AGENDA | BURGAW TOWN COUNCIL
REGULAR MEETING

August 11, 2026 at 4:30 PM

Burgaw Town Center
108 E Wilmington St

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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 Council 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 Council.

   A. Approval of the July 14, 2026 Regular Meeting Minutes

   B. Approval of the July 14, 2026 Closed Session Minutes

   C. Approval of the updated Master List of Special Event Street Closures

6. **Special Requests/Presentations**

   A. Employee Recognitions

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. **Human Resources Department**
Kimberly Rivenbark, Human Resources Director/Deputy Town Clerk

E. **Information Technology Department**
Dustin McCullen, IT Director

F. **Parks, Recreation & Tourism Department**
Cody Suggs, Parks & Recreation Director

I. Street Closure Request - Community Halloween Event

G. **Planning Department**
Ron Meredith, Planning Director

H. **Police Department**
James Rowell, Police Chief

I. **Public Services Department**
Chris Medlin, Public Services Director

8. Public Forum

9. Public Hearing

A. Consideration of a proposed rezoning request for ±21.53 acres of land from R-20, Residential District, to RA, Rural Agricultural District, located on the southern side of NC HWY 53 and can be further identified by PIN 3219-70-1651-0000.

I. Resolution 2026-10 Adopting a Statement of Consistency regarding an amendment of the official zoning map of the Town of Burgaw requested by Anton Devries to rezone property located on the south side of NC Highway 53, further identified as PIN 3219-70-1651-0000, from R-20 Residential to RA Rural Agricultural

II. Ordinance 2026-22 Amending the official zoning map of the Town of Burgaw requested by Anton Devries to rezone property located on the south side of NC Highway 53, further identified as PIN 3219-70-1651-0000, from R-20 Residential to RA Rural Agricultural

10. Items from Manager

11. Items from Attorney

12. Items from Mayor and Council Members

A. Resolution 2026-11 Adopting the Town of Burgaw Comprehensive Stormwater Master Plan

B. Resolution 2026-12 Requesting Verizon to improve cellular service and signal coverage within the town

13. Closed Session - if necessary

14. Adjournment

BURGAW TOWN COUNCIL REGULAR MEETING

DATE:	July 14, 2026
TIME:	4:30 PM
PLACE:	Burgaw Town Center, 108 E. Wilmington Street
BOARD MEMBERS PRESENT:	Mayor Olivia Dawson, Mayor Pro-tem James Malloy, Council Members Bill George, William Rivenbark, Michael Pearsall and Myra McDuffie

Call to Order

Mayor Dawson called the meeting to order at 4:30 PM.

Invocation

The invocation was delivered by Mayor Pro-tem Malloy.

Pledge of Allegiance

The Pledge of Allegiance was said by all.

Approval of Agenda

Mayor Dawson requested the addition of agenda item #12, closed session for attorney-client privilege.

> Mayor Pro-Tem Malloy moved to approve the agenda as amended. Motion carried by unanimous vote.

Approval of Consent Agenda

> Council Member George moved to approve the consent agenda as presented. Motion carried by unanimous vote.

Special Requests/Presentations

Employee Recognitions

Parks & Recreation Director Cody Suggs introduced Codie McGrew as the new Recreation Supervisor, noting she had quickly taken on significant responsibilities including the Blueberry Festival and summer camp operations.

Planning Director Ron Meredith introduced a new Planning Technician, Damion Fulford, who recently joined the department bringing a zoning background from New Hanover County.

Fire Chief Johnathan Prevatte recognized the following personnel: Matthew Wheeler, who earned a promotion to Captain after approximately one and a half years of service; Justin Decker, a volunteer firefighter transitioning to a full-time position; and Arlene Avalar, who moved from volunteer to part-time and then to a full-time firefighter position. Chief Prevatte highlighted that both new full-time hires originated from the department's volunteer ranks.

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Police Chief James Rowell recognized Officers Matthew Murdock and Logan Wilhelm for completing the 101-hour North Carolina General Instructor Course, certifying them to teach law enforcement curriculum. Chief Rowell also recognized Captain Williams for completing the FBI National Academy, a competitive 10-week residential program at Quantico, Virginia, which concluded with a 6.1-mile challenge course.

Public Services Director Chris Medlin recognized Alan Moore, who achieved his Class A Distribution Certification, the highest certification available in water main distribution.

Burgaw Area Chamber of Commerce Update

Chamber Board President Ruth Glaser and Executive Director Jeana Lindbert presented an update on Chamber activities. Key highlights included membership growth from 86 to 129 members (approximately 50% growth in under five months), annual revenue growth from $18,000 to $24,350 (35% increase), and nearly half a million combined social media views across Facebook and Instagram. New programming introduced included an Ambassador Program, a Power Lunch series, a Career Connections workforce development event in partnership with Cape Fear Community College with 50 businesses already registered, the inaugural Leadership Pender class for 2025–2026, and a relaunch of Women's Connects. The Council expressed strong appreciation for the Chamber's progress and acknowledged the town's investment as well-placed.

Downtown Streetscape Proposal

Resident and property owner John Westbrook presented a conceptual streetscape proposal for Wright Street, modeled after improvements completed on Courthouse Avenue. The proposal included the installation of lace bark elm trees in concrete pits along the sidewalk, 8-foot decorative globe lights, brick paving, hanging flower baskets, and optional irrigation. Mr. Westbrook proposed repairing approximately 400 square feet of existing damaged sidewalk rather than full replacement, citing fiscal constraints and a preference for incremental improvement.

Council members raised questions regarding tree maintenance, leaf debris, parking impacts from proposed bump-outs, and the number of trees proposed. Council Member Michael Pearsall affirmed the value of Mr. Westbrook's vision as a planning tool. Council Member William Rivenbark and Mayor Pro-Tem Malloy expressed support for reviewing the proposal further and incorporating elements where feasible. Town Manager James Gantt provided context on the current status of the Courthouse Avenue project, noting delays related to Duke Energy's pole removal pending action by co-located utilities. The Council directed staff to obtain updated cost estimates and assess available funding for Wright Street improvements.

Departmental Items

Building Inspections Department

Building Code Administrator Louis Hesse reported that while new construction starts are currently limited, significant activity continues with developers in the design phase. Minimum housing enforcement is progressing. Bagel King was noted as having opened, with a few remaining items to address before final inspection clearance.

Finance Department

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Finance Officer Tiffany Byrd reported that the department is focused on year-end close activities, opening the new fiscal year, establishing new budget funds, processing grant reimbursements, and preparing for the upcoming audit. The audit is scheduled for September 2nd and 3rd, well ahead of the December 31st deadline.

Fire Department

Fire Chief Prevatte reported on training activity and call responses. A live burn training exercise on Harrell Road was announced for that Saturday evening, with a second donated structure identified for training planning for the fall. Interviews for the Fire Marshal position have been conducted, with a preferred candidate in active communication. Volunteer recruitment continues to be strong, with 3–4 new volunteers onboarded in the past month and 5 applications in process. Chief Prevatte also confirmed that renegotiated contracts with Pender Central Fire District have been signed. Council Member Pearsall commended the department's response to two structure fires within a 96-hour period, and Chief Prevatte extended recognition to Police Department officers who assisted at the fire scenes.

Council Member Rivenbark noted the mutual aid process and asked Chief Prevatte about coordination with the county's new fire and emergency services leadership. Chief Prevatte confirmed ongoing communication with Pender County Emergency Management and noted plans to coordinate with new leadership within the Pender County EMS and fire services.

Regarding the safety committee, Chief Prevatte reported no injuries during his paternity leave absence and stated that regular meetings and site visits would resume.

Human Resources Department

Human Resources Director Kimberly Rivenbark reported 21 total interviews conducted in the preceding month across four position types: Firefighter (11), Planning Technician (6), Fire Marshal (2), and Fire Captain (2). Two new hires are in onboarding, and three employees are in transition through promotions or status changes. Open enrollment was completed, consolidating three insurance carriers to one for cost savings while increasing employee benefits. Two positions are currently advertised: a Recreation Coordinator and a Patrol Officer.

Information Technology Department

IT Director Dustin McCullen reported approximately 80 IT support tickets completed in June, nearly double the prior month. The CAD expansion project for the Police Department is now complete, providing officers access to the Pender County CAD system and implementing GPS/AVL units for officer location tracking. Progress on door access control and camera replacement projects continues, with the Public Works building now fully equipped. Broadcast equipment has been installed on the water tower to extend network connectivity downtown, enabling two additional cameras to be deployed shortly.

