MANUFACTURING	321991										X US	X US	
MANUFACTURED HOME, NONRESIDENTIAL OCCUPANCY									X US	X US	X US	X US	
MANUFACTURED HOME PARK	531190	CZ				CZ							
MEATS AND MEAT PRODUCTS MERCHANT, WHOLESALE	424470										X	X	
MANUFACTURING COMPLEX										S major	X	X	
MENTAL HEALTH FACILITY, INPATIENT (six or fewer residents)	623220	X	X	X	X	X	X	X	X				
MENTAL HEALTH FACILITY, INPATIENT (more than six residents)	623220									S major	S major		
MIXED – USE STRUCTURE							X		X				
MOBILE FOOD SERVICES	722330							X US	X US	X US			
MODULAR HOME		X	X	X	X	X	X						
MONUMENT SALES	453998									X	X	X	
MONUMENT WORKS	327991										X	X	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
MOTELS	721110						X		CZ	CZ			
MOTORCYCLE DEALERS (with no outside storage)	441221									X	X		
MOTORCYCLE REPAIR SHOPS	811490									X _{US}	X _{US}	X _{US}	
MOTOR VEHICLE TOWING SERVICES (with on-site storage of up to 10 vehicles)	488410									X _{US}	X _{US}	X _{US}	
MOTOR VEHICLE TOWING SERVICES (with on-site storage of more than 10 vehicles)											X _{US}	X _{US}	
MULCH MERCHANT, WHOLESALE	424910	X									X	X	
MUSEUM	712110							X	X	X			
NATURE PRESERVES	712190	X											X
NEWSSTAND SALES	451212						X		X	X			
NONCOMMERCIAL RAISING OF CHICKENS (LIMITED TO FIVE HENS)			X _{US}	X _{US}									
NURSERY, GARDEN CENTER, AND FARM SUPPLY STORE	444220	X								X	X		
NURSERY STOCK MERCHANT, WHOLESALE	424930	X								X	X	X	
NURSERY WITH TREE PRODUCTION	111421	X						X	X	X	X	X	
NURSING CARE FACILITIES, NURSING HOME	623110						X _{US}	X _{US}		X _{US}			
OFFICES FOR BUSINESS PROFESSIONALS, WITHOUT OUTDOOR STORAGE								X	X	X			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
OFFICES FOR GOVERNMENT		X					X	X	X	X	X	X	
OPEN STORAGE												X _{US}	
PERSONAL SERVICE BUSINESS WITHOUT OUTDOOR STORAGE							X _{US}	X _{US}	X _{US}	X _{US}			
PLANNED BUILDING GROUP—COMMERCIAL AND/OR OFFICE/INSTITUTIONAL							S _{major}	S _{major}	S _{major}	S _{major}			
PLANNED BUILDING GROUP—RESIDENTIAL ATTACHED UNITS (also see Chapter 9)					S _{major}		S _{major}	S _{major}					
PLATING	332813											S _{major}	
POLICE DEPARTMENTS	922120						X	X	X	X	X	X	
PORK RINDS MANUFACTURING	311919										X	X	
POST OFFICE	491110						X	X	X	X			
PRINTING & REPRODUCTION	323115, 323119								X	X	X	X	
PRISONS	922140										S _{major}	S _{major}	
PRIVATE UTILITY											S _{major}	S _{major}	
PROCESSED MEATS MANUFACTURING	311612										S _{major}	S _{major}	
PUBLIC ELECTRICAL UTILITY STATIONS OR SUBSTATIONS	221121	X	X	X	X	X	X	X	X	X	X	X	X
PUBLIC UTILITY WORKS, SHOPS, OR STORAGE YARDS	493190										X	X	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
PULP AND PAPER COMBINED MANUFACTURING	322121	S major										S major	
QUARRY AND/OR EXTRACTION OPERATION	212321	S major										S major	
RACETRACK	711212	S major										S major	
RADIO OR TELEVISION STUDIO ACTIVITIES	515112, 515120							S major		S major	S major	S major	
RAILROAD DEPOT	926120											X	
RAILROAD STATION OPERATIONS	488210										X	X	
RECORDING STUDIO	512240								X				
RECREATION CENTER (indoor only)							X US		X US	X US			
RECREATIONAL VEHICLES (for temporary use)		X US	X US	X US	X US	X US							
REPOSSESSION SERVICES (with on-site storage of 10 or fewer vehicles)										X US	X US	X US	
REPOSSESSION SERVICES (with on-site storage of more than 10 vehicles)										X US	X US	X US	
RESIDENTIAL CLUSTER DEVELOPMENT (see 8.10)		S major	S major										
RESTAURANT EQUIPMENT MERCHANT, WHOLESALE	423440										X	X	
RESTAURANT, FULL SERVICE	722110						X US		X US	X US			
RESTAURANT, LIMITED SERVICE	722211						X US		X US	X US			

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
RETAIL, STORE 5,000 SQUARE FEET OR LESS							X US		X US	X US			
RETAIL, STORE GREATER THAN 5,000 SQUARE FEET							S major			S major			
RIDING ACADEMY ACTIVITY	611620	X											
RIDING STABLES	713990	X											
SAWMILL OR PLANING ACTIVITY	321113	S major										S major	
SCHOOL BUS SERVICES	485410										X US	X US	
SCHOOL; BUSINESS, TECHNICAL, AND TRADE (including cosmetology)	611410 611420 611511							X US	X US	X US	X US		
SCHOOL; ELEMENTARY, JUNIOR HIGH, AND HIGH SCHOOL	611110	X US	X US	X US	X US	X US	X US	X US	X US	X US			
SCHOOL, SPECIALTY TRAINING	611699 611630 611519							X US	X US	X US	X US		
SENIOR CITIZENS ACTIVITY CENTERS	624120						X	X	X	X			
SEWAGE TREATMENT PLANTS AND/OR FACILITIES	221320	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	
SHEET METAL FABRICATION	332322										X	X	
SHERIFF'S OFFICES	922120	X					X	X	X	X	X	X	
SOLAR FARM											S major	S major	
SOLID WASTE RECEPTACLES							X US	X US	X US	X US	X US	X US	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
STORAGE, SELF-SERVICE	531130									X US	X US	X US	
STORAGE, WAREHOUSE	493110										X	X	
STORMWATER RETENTION PONDS		X	X	X	X	X	X	X	X	X	X	X	X
SUBSTANCE ABUSE TREATMENT HOSPITAL, INPATIENT	6222									X US			
SUBSTANCE ABUSE TREATMENT, OUTPATIENT	621420									S major			
SWIMMING POOL		X US	X US	X US	X US	X US	X US	X US		X US			
TATTOO PARLORS	812199								X US	X US			
TAXICAB OPERATIONS	485310								X US	X US			
TAXIDERMISTS	711510	X									X	X	
TEACHING STUDIO (including fine arts, martial arts, yoga, etc.)	611610 611620 611699						X US	X US	X US	X US			
TEMPORARY COMMUNITY HEALTH CARE FACILITIES							D US	D US	D US	D US	D US		
TEMPORARY CONSTRUCTION BUILDING/TRAILER		X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	X US	
TEMPORARY DEVELOPMENT		S major	S major	S major	S major	S major	S major	S major	S major	S major	S major	S major	
TEMPORARY DISASTER HOUSING		D US	D US	D US	D US	D US	D US	D US	D US	D US			
TEMPORARY DISASTER VOLUNTEER HOUSING		D US	D US	D US	D US	D US	D US	D US	D US	D US	D US	D US	

Uses	NAICS*	RA	R-20	R-12	R-7	R-7MH	PUD	O&I	B-1	B-2	I-1	I-2	C/P
TEMPORARY FAMILY HEALTH CARE STRUCTURES		X US	X US	X US	X US	X US	X US						
TIRE RECAPPING	326212										X US	X US	
TIRE REPAIR SHOPS (excludes recapping)	811198									X US			
TOBACCO PROCESSING	312210	X										X	
TOBACCO SALES WAREHOUSING	422940	X									X	X	
TRAVEL AGENCIES	561510							X	X	X			
TRUCK TERMINAL ACTIVITIES FOR NON-PASSENGER VEHICLES (including repair, hauling, and/or storage)	488490										X US	X US	
UTILITY TRAILER DEALERS	441229										X US	X US	
UTILITY WORKS, SHOPS OR STORAGE YARDS											X	X	
WAREHOUSE CLUBS AND SUPERCENTERS	452910						S major		S major	S major			
WILDLIFE REFUGE		X	X										X
WINE SHOP									X US	X US			
WIRELESS TELECOMMUNICATION SUPPORT STRUCTURE		S major									S major	S major	
SMALL/MICRO WIRELESS FACILITY In the public right of way or in a utility easement							X US	X US	X US	X US	X US	X US	
CONCEALED WIRELESS TELECOMMUNICATION FACILITY		X US					X US	X US	X US	X US	X US	X US	



Item 1

Request: Rezone PINs 3229-57-8886-0000 and 3229-57-9962-0000 from R- 20, Residential district to B-2, Highway Business District.