Council Member Pearsall renewed a prior request for cameras in the Durham Village area, and Director McCullen confirmed that the water tower equipment should enable connectivity to reach that area, with the remaining step being securing power to a pole via Duke Energy.

Director McCullen noted the town is currently live-streaming meetings on YouTube in a testing phase. Council Member Pearsall requested that the town advertise its YouTube channel via the message marquee and other channels so that residents are aware they can

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watch board meetings online. McCullen confirmed that advertising will be forthcoming now that a test run had been completed.

Parks, Recreation & Tourism Department

Parks, Recreation & Tourism Director Cody Suggs reported that summer camp is in its final week with over 200 children enrolled across the five weeks of camp offered this year. The Recreation Coordinator position is currently vacant and advertised. The GAF Community Splash Pad project is awaiting a final shipment of water features, with underground hardware on-site. Construction is expected to begin in early-to-mid August, with an anticipated opening before Labor Day. A public ribbon cutting event is planned to include food trucks, inflatables, and an evening glow party.

Council Member Rivenbark noted receiving compliments from a Wallace resident who attended every summer concert series event and praised the programming. He also raised a concern about sound volume at the Blueberry Festival concerts, noting it was extremely too loud. Director Suggs acknowledged several concerns had been raised about the volume and noted to ensure it would be adjusted by the sound company in the future.

Council Member Rivenbark also raised a pedestrian safety concern at the crosswalk on West Bridgers and Penderlea Highway, relaying an account from a resident who nearly struck a child because the child had not activated the flashing beacon before crossing. After discussion, Council and staff agreed to explore adding instructional signage along the trail directing pedestrians to activate the crossing button, and noted that the existing beacon boxes could potentially be programmed to issue voice prompts. Council Member Rivenbark suggested that crosswalk locations on the trail would also be good locations for camera placement for both safety and liability purposes.

Council Member Pearsall noted that a property owner on McCullen Street near Rogers had contacted him because one of her driveway aprons had not been installed during the trail construction, leaving her unable to safely access one entrance to her property. Staff was asked to verify the location and assess whether an apron needed to be added.

Adoption of GAF Community Splash Pad Rules and Regulations

Director Suggs presented the proposed rules and regulations for the splash pad. Discussion centered on hours of operation, with the Council ultimately settling on 9:00 AM to 6:00 PM Wednesday through Saturday, and 2:00 PM to 6:00 PM on Sundays, closed Monday and Tuesday. A 10-minute water activation cycle was agreed upon for water conservation. The rules address age-appropriate use, prohibited equipment, group size notifications, and surveillance. General park rules covering town ordinances is already displayed on site.

> Council Member McDuffie moved to adopt the GAF Community Splash Pad Rules and Regulations with hours of 9:00 AM to 6:00 PM Wednesday through Saturday and 2:00 PM to 6:00 PM on Sundays, with 10-minute water activation increments. Motion carried by unanimous vote.

Planning Department

Planning Director Ron Meredith reported that the RCP Rain Garden grant bid process is underway, with completion anticipated by early next year. An NCDOT grant is nearing completion, with a steering committee meeting expected by month's end. Staff met with DEQ

and a COG representative to enter stormwater improvement projects into a state database in pursuit of grant funding. Looking ahead on pending applications, a quasi-judicial hearing is expected to be held at the September Council meeting, and a conditional rezoning application may follow in the fall.

Council Member Rivenbark commented on a request from Four County EMC regarding a digital sign installation. Director Meredith acknowledged the request was in review, noting the business is located within the town's ETJ and the current ordinance limits display content to time and temperature; a text amendment to the sign ordinance is being considered to resolve the matter.

Police Department

Police Chief James Rowell reported that 15 outside law enforcement agencies assisted with the Blueberry Festival, providing additional support to enhance the safety and security of the event. All officers, with one exception due to medical leave, completed the Police Officer Physical Agility Test (POPAT) in June. Chief Rowell extended a personal invitation to the Council for the inaugural National Night Out event, scheduled for Tuesday, August 4th from 6:00 PM to 8:00 PM on the courthouse square, noting Wright Street will be closed for the event, as approved by the Council during the June meeting. Chief Rowell also commented on plans for public safety messaging around vehicle and property security.

Council Member McDuffie requested that a formal introduction of police officers to Council members be arranged during a Council meeting. Mayor Dawson and Chief Rowell noted difficulty in having all police staff attend a Council meeting due to shift schedules. Following a brief discussion, Mayor Dawson indicated she and staff would work on this request and arrange something soon.

Council Member Rivenbark relayed thanks from a community member who was injured in a bicycle accident on July 4th, commending the professional response of the attending officer.

Council Member Rivenbark raised the topic of handicapped parking downtown. The Mayor and Manager Gantt noted this matter had been discussed, with seven existing spaces identified downtown and discussion of potential additions near the Carolina Eatery and other locations.

Public Services Department

Public Services Director Chris Medlin (presented largely through Town Manager Gantt's context and Council questions) reported the following: the new street sweeper has arrived and is being registered, with service expected within a few weeks. Duke Energy has been contacted again to pressure co-located utilities to vacate poles on Courthouse Avenue so that project can be completed. A Thursday meeting with McKim & Creed is scheduled to discuss the wastewater master plan and the sewer project on the 117 corridor. A contractor reviewed Robinwood Court for paving upgrades and recommended milling the existing surface and overlaying with two inches of asphalt, with a bid package being prepared. Director Medlin advised mosquito spraying has begun around town.

Council Member Pearsall raised several items including drainage concerns with a recent rain event at the Corbett building at the corner of Walker and Fremont Streets, and requested Director Medlin to look into this issue, noting possible debris clean-out. He also asked about older equipment at Public Services. Director Medlin advised staff is working on compiling a

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surplus equipment list, with plans to repurpose the older street sweeper as a leaf collection machine.

Council Member Pearsall requested that the paving of West Fremont Street near Johnson Street remain the Town's top paving priority. He acknowledged that a portion of the street was recently repaved as part of the water line replacement project and noted he understood funding was not specifically allocated in the current fiscal year's budget to pave additional portions of the street, but asked that the project be formally recognized as a top priority. Town Manager Gantt explained that the water line replacement project, including the associated repaving, was funded through the state infrastructure grant and any additional paving of the street would not fall within the scope of the grant.

Council Member Pearsall asked if Director Medlin had looked at the drain at 105 East Bridgers Street, as requested at the last meeting. Director Medlin confirmed and noted this repair is on the department's project list.

Council Member Pearsall commented on a tree blocking the line of sight at First Citizens Bank. Director Medlin noted the concern and will look into the matter.

Public Forum

Prior to Public Forum, Mayor Dawson called for a recess at 5:27 PM. Meeting resumed at 5:37 PM.

Daniel Wedlock, 712 West Bridgers Street, raised a safety concern regarding uneven ground and holes on the courthouse square, noting multiple instances of residents falling during public events including summer concerts and the Blueberry Festival. He requested the town formally engage Pender County to address the hazard.

Council Member Rivenbark noted he and other council members had personally experienced the hazard, and moved that the Town Manager send a formal letter to the Pender County Maintenance Director and County Manager requesting top-dressing be performed on the courthouse square.

> Council Member Rivenbark made a motion directing Town Manager Gantt to send a letter to the Pender County Maintenance Director and County Manager requesting hole remediation on the courthouse square. Motion carried by unanimous vote.

Regina Fennell, 815 Ridgewood Avenue, thanked the Council for the installation of a streetlight at Ridgewood Avenue and Highway 117, while requesting that Duke Energy be contacted about increasing the bulb's brightness. She also expressed a longstanding concern regarding town commitments that were never fulfilled during a prior involuntary annexation process. Specifically, she said the Town had promised to extend sewer service to her property and upgrade the aging water lines along Ridgewood Avenue. She requested that the Town evaluate the feasibility of extending sewer service and replacing the existing water lines.

Items from Manager

Updates on current projects

Town Manager Gantt presented financing options for the new street sweeper, noting the Council previously agreed to financing the cost of the equipment once the town received it.

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He said the total cost for financing would be right at $350,000, with First National Bank offering a 7-year loan at 4.16% (approximately $60,000/year) and a 5-year loan at 4.10% (approximately $80,000/year), representing a savings of approximately $16,000. Staff advised the grapple truck debt had just rolled off, and the next significant debt obligation would be the fire truck around 2030. After discussion, the Council preferred the 5-year term.

> Council Member George moved to approve financing of the street sweeper through First National Bank on a 5-year term at 4.10%. Motion carried by unanimous vote.

The deed for the American Legion building on Wright Street has been received, transferring the property to town ownership. Staff will proceed with soliciting formal bids for demolition. The Manager noted that records stored in the building must be reviewed and removed prior to demolition.

Town Manager Gantt noted the timeline for adoption of the Stormwater Master Plan, which was previously distributed to the Council for review. A formal adoption is anticipated at the August meeting, after which capital improvement projects identified in the plan can be prioritized.

The town received a $90,000 direct appropriation from the General Assembly, secured through Representative Smith, for replacement of the fire department's cascade system used to fill air tanks. The existing system is operational but aging, with parts increasingly difficult to obtain.

Mayor Dawson noted the town's lobbyist is on schedule to provide an update at the Council's next work session on August 3, 2026. She reiterated her disappointment that state legislation continues to delay consideration of the Town's request for additional occupancy tax collection authority. She stated that she remains committed to advocating for the request and will continue working to have it considered by state legislators.

Items from Attorney

There were no items from the attorney.

Items from Mayor and Council Members

Council Member Pearsall raised the matter of an alleyway closure request on East Wilmington Street by Mr. Bannerman, noting two of three adjacent property owners are willing to close the alleyway, but all three were legally required to consent. Town Manager Gantt confirmed that alleyway closures are governed by strict state law procedures that the town must follow, and that the process would be discussed further with the town attorney.

There was discussion about the property along Satchwell Street that the town recently cleaned up through court order and what can be done to improve the aesthetics of the property at this point. Town Manager Gantt advised there is nothing the town can do outside of the scope already completed by court order. Council Member Pearsall noted he still has concerns with the way things were left following the clean-up efforts, including a rubber tire sitting at the edge of the property, bricks, etc. He also commented that maintenance within the town-owned right-of-way had left the area looking unkempt, with debris and blocked drainage remaining from prior work. He also noted the survey stakes are missing on his personal property at the corner of Dudley and Satchwell Streets. He asked that staff clean up the portions of the town-owned right-of-way, alleyway and drainage ditches in the area.

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Council Member Pearsall commented on the ongoing progress of repainting stop bars and straightening stop signs, a project previously discussed by the Town Council. He acknowledged that work had temporarily paused during the month of June due to numerous community events and other town activities, but requested that staff resume these efforts. He also noted that a stop bar needs to be painted on the newly paved section near the new bulb-out at the intersection of Dickerson and Fremont Streets adjacent to the Depot. Director Medlin confirmed this is on the project list.

Council Member Pearsall raised a broader question about long-standing local vendors and the town's vehicle procurement process. Town Manager Gantt clarified that the town had not purchased vehicles from local dealers for at least seven and a half years, instead procuring all vehicles via state contract pricing. He explained that local dealers who wish to participate could register to bid through those state processes and that the town is effectively required to use whichever vendor offers the lowest price through an already-competitively-bid contract. Council Member Pearsall accepted the explanation, noting his intent was simply to ensure fairness and communication.

Council Member Pearsall asked about the status of additional parking near Harrell's Funeral Home and across from the former AB Grill, as previously discussed. Town Manager Gantt confirmed there was no parking funding in the current budget and that quotes obtained previously had shown the cost to be substantial. He noted that some informal parking improvements were being made along Dickerson Street near Wilmington Street, but no full parking lots had been funded.

Closed Session

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

Council Member George moved to enter into closed session pursuant to NC GS 143-318.11(a)(3) Attorney/Client Privilege at 7:38 PM. Motion carried by unanimous vote.

Council Member McDuffie moved to enter back into open session at 8:29 PM. Motion carried by unanimous vote.

Adjournment

Council Member McDuffie moved to adjourn the meeting at 8:29 PM. Motion carried by unanimous vote.

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Master List of Special Event Street Closures

Recommended amendments for consideration – August 11, 2026

2nd Friday of Each Month—Classic Car Cruise In (Pender Arts Council)

- ~~No streets will be closed but drivers are encouraged to fill in downtown parking spaces~~
- Closure of parking spaces on Wright Street (courthouse side) from Fremont Street to Courthouse Ave. 5:00 am to approximately 8:00 pm.

1st Saturday in May—Springfest

- Wright Street from Courthouse Avenue to Fremont Street. 5:30 pm Friday to Saturday at 4:00 pm
- Wright Street from Wilmington Street to Fremont Street. 5:00 am-4:00 pm
- Fremont Street from Wright Street to Walker Street. 5:00 am-4:00 pm

4 Thursdays in Summer—Summer on the Square Concerts

Dates chosen each year by the Burgaw Parks, Recreation and Tourism Department.

~~2026 dates are as follows May 21, June 4, June 18, and July 2~~

- Closure of parking spaces on Wright Street (courthouse side) from Fremont Street to Courthouse Ave. 5:00 am – 9:00 pm.

3rd Saturday in June and Friday Before—NC Blueberry Festival

Friday 5:00 am through 12:00 pm
- Parking Spaces on Wright Street from Courthouse Avenue to Fremont Street

Friday 6:00 am through Sunday 12:00 pm
- Fremont Street from Walker Street to Wright Street

Friday 5:30 pm through Saturday 11:00 pm
- Walker Street from Wilmington Street to Fremont Street

Friday 12:00 pm through Saturday 11:00 pm
- Wright Street from Wilmington Street to Fremont Street
- Courthouse Avenue and Alley from Wright Street to Dickerson Street

DRAFT

Friday 10:30 pm through Saturday 11:00 pm

- Walker Street from Fremont Street to Satchwell Street
- Fremont Street from Walker Street to Cowan Street
- Fremont Street from Wright Street to Dudley Street
- Wright Street from Fremont Street to Satchwell Street
- Dickerson Street from Wilmington Street to Satchwell Street

Saturday 6:00 am through 6:00 pm

- Satchwell Street from Dickerson Street to Dudley Street

Saturday 6:30 am through 10:00 pm

- Walker Street (NC Hwy 53) from Bridgers Street to Wilmington Street
- Wilmington Street (NC Hwy 53) from Walker Street to Dudley Street
- Wilmington Street from Walker Street to Cowan Street
- Wright Street from Wilmington Street to Bridgers Street
- Dickerson Street from Wilmington Street to Bridgers Street

4th Saturday in June—Juneteenth Celebration

- Parking spaces on both sides of Wright Street from Fremont Street to Courthouse Avenue from 5:00 am – 9:00 pm.
- Wright Street from Fremont Street to Courthouse Avenue from 4:00 pm – 9:00 pm
- ~~Dickerson Street from Industrial Drive to Williams Street from 7:00 pm – 7:30 pm~~
- ~~Clark Street from Dudley Street to Dickerson Street from 7:00 pm-7:30 pm~~

  (These two sections are no longer needed, per Ms. Malloy)
- Fremont Street from Wright Street to Walker Street from Friday 6:00 pm – Saturday 10:00 pm

July 4—Golf Cart Parade

- Dickerson Street from Wilmington Street to Courthouse Avenue. 9:30-11:30 am
- Dickerson Street from Courthouse Avenue to Satchwell Street. 10:00-10:30 am
- Fremont Street from Dickerson Steet to Wright Street. 10:00-10:30 am
- Wright Street from Courthouse Avenue to Satchwell Street. 10:00-10:30 am
- Satchwell Street from Dickerson Steet to Wright Street. 10:00-10:30 am
- Courthouse Avenue from Dickerson Street to Wright Street. 10:00-10:30 am

August 4th – National Night Out (Police Department)

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- Closure of parking spaces on Wright Street from Fremont Street to Courthouse Ave. 5:00 am – 4:00 pm.
- Wright Street from Fremont Street to Courthouse Ave. 4:00 pm to 9:00 pm.