Hearing Date: 2/10/2026

Town of Burgaw Board of Commissioners Consistency Statement

(To be read into the record as a motion, seconded and voted upon)

____ Approval – this request is consistent with the goals and policies of the following plan(s) adopted by the Town of Burgaw:

() Burgaw 2030: Town of Burgaw Comprehensive Land Use Plan

() Other: _____

The town of Burgaw Board of Commissioners considers its approval to be reasonable and in the public interest because: (Please provide reasons which can be found in the staff report)

The proposal emphasizes the commercial growth for higher-intensity commercial uses along major transportation corridors like NC HWY 53. Focusing development in areas with existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate businesses strengthens the local economy and livability.

____ Rejected – this request is not consistent with the goals and policies of the following plan(s) adopted by the Town of Burgaw:

() Burgaw 2030: Town of Burgaw Comprehensive Land Use Plan

() Other: _____

The Town of Burgaw Board of Commissioners considers its rejection to be reasonable and in the public interest because:

The proposal to rezone would potentially impact the character of the area because of the focus on areas with existing infrastructure, the scale and intensity of the request could create traffic, safety, or environmental impacts that outweigh the potential economic benefits.

Therefore, The Town of Burgaw Board of Commissioners recommends rejection of this request.

Comments:

This report reflects the recommendation of the Town of Burgaw Board of Commissioners, this the 10th day of February 2026.

Attest;

Board Chair Planning

AFFIDAVIT OF MAILING FOR HWY 53 PARCEL REZONING HEARING

I am over the age of 18 (eighteen) years, and, on Wednesday, January 28, 2026, I mailed the required property owners within a 500ft buffer of parcel #3229-57-8886-0000 and #3229-57-9962-0000, letters and the required enclosures for the public hearing at the Board of Commissioners meeting to be held on Tuesday, February 10, 2026, 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 Wednesday, January 28, 2026.

x Bryan J. Miller 01/28/2026





Town of Burgaw

109 N. Walker Street, Burgaw, NC 28425

Phone: (910) 259-2151, Fax: (910) 259-6644, email: mail@burgawnc.gov

Olivia Dawson
Mayor

James Malloy
Mayor Pro Tem

Commissioners:
Bill George
Michael Pearsall
William Rivenbark
Myra McDuffie

James H. Gantt
Town Manager

Kristin J. Wells
Town Clerk

Norwood P. Blanchard
III
Town Attorney

January 28, 2025

Dear Property Owner,

You are receiving this letter because you are within the notification buffer of a proposed rezoning request for two parcels totaling ± 3.7 acres of land from R-20 Residential to B-2 Highway Business District located at 1020 NC HWY 53 E, Burgaw, NC, further identified as Pender County parcel identification numbers: 3229-57-8886-0000 and 3229-57-9962-0000.