September—Pender United Annual Community Day, Unknown Saturday

- Fremont Street from Wright Street to Walker Street. 3:00-7:00 pm

September—Homecoming Parade (Pender High School), Unknown Friday

- Wright Street from Williams Street to Fremont Street. 4:20-5:30 pm or end of event
- Fremont Street from Dickerson Street to Wright Street. 4:20-5:30 pm or end of event
- Dickerson Street from Williams Street to Fremont Street. 4:20-5:30 pm or end of event
- Williams Street from Dickerson Street to Wright Street. 4:20-5:30 pm or end of event
- Hayes Street from Dickerson Street to Wright Street. 4:20-5:30 pm or end of event
- Satchwell Street from Dickerson Street to Wright Street. 4:20-5:30 pm or end of event

Fall Concerts

Dates chosen each year by the Burgaw Parks, Recreation and Tourism Department.

- Closure of parking spaces on Courthouse Avenue from Wright Street to Alley way. 5:00 am-9:00 pm
- Closure of Courthouse Ave from Wright Street to alleyway. 3:00 pm – 9:00 pm

3rd Saturday in October – Autumn Fest

- Closure of Fremont Street from Wright Street to Walker Street. 12:00 am – 7:00 pm
- Closure of Wright Street from Fremont Street to Highway 53. 12:00 am -7:00 pm
- Closure of Courthouse Avenue. 12:00 am-7:00 pm

October 31st--Trunk or Treat (Burgaw Baptist Church)

- Bridgers Street from Wright Street to Walker Street. 4:30-8:00 pm

3rd Saturday in November –Chili Cookoff (NC Blueberry Festival)

DRAFT

- Courthouse Avenue from Wright Street to Dickerson Street. 5:00 am -6:00 pm

4th Saturday in November – Christmas Tree Lighting and Christmas on the Square

- Closure of parking spaces on both sides of Wright Street from Fremont Street to Courthouse Avenue. 5:00 am – 9:00 pm
- Closure of Wright Street from Courthouse Avenue to Fremont Street. 3:00 pm – 9:00

~~**1st Saturday in December - Christmas on the Square**~~

- ~~Closure of Wright Street from Courthouse Avenue to Fremont Street. 6:00 am – 5:00 pm~~

2nd Saturday in December – Christmas Parade (Chamber of Commerce)

- Industrial Drive from Dickerson Street to Progress Drive—4:30 pm-end of event
- Dickerson Street from Enterprise Drive to Bridgers Street—5:00 pm-end of event
- Fremont Street from Dudley Street to Walker Street—5:00 pm-end of event
- Wright Street from Bridgers Street to Williams Street—5:00 pm-end of event
- Wilmington Street from Dudley Street to Cowan Street—5:00 pm-end of event
- Walker Street from East Hayes Street to Bridgers Street—5:00 pm-end of event
- Walker Street from East Hayes Street to Bicket Street—5:30 pm-end of event

December 31st - New Years Eve Blueberry Drop

- Closure of parking spaces on both sides of Wright Street from Fremont Street to Courthouse Avenue. 5:00 am – 9:00 pm.
- Closure of Wright Street from Fremont Street to Courthouse Avenue. 4:00 pm – 9:00 pm
- Closure of Fremont Street from Wright Street to Walker Street. 5:00 am – 9:00 pm
- Dickerson Street from Industrial Drive to Williams Street. 7:00 pm – 7:30 pm
- Clark Street from Dudley Street to Dickerson Street. 7:00 pm-7:30 pm

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PETITION FOR REZONING APPLICATION

Date: 4/24/2026 Fee: $497.00

As the Petitioner(s), I/We ANTON AND JENNIFER DEVRIES **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 ANTON AND JENNIFER DEVRIES

Deed Recorded in: **Book #** 79 **Page #** 34-34 **Pender County Registry**

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

Location of Property

GEO PIN Number 3219-70-1651-0000

Street Address: NO ADDRESS YET

Located between PENDER and OAK streets on the FREMONT side of the street

Property Size

Acreage (ft^2) 21.53 Street Frontage (ft) 635.17 Depth (ft) 500

Present Zoning District R20 **Requested Zoning District** RA

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. ANTON DEVRIES	447 JASMINE WAY BURGAW NC
2. JENNIFER DEVRIES	447 JASMINE WAY BURGAW NC
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.	PATTYE M EBERT	1741 HWY 53 BURGAW
2.	GEORGE AND KATHY HUBBARD	1695 HWY 53 BURGAW
3.	NUNEZ,MARIA G AMEZCUA	55 DANE ST SAYERVILLE NJ 08872-1105
4.	STEPHANIE L RACKLEY	126 TEALBRIAR CT BURGAW NC
5.	GREGORY NATHAN DRAKE	140 FLATRIVER CHURCH RD, ROXBORO NC
6.	OAK MOUNTAIN TIMBER	8809 LENOX POINT DR SUITE B, CHARLOTTE NC
7.	HEUSTIS P WHITESIDE	POBOX 247 BURGAW, NC
8.	JANET G BATTEN	POBOX 685 WRIGHTSVILLE BEACH NC

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: _____

[Required if owner wishes to establish an agent (attorney, real estate agent, etc.)]: I/we hereby designate _____ 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: _____

Applicant Signature: _____

Address: 447 JASMINE WAY **Phone:** 4434685842

Date: 5/27/2026

Received _____ **Receipt** 6-11-26

NOTES

ALL DISTANCES ARE GROUND DISTANCES UNLESS MARKED OTHERWISE.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAY.

#5 REBAR SET AT CORNERS AS NOTED.

RAW ERROR OF CLOSURE IS 1:10,000.

AREA COMPUTED BY COORDINATE METHOD.

TRACTS BEFORE BEING RECOMBINED ARE
TRACT 1 PIN # 3219-70-7716-0000
TRACT 2 PIN # 3219-60-5379-0000

SUBJECT TRACT DEED REFRENCE:
DB 4879, PG 394.

DATE OF SURVEY; FEB 12-APRIL 7, 2026

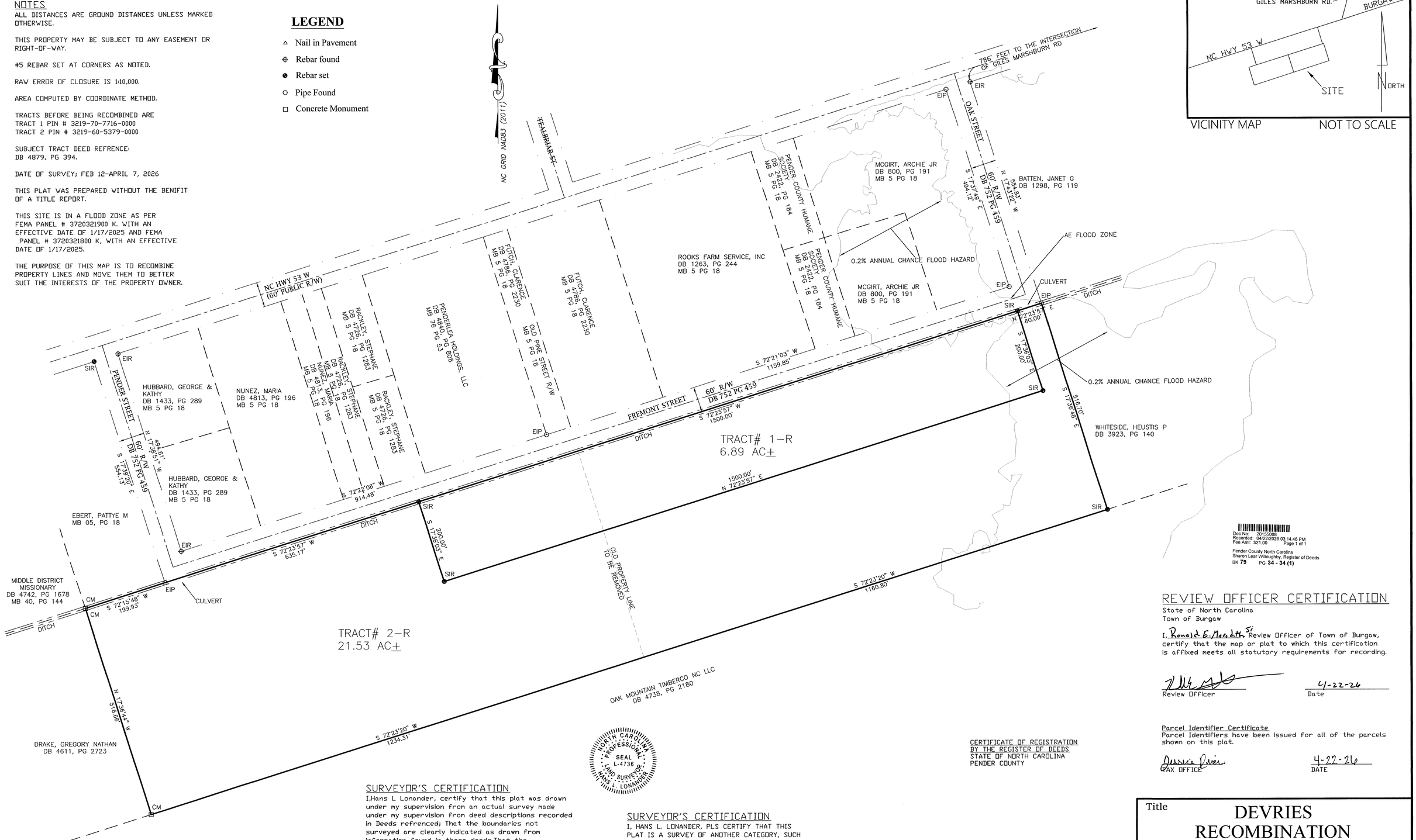
THIS PLAT WAS PREPARED WITHOUT THE BENIFIT OF A TITLE REPORT.

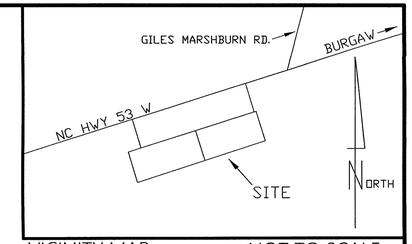
THIS SITE IS IN A FLOOD ZONE AS PER FEMA PANEL # 3720321900 K. WITH AN EFFECTIVE DATE OF 1/17/2025 AND FEMA PANEL # 3720321800 K, WITH AN EFFECTIVE DATE OF 1/17/2025.

THE PURPOSE OF THIS MAP IS TO RECOMBINE PROPERTY LINES AND MOVE THEM TO BETTER SUIT THE INTERESTS OF THE PROPERTY OWNER.

LEGEND

- △ Nail in Pavement
- ⊕ Rebar found
- ● Rebar set
- ○ Pipe Found
- □ Concrete Monument





VICINITY MAP NOT TO SCALE

Doc No: 2015000008
Recorded: 04/22/2026 03:14:46 PM
Fee Amt: $21.00 Page 1 of 1
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 79 PG 34 - 34 (1)

REVIEW OFFICER CERTIFICATION

State of North Carolina
Town of Burgaw

I, Ronald G. Meredith Sr. Review Officer of Town of Burgaw, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

4-22-26
Date

Parcel Identifier Certificate
Parcel Identifiers have been issued for all of the parcels shown on this plat.

TAX OFFICE

4-22-26
DATE

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS
STATE OF NORTH CAROLINA
PENDER COUNTY

SURVEYOR'S CERTIFICATION

I,Hans L Lonander, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed descriptions recorded in Deeds refrenced; That the boundaries not surveyed are clearly indicated as drawn from information found in those deeds,That the ratio of precision as calculated is 1:10,000; That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22 day of APRIL, AD., 2026

HANS L LONANDER, PLS
L-4736 NORTH CAROLINA

SURVEYOR'S CERTIFICATION

I, HANS L. LONANDER, PLS CERTIFY THAT THIS PLAT IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION REGULATIONS, (RECOMBINATION OF EXISTING PARCELS)

HANS L. LONANDER, PLS
L-4736 NORTH CAROLINA

Tideland Surveying, PLLC
203 OTTAWAY CT.
HAMPSTEAD, NC 28443
910-789-9735
FIRM # P-2226

Title
DEVRIES RECOMBINATION

Owner
Anton Devries
447 Jasmine Way
Burgaw, NC 28425

Burgaw Township Pender County NC

SCALE 1"=100' GRAPHIC SCALE APR 15, 2026

100 0 50 100 200 400

MB 79 PG 34

FILED

'90 APR 30 PM 4 27

Prepared by: CLIFTON L. MOORE, JR.

JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, N.C.

NORTH CAROLINA

PENDER COUNTY

RIGHT OF WAY EASEMENT

THIS RIGHT OF WAY AGREEMENT, made and entered into this 10 day of April, 1990, by and between ROY A. KENNINGTON and wife, GENEVA CARLTON KENNINGTON; ELOISE CARLTON MCRAE and husband, ARNOLD MCRAE; ESTELLE CARLTON (widow); STEVE CARLTON and wife, DORIS CARLTON and LEWIS CARLTON and wife, DEBBIE CARLTON, parties of the first part, herein called GRANTORS, and GLEN R. TRUSLER and wife, CONNIE G. TRUSLER, parties of the second part, herein called GRANTEES. (The designation Grantors and Grantees 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);

W I T N E S S E T H:

For and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantors hereby grants, bargains, sells and conveys to Grantees and theirs heirs and assigns a perpetual easement and right of way for ingress and egress over and across the lands of parties of the first part, said right of way being more particularly described as follows:

Over and upon and through those certain roadways and streets designated as Pender Street; Pine Street; and Oak Street and Fremont Street as shown on that certain map of G. W. Carlton Subdivision said map being recorded in Map Book 5 at Page 18 of the Pender County Registry reference to which is hereby made for a more complete and accurate description.

TO HAVE AND TO HOLD said easement and right of way for ingress and regress perpetually to the Grantees and theirs heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, N.C.

their hands and seals, the day and year first above written.

Roy A Kennington (SEAL)
Roy A. Kennington

Geneva Carlton Kennington (SEAL)
Geneva Carlton Kennington

Eloise C. McRae (SEAL)
Eloise Carlton McRae

Arnold T. McRae (SEAL)
Arnold McRae

Estelle E Carlton (SEAL)
Estelle Carlton

Steve Carlton (SEAL)
Steve Carlton

Doris Carlton (SEAL)
Doris Carlton

Lewis Carlton (SEAL)
Lewis Carlton

Debbie Carlton (SEAL)
Debbie Carlton

STATE OF TEXAS

COUNTY OF DENTON

I, ROSEMARY TORRENCE, Notary Public do hereby certify that ROY A. KENNINGTON and wife, GENEVA CARLTON KENNINGTON personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 10th day of APRIL, 1990.

Rosemary Torrence
Notary Public

My commission expires:
1-13-94

NOTARY PUBLIC STATE OF TEXAS
ROSEMARY TORRENCE
Notary Public
STATE OF TEXAS
My Commission Expires
January 13, 1994

STATE OF Alabama

COUNTY OF Montgomery

I, Dolly Collins, Notary Public do hereby certify that ELOISE CARLTON MCRAE and wife, ARNOLD MCRAE personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 13 day April, 1990.

DOLLY COLLINS NOTARY PUBLIC ALABAMA STATE AT LARGE

Dolly Collins
Notary Public

My commission expires: My commission expires 7-22-91.

STATE OF North Carolina

COUNTY OF Pender

I, Martha L. Deal, Notary Public do hereby certify that ESTELLE CARLTON (widow) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 26 day of April, 1990.

Martha L. Deal
Notary Public

OFFICIAL SEAL
MARTHA L. DEAL
NOTARY PUBLIC-NORTH CAROLINA
PENDER COUNTY

My commission expires:
11-8-93

STATE OF NORTH CAROLINA

COUNTY OF Pender

I, Martha L. Deal, Notary Public do hereby certify that STEVE CARLTON and wife, DORIS CARLTON personally appeared before me this day and acknowledged the due execution of

the foregoing instrument.

Witness my hand and notarial seal this the 25 day of April, 1990.

Martha L. Deal
Notary Public

OFFICIAL SEAL
MARTHA L. DEAL
NOTARY PUBLIC-NORTH CAROLINA
PENDER COUNTY

My commission expires:
11-8-93

STATE OF NORTH CAROLINA

COUNTY OF PENDER

I, Martha L. Deal, Notary Public do hereby certify that LEWIS CARLTON and wife, DEBBIE CARLTON personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 25 day of April, 1990.