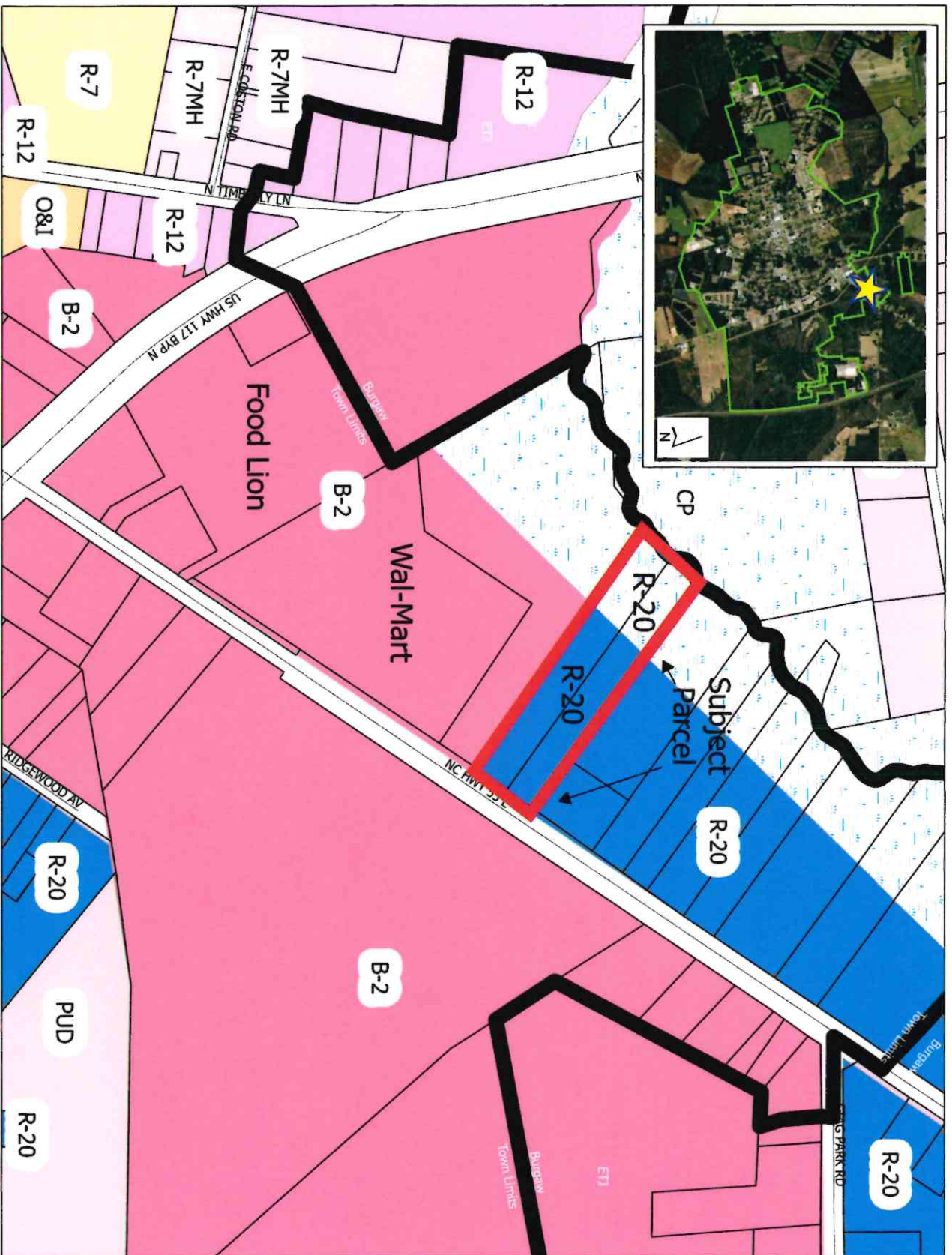
The property owner, Mt. Calvary Leadership Development Corporation, Inc., is requesting the change to the Official Zoning Map of the Town of Burgaw. The applicant, Henry Nadeau, is acting as the authorized agent for this rezoning request.

The Town Board of Commissioners will hold a public hearing on Tuesday, February, 10, 2026, at 5:30 PM for this and any other scheduled agenda items to be announced, located at 108 East Wilmington Street, Burgaw, NC.

If you have any questions regarding the request, please call (910) 663-3450.

Sincerely,

Ron Meredith, CZO
Planning Director
Town of Burgaw
Planning Department
910.663.3451



Existing Zoning:
R-20, Residential

Proposed Zoning:
B-2 Highway
Business District

Map Type:
Zoning

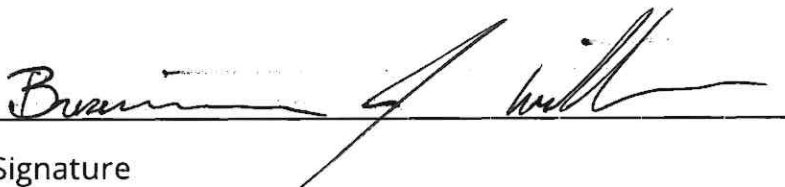


0 125 250 375 500
Feet
Updated: 20231230

AFFIDAVIT OF MAILING FOR HWY 53 PARCEL REZONING HEARING

I am over the age of 18 (eighteen) years, and, on Tuesday, December 23, 2025, I mailed the required property owners within a 500ft buffer of parcel #3229-57-8886-0000 and #3229-57-9962-0000, letters and the required enclosures for the public hearing at the Planning Board meeting to be held on Thursday, January 15, 2026 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 Tuesday, December 23, 2025.


Signature

12/23/2025





Town of Burgaw

109 N. Walker Street, Burgaw, NC 28425

Phone: (910) 259-2151, Fax: (910) 259-6644, email: mail@burgawnc.gov

Olivia Dawson
Mayor

James Malloy
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Commissioners:
Bill George
Michael Pearsall
William Rivenbark
Myra McDuffie

James H. Gantt
Town Manager

Kristin J. Wells
Town Clerk

Norwood P. Blanchard
III
Town Attorney

December 23, 2025

Dear Property Owner,

You are receiving this letter because you are within the notification buffer of a proposed rezoning request for two parcels totaling ± 3.7 acres of land from R-20 Residential to B-2 Highway Business District located at 1020 NC HWY 53 E, Burgaw, NC, further identified as Pender County parcel identification numbers: 3229-57-8886-0000 and 3229-57-9962-0000.

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If you have any questions regarding the request, please call (910) 663-3450.

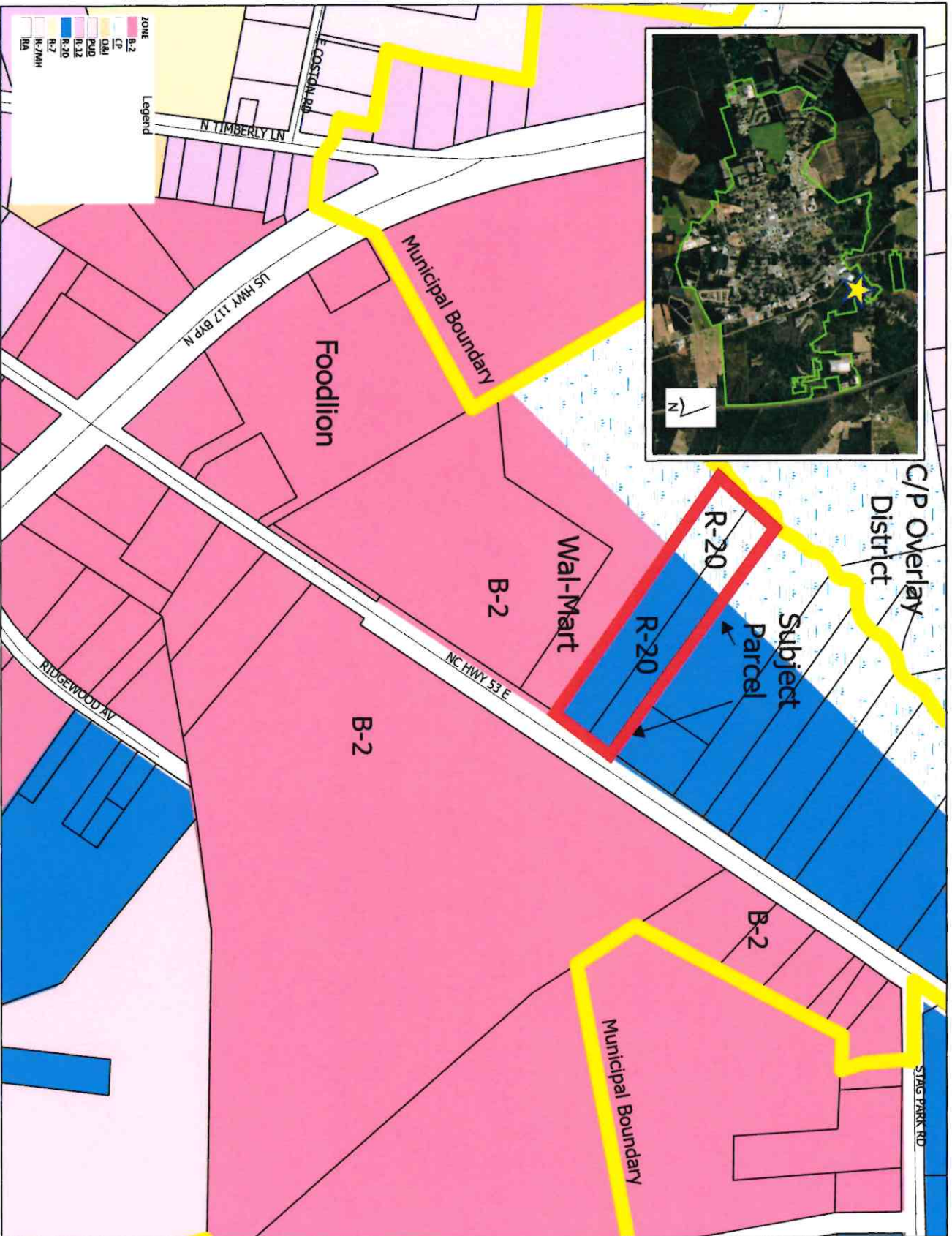
Sincerely,

Ron Meredith, CZO

Planning Director

rmeredith@burgawnc.gov

910.663.3451



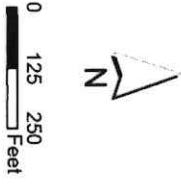


BURGAW, NC
Good Town Year Round

Existing Zoning:
R-20, Residential

Proposed Zoning:
B-2 Highway
Business District

Map Type:
Zoning



0 125 250
Feet

Henry,

Your submittal appears to be complete. We will begin preparing your invoice and contact you when it is ready. I will be out of the office until Monday, and Brianna will be sending you the invoice for the rezoning. At the moment, it looks like the meeting will be scheduled for February; however, I may be able to move it to January depending on the required mailing timeline.

Thanks,

Ron Meredith, CZO
Planning Director

Town of Burgaw
109 N. Walker St.
Burgaw, NC 28425
910.663.3451
[www.burgawnc.gov]www.burgawnc.gov



From: Henry Nadeau <henry@creativecommercial.biz>