Martha L. Deal
Notary Public

My commission expires:
11-8-93

OFFICIAL SEAL
MARTHA L. DEAL
NOTARY PUBLIC-NORTH CAROLINA
PENDER COUNTY

North Carolina Pender County
The foregoing (or annexed) certificate of Rosemary Torrence, Dolly Collins + Martha L. Deal is certified to be correct.
This 30th day of April, A.D. 1990
Joyce M. Avirgood
Register of Deeds
By: Judith Teachey, Asst.

Doc No 20155267
Recorded 04/28/2026 12:20:37 PM
Fee Amt: $26.00 Page 1 of 2
Excise Tax: $0.00
Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 4891 PG 570 - 571 (2)

Prepared by: Lawrence S. Boehling, Attorney at Law, P.O. Drawer 1416, Burgaw, N.C. 28425.
Excise Tax $.00 PIN #3219-70-7716-0000 & PIN #3219-60-5379-0000

NORTH CAROLINA
PENDER COUNTY

AFFIDAVIT OF RECOMBINATION OF PARCELS

I, ANTON DEVRIES, III and wife, JENNIFER ANN DEVRIES (being one and the same person as Marie Lewis), after first being duly sworn, depose and say the following:

WITNESSETH:

1. I am the owner of the following two tracts:

   A. That certain property described as 14 acres recorded as Tract 1 on that certain deed recorded in Deed Book 4879 at page 394 of the Pender County Registry, with said parcel having the assigned Pender County Parcel Identification Number of 3219-70-7716-0000.

   B. That certain property described as 14 acres, recorded as Tract 2 on that certain deed recorded in Deed book 4879 at page 394 of the Pender County Registry, with said parcel having the assigned Pender County Parcel Identification Number of 3219-60-5379-0000.

2. I request that the two (2) afore-referenced parcels be recombined into a single tract of land for the purpose of complying with all applicable provisions of the Pender County zoning, building, and subdivision ordinances.

3. The Pender County Tax Assessor requires sufficient proof of the recombination of the afore-referenced parcels by deed of conveyance or affidavit that acknowledges the

2

recombination of such parcels.

4. Further, without a deed of conveyance or affidavit to acknowledge the recombination of the afore-referenced parcels, the Pender County Tax Collector will not withdraw the current Parcel Identification Numbers assigned to each of the afore-referenced parcels and reassign a new Pender County Parcel Identification Number to the recombined parcels.

5. I request the Pender County Tax Assessor, or their designee, to accept this affidavit as sufficient proof of the intent and purpose to have the afore-mentioned parcels described in paragraph 1 recombined into one parcel.

This the 27 day of April, 2026.

(SEAL)
ANTON DEVRIES, III

(SEAL)
JENNIFER ANN DEVRIES

STATE OF NORTH CAROLINA
COUNTY PENDER

I, Doris P. Carlton, the undersigned, a Notary Public of Pender County and State of North Carolina, certify that ANTON DEVRIES, III and wife, JENNIFER ANN DEVRIES personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 27 day of April, 2026.

Doris P. Carlton
Notary Public

My commission expires 5-1-27

DORIS P. CARLTON NOTARY PUBLIC PENDER COUNTY, NC

CASE SUMMARY **Rezoning**
Town Council **August 11, 2026**

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

Staff Recommendation	**Approval**
Planning Board	**08/11/2026**
Board of Commissioners	**To Be Determined**

Request

Request	Consideration of a proposed rezoning request on ±21.53 acres of land from R- 20, residential district to RA, rural agricultural district located on the southern side of NC HWY 53.	
Parcel ID #	3219-70-1651-0000	
Applicant/Owner	anton.devriesiii@gmail.com	anton.devriesiii@gmail.com
Existing Zoning	R-20 Residential District	
Proposed Zoning	RA Rural Agricultural District	

Property Characteristics

Zoning	R-20 Residential District
Current Land Use	Undeveloped
Future Land Use Classification	Industrial

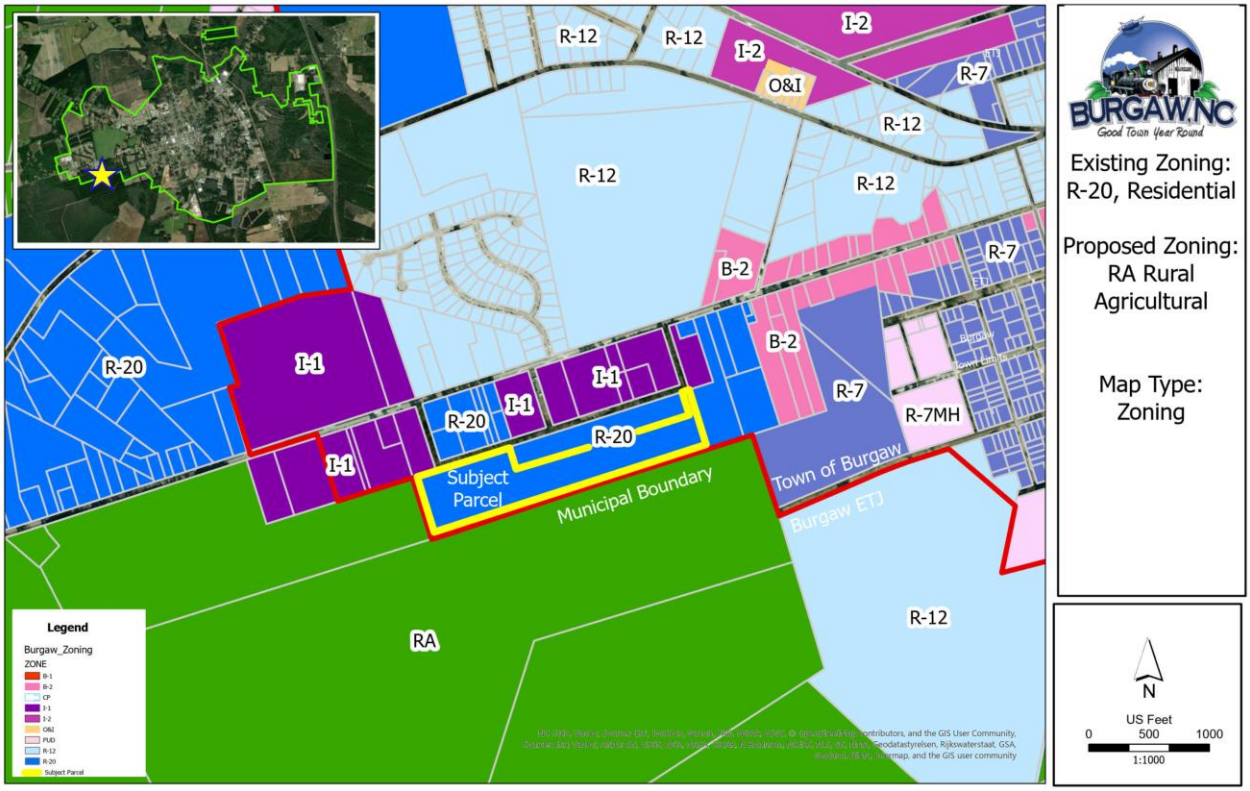
Surrounding Area	**North**	**South**	**East**	**West**
Zoning	R-20 Residential District and I-1 Industrial	RA	R-20 Residential District	RA, Rural Agricultural and I-1 Industrial
Current Land Use	Existing Single-family residential, Commercial	Timber land	Undeveloped	Undeveloped areas in the RA and heaving

	Agricultural, and Retail			commercial areas in the I-1

1. Case Overview

This case involves consideration of a proposed rezoning request on approximately 21.53 acres of land located south of NC Highway 53. The applicant is requesting a zoning change from the R-20 district to RA district.

The parcel is identified by Pender County Tax Parcel Identification number (PIN) 3219-70-1651-0000 will be accessed by a private roadway recorded in Plat Book 5 page 18 in 1954. These roads are labeled as Pender Street, Freemont Street, and Oak Street. These are private roads and will not be maintained by the town.