Sent: Tuesday, December 2, 2025 4:17 PM
To: Ron Meredith <rmeredith@burgawnc.gov>
Subject: [External] Hwy 53 Rezoning application attached

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Meredith,

Good morning and happy Tuesday. I attach the filled out and signed rezoning application for the two lots on Hwy 53 as discussed along with tax details, survey, and legal description. Let me know if there is anything you need. Thanks,

Henry Nadeau
(910)524-7184

Creative Commercial Properties, Inc.
(910)270-5100
Fax (910)270-5110



OBJECTID	PIN	CALCARES	NAME	ADDRESS	QTY	STATE	ZIP	TOWNSHIP	TNSH_DEE	ACRES
170149	3229-57-9962-0000	1.83686441	MT CALVARY LEADERSHIP DEVELOPMENT CORPOR	414 N NORWOOD STREET	WALLACE	NC	28466	101 BURGAW		2.01
133665	3229-67-8902-0000	2.86	'MEMA'S CHICK'N' & RIBS LLC	PO BOX 1412	BURGAW	NC	28425	101 BURGAW		2.79
170152	3229-68-2213-0000	1.42	THIGPEN CARL PATRICK JR LIFE ESTATE	6540 NC 27 WEST	LILLINGTON	NC	27546	101 BURGAW		1.57
170168	3229-57-5712-0000	8.43	COVIL STEPHEN ROY	415 TRAVERTINE DR	CARY	NC	27519	101 BURGAW		8.42
170162	3229-58-3362-0000	12.0035935	NOIR VENTURES LLC	PO BOX 125	BURGAW	NC	28425	101 BURGAW		7
170164	3229-57-7219-0000	8.36	WAL MART REAL ESTATE BUSINESS TRUST	C/O WAL-MART PROPERTY TAX DEPT	BENTONVILLE	AR	72716-0555	101 BURGAW		8.36
170150	3229-67-3806-0000	0.76193386	URBINA VICTOR M JR	1050 HWY 53 EAST	BURGAW	NC	28425	101 BURGAW		0.76
170151	3229-68-1146-0000	1.86073885	THIGPEN CARL PATRICK JR	6540 NC 27 WEST	LILLINGTON	NC	27546	101 BURGAW		2.06
170153	3229-68-2343-0000	2.2	THIGPEN JAMES ALVIN	110 W CLEMENT ST	WALLACE	NC	28466	101 BURGAW		2.2
152404	3229-58-9518-0000	2.03078065	EAKINS BERTHA SMITH	PO BOX 352	BURGAW	NC	28425	101 BURGAW		1.95
133582	3229-58-5777-0000	1.33689698	PENDER COUNTY	P O BOX 366	BURGAW	NC	28425	101 BURGAW		2