Map 1: Zoning Map

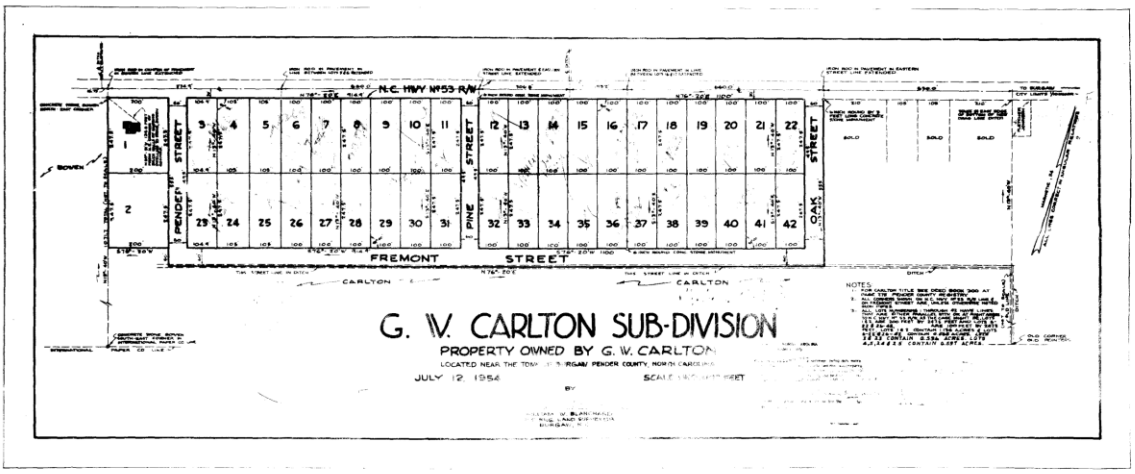


Image 1: Plat/Page 5/18

Map 2: Aerial Map

2. <u>Summary</u>

2.1 Applicants Proposal:

The applicant requests to rezone one parcel totaling approximately 21.53 acres from the R-20 district to the RA district.

This request is a general (straight) rezoning. If approved, the property would be permitted to develop with any use allowed within the RA, Rural Agricultural 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 appropriate review process.

3. Zoning Considerations

3.1 Zoning Considerations:

The RA district is intended to support a combination of low-density residential development and agricultural activities while preserving the rural character of the area. Residential development is limited to a maximum density of one dwelling unit per acre. The district is designed to protect established residential and farming areas from uses that may create conflicts or negatively impact the peaceful and rural nature of the community. Rural Agricultural zoning is generally applied to areas of at least 10 acres; the applicants proposal includes approximately 21.53 acres. This district is intended to accommodate traditional farming operations, conservation areas, open space, recreational uses, and other uses that are complementary or incidental to agricultural activities. These areas are typically located outside of areas served by public water and sewer infrastructure.

3.3 Existing Conditions:

The subject property is currently zoned R-20 district and is located behind existing light industrial and commercial developed properties. Access to the parcel is provided by an unimproved right of way that was recorded in 1954; however, the roadway itself has not been paved. The applicant's surveyor has indicated that access to the property is provided through a perpetual easement recorded in Deed Book 752, Page 159, which provides legal access to the subject parcel, this document has been included in your packet.

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 to the east of the site is approximately 6,700 and the AADT to the west of the site is approximately 5,100 trips.

As a reminder 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 applicable.

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 straight rezoning**.**

3.7 Dimensional Requirements:

Zoning District	Existing R-20	Proposed RA
Front Setback	50 feet	50 feet
Rear Setback	40 feet	40 feet
Side Yard Setback	20 feet	20 feet
Min. Lot Size	20,000 square feet	43,560 square feet
Max. Structure Height	35 feet	35 feet

Table 2: Dimensional Charts

4. Criteria For Review

- **Rezoning application type:** 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:** the names and addresses of adjacent property owners are included in your packet, and they have been 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 do fall in the yellow area identified on the flood map below as a 0.2% annual chance flood hazard.

The Pender County Geographic Information Systems (GIS) does indicate through the National Wetlands Inventory (NWI) GIS layer that there may be a presence of wetlands on the subject site.

Map 3: Flood Map

5.3 Consistency of Proposal with Unified Development Ordinance (UDO) Requirements:

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

5.4 Parks and Recreation Space Requirements:

NA

5.5 Open Space Requirement:

NA

6. <u>Consistency With Approved Plans</u>

6.1 The Town of Burgaw Comprehensive Land Use Plan:

The Town of Burgaw's 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.

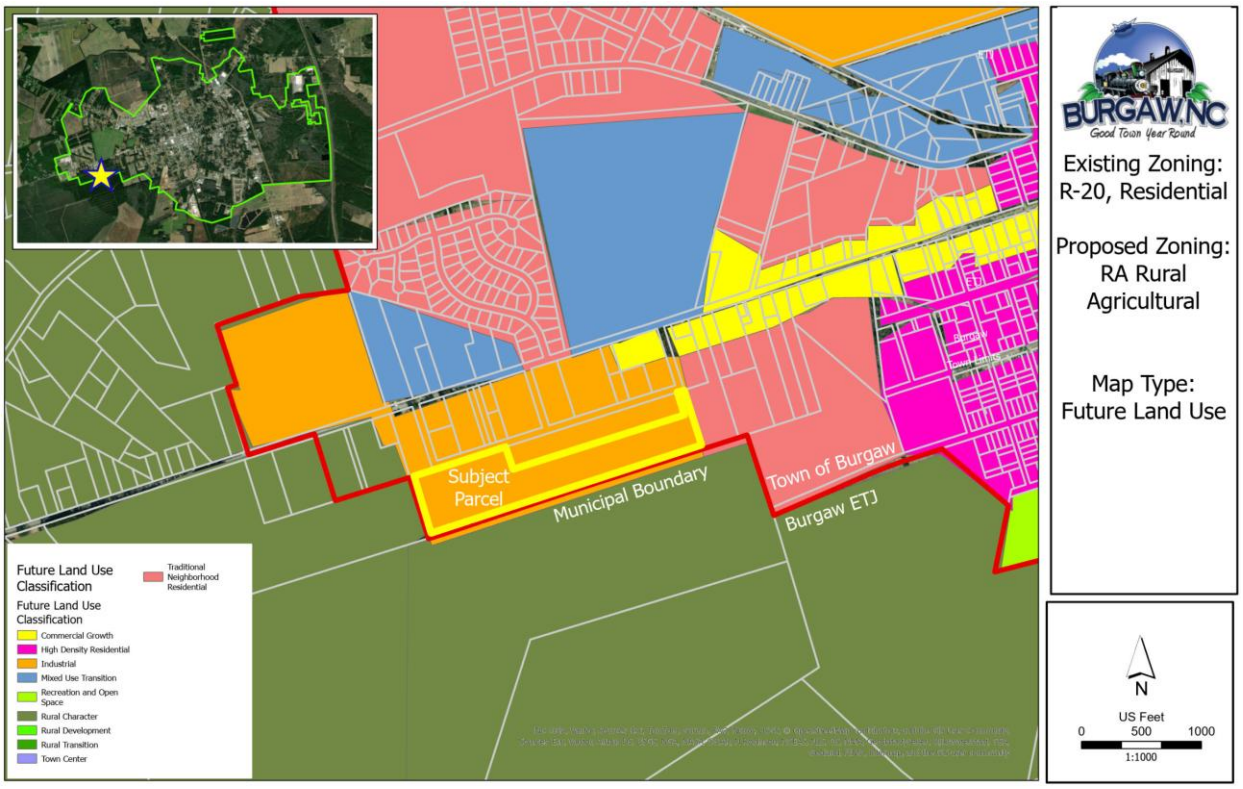
It is important to note that the subject property is located along the boundary of the Future Land Use Map's Industrial and Rural Character designations, with the Rural Character designation located immediately south of the property. Should the proposed rezoning be approved, the Future Land Use Map designation for the subject property would be amended from Industrial to Rural Character to maintain consistency between the adopted land use plan and the property's zoning classification.

6.2 Consistency Recommendation

The requested rezoning to RA, district, conflicts with the Burgaw Comprehensive Land Use Plan's Future Land Use Map, which designates this area as Industrial. The Industrial future land use classification does not support low-density residential development.