RESOLUTION 2026-04

ADOPTING A STATEMENT OF CONSISTENCY REGARDING AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE TOWN OF BURGAW REQUESTED BY HENRY NADEAU ON BEHALF OF MT. CALVARY LEADERSHIP DEVELOPMENT CORP. TO REZONE PROPERTY LOCATED ON NC HIGHWAY 53 (PARCEL IDENTIFICATION NUMBER 3229-57-8886-0000 AND 3229-57-9962-0000) FROM R-20, RESIDENTIAL DISTRICT TO A B-2 HIGHWAY BUSINESS DISTRICT.

WHEREAS, the applicant, Henry Nadeau on behalf of Mt. Calvary Leadership Development Corp., has requested the Town amend the Official Zoning Map of the Town of Burgaw to rezone property located on NC HIGHWAY 53 (parcel identification number 3229-57-8886-0000 and 3229-57-9962-0000) from R-20, Residential District to a B-2 Highway Business District; and

WHEREAS, Planning Staff has reviewed the proposed rezoning for consistency with the Town of Burgaw 2030 Comprehensive Land Use Plan and has presented those findings to the Town of Burgaw Planning Board and the Town of Burgaw Board of Commissioners; and

WHEREAS, the Town of Burgaw Planning Board, at their January 10, 2026, meeting, recommended approval in the Draft Comprehensive Plan Consistency Statement to the Board of Commissioners; and

WHEREAS, the Town of Burgaw Board of Commissioners reviewed the staff report and draft consistency statement at their February 10, 2026, meeting and find the requested rezoning to be consistent with the Burgaw 2030 Comprehensive Land Use Plan and Future Land Map, reasonable, and in the public interest;

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS THAT the proposed rezoning from R-20, Residential District to a B-2 Highway Business District is consistent with the Town of Burgaw Town of Burgaw's 2030 Comprehensive Plan, emphasizing the commercial growth for higher-intensity commercial uses along major transportation corridors like NC HWY 53. Focusing development in areas with existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate businesses strengthens the local economy and livability.

Adopted this 10th day of February 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor

ORDINANCE 2026-03

A MAP AMENDMENT OF THE OFFICIAL ZONING MAP OF THE TOWN OF BURGAW REQUESTED BY HENRY NADEAU ON BEHALF OF MT. CALVARY LEADERSHIP DEVELOPMENT CORP. TO REZONE PROPERTY LOCATED ON NC HIGHWAY 53 (PARCEL IDENTIFICATION NUMBER 3229-57-8886-0000 AND 3229-57-9962-0000) FROM R-20, RESIDENTIAL DISTRICT TO A B-2 HIGHWAY BUSINESS DISTRICT

WHEREAS, the applicant, Henry Nadeau on behalf of Mt. Calvary Leadership Development Corp., has requested the Town amend the Official Zoning Map of the Town of Burgaw to rezone property located on NC HIGHWAY 53 (parcel identification number 3229-57-8886-0000 and 3229-57-9962-0000) from R-20, Residential District to a B-2 Highway Business District; and

WHEREAS, Planning Staff has reviewed the proposed rezoning for consistency with the Town of Burgaw 2030 Comprehensive Land Use Plan and has presented those findings to the Town of Burgaw Planning Board and the Town of Burgaw Board of Commissioners; and

WHEREAS, the Town of Burgaw Planning Board, at their January 10, 2026, meeting, recommended approval in the Draft Comprehensive Plan Consistency Statement to the Board of Commissioners; and

WHEREAS, the Town of Burgaw Board of Commissioners reviewed the staff report and draft consistency statement at their February 10, 2026, meeting and find the requested rezoning to be consistent with the Burgaw 2030 Comprehensive Land Use Plan and Future Land Map, reasonable, and in the public interest;

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF BURGAW BOARD OF COMMISSIONERS THAT the proposed rezoning from R-20, Residential District to a B-2 Highway Business District is consistent with the Town of Burgaw Town of Burgaw's 2030 Comprehensive Plan, emphasizing the commercial growth for higher-intensity commercial uses along major transportation corridors like NC HWY 53. Focusing development in areas with existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate businesses strengthens the local economy and livability.

SECTION 1. This map amendment becomes effective immediately upon adoption of this ordinance on this, the 10th day of February 2026.

Attest: _____
Kristin J. Wells, Town Clerk

Signed: _____
G. Olivia Dawson, Mayor



**Town of Burgaw
ITEM REPORT**

Item: 12A

DATE OF MEETING: February 10, 2026 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 02/04/2026 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Resolution 2026-05 Amending the Suggested Rules of Procedure for the Town of Burgaw Board of Commissioners	
SUMMARY STATEMENT: A final amended document may be presented at the meeting on February 10th, following discussion and any last-minute changes from the Work Session on February 9th. At the time of agenda packet preparation, the following amendments are being proposed: • Meeting Location, Page 4 of 16: The meeting shall be held at the Historic Train Depot, 115 S Dickerson Burgaw Town Center, 108 E. Wilmington St, Burgaw, NC (unless otherwise published) and begin at 4:30 PM. • Agenda Packet Delivery Time Frame, Page 6 of 16: Except in the case of an emergency meeting or special called meeting, the agenda and agenda package shall be furnished to each member at least seventy-two (72) 118 hours before the meeting.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): Res AMENDING board procedures	

RESOLUTION 2026-05

RESOLUTION AMENDING THE RULES OF PROCEDURE FOR THE TOWN OF BURGAW BOARD OF COMMISSIONERS

WHEREAS, on February 8, 2022, the Board of Commissioners of the Town of Burgaw adopted Rules of Procedure to incorporate general principles of parliamentary procedure and to provide efficient and equitable processes to be followed during public meetings and in the conduct of Board business; and

WHEREAS, the Town of Burgaw Board of Commissioners finds it necessary and desirable to amend its Rules of Procedure in order to ensure clarity, consistency, and the effective conduct of Board meetings and official actions;

NOW, THEREFORE, BE IT RESOLVED by the Town of Burgaw Board of Commissioners that the Board hereby amends the Rules of Procedure as described below:

- **Part V. Types of Meetings, Rule 9. Regular Meetings, (a) Regular Meeting Schedule.** The meeting shall be held at the ~~Historic Train Depot, 115 S Dickerson~~ **Burgaw Town Center, 108 E. Wilmington** St, Burgaw, NC (unless otherwise published) and begin at 4:30 PM.
- **Part VI. Agenda, Rule 13. Agenda, (a) Draft Agenda.** Except in the case of an emergency meeting or special called meeting, the agenda and agenda package shall be furnished to each member at least ~~seventy-two (72)~~ **118 hours** before the meeting.

ADOPTED this 10th day of February, 2026.

G. Olivia Dawson, Mayor

Attest: _____
Kristin J. Wells, Town Clerk



**Town of Burgaw
ITEM REPORT**

Item: 12B

DATE OF MEETING: February 10, 2026 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 02/04/2026 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Consideration of appointing two (2) members to the Parks & Recreation Advisory Board	
SUMMARY STATEMENT: There are currently two (2) positions vacant on the Parks and Recreation Advisory Board. Three (3) applications were received and are attached for your review at the end of the agenda packet.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): None	



**Town of Burgaw
ITEM REPORT**

Item: 12C

DATE OF MEETING: February 10, 2026 DEPARTMENT OF ORIGIN: Administration	DATE SUBMITTED: 02/04/2026 SUBMITTED BY: Kristin Wells, Town Clerk
AGENDA ITEM DESCRIPTION: Consideration of appointing one (1) member to the Beautification Committee	
SUMMARY STATEMENT: There is currently one (1) vacant position on the Beautification Committee. One (1) application has been received and is attached at the end of the agenda packet for your review.	
STAFF RECOMMENDATION AND REQUESTED ACTION:	
FINANCIAL IMPACT INCLUDING FUNDING SOURCE:	
FINANCE DIRECTOR COMMENTS:	
ATTACHMENTS (IF ANY): None	