Strong Support	Modest Support	Modest Non-support	Strong Non-support

Land Use	
Goal 2: To establish regulations that protect and acknowledge the topographical and hydrological features of the town: Consider effects on agricultural properties when contemplating expansion of public utilities and other growth-inducing infrastructure into agricultural areas	●
Agriculture and Forestry	
Goal 1: To preserve existing agricultural and forest lands: Present information on prime agricultural and forestry lands for consideration when making rezoning and other development decisions.	●
Agriculture and Forestry	
Goal 3: To protect the integrity of wetlands and wildlife habitats: Encourage nature-friendly subdivisions with large blocks of contiguous habitats linked by functional connections.	●
Environmental Protection	
Goal 4: To preserve and enhance the town's tree canopy: Goal 4: To preserve and enhance the town's tree canopy	◐



Map 4: Future Land Use Map

Future Land Use Map:

Areas designated for industrial uses are characterized by manufacturing, processing, warehousing, utility, wholesale trade, and related office and support facilities. These uses are generally concentrated within established industrial parks and along major transportation corridors, providing employment opportunities and supporting the local economy. Designated land uses in the Industrial classification are expected to follow enhanced design standards that promote connectivity, screen and landscape parking areas, improve building appearance, and protect environmentally sensitive areas.

The proposed RA rezoning is conflicts with the current Industrial Future Land Use designations allowed zoning classifications. However, pursuant to N.C.G.S. § 160D-605, if the rezoning is approved, the Future Land Use Map designation for the subject property would be deemed amended to reflect the approved zoning classification, and no separate Future Land Use Map amendment would be required.

Although the subject property is currently designated Industrial on the Future Land Use Map, the following Development Guidelines analysis is based on the Rural Character land use classification in anticipation of the proposed rezoning. Should the rezoning be approved, the Future Land Use designation would be amended accordingly, making the Rural Character classification the most relevant basis for analysis.

DEVELOPMENT GUIDELINES FOR RURAL CHARACTER	
Clustered residential developments to protect wetlands, forests, and agricultural areas	
Structures not recommended in floodways or wetlands	

Planning Board Action

The Planning Board considered this item at the July 16, 2026 meeting.

Based on the discussion with the applicant at the hearing, the Board voted unanimously (6-0) to recommend approval of the request.

STAFF RECOMMENDATION

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

Because the existing zoning is R-20 and the applicant is proposing a down zoning to an RA district, while taking into consideration the age of the Comprehensive land use plan, the land use classifications, and the proximity of the subject tract to the edge of the land use classification boundary which is parcel specific in the current plan, the lack in industrial growth, and the proximity of the subject tract to tracts used for timbering staff finds the request to be **consistent** with the Burgaw 2030 Comprehensive Land Use Plan.

As a result, Staff recommends approval of the proposed rezoning:

Although the proposed RA Rural Agricultural District conflicts with the Town of Burgaw's Future Land Use designation, the proposal aligns closely with the goals and policies outlined and is **consistent** with the intent of the Burgaw 2030 Comprehensive Land Use Plan.

The rezoning request is reasonable and in the public interest because the proposal preserves existing agricultural and forest lands and it mitigates the effect of incompatible development adjacent to agricultural and forestry areas. Focusing on low density development in areas where existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate density and preservation to the appropriate areas.

NEIGHBORHOOD CONTACT

Planning Board Advertisement Dates:

1. Pender Post & Voice- June 4, 2026, June 11, 2026, and June 18, 2026
2. Mailers Sent- Wednesday, June 3, 2026
3. Signs Posted- Wednesday, June 3, 2026

Town Council Advertisement Dates:

1. Pender Post & Voice- July 30, 2026, and August 6, 2026, and June 18, 2026
2. Mailers Sent- Wednesday, July 23, 2026
3. Signs Posted- Wednesday, July 23, 2026

Actions To Date:

Planning Board	**7/16/2026**
Town Council	**8/11/2026**

ATTACHMENTS

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

Request: Rezone PIN 3219-70-1651-0000 from R-20, Residential District to RA, Rural Agricultural District.	Hearing Date:8/11/2026

Town Council 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 Council 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 to rezone is consistent because it preserves existing agricultural and forest lands and it mitigates the effect of incompatible development adjacent to agricultural and forestry areas. Focusing on low density development in areas where existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate density and preservation to the appropriate areas.

___ 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 Planning Board considers its rejection to be reasonable and in the public interest because:

The proposed rezoning has the potential to alter the character of the area by deviating from the Comprehensive Land Use Plan's original intent to establish this location as an industrial node.

Therefore, The Planning Board recommends rejection of this request.

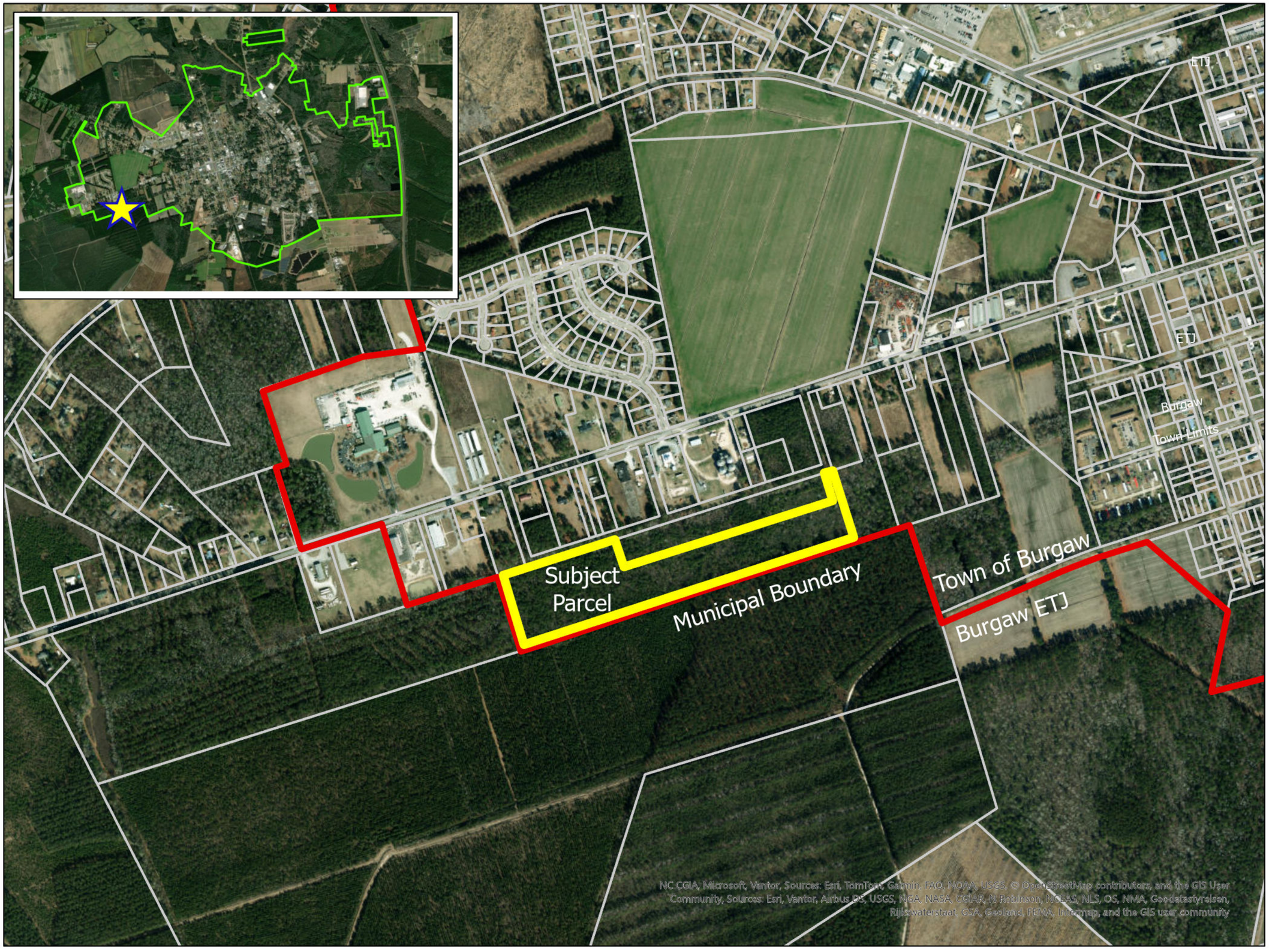
Comments:

1. This report reflects the recommendation of the Town of Burgaw Planning Board, this the 16th day of July 16, 2026; and
2. This report reflects the approval by the Town Council, this the 11th day of August, 2026.

Attest:

Adopted this 11th day of August 2026.

Attest: _____ Signed: _____
Kristin Wells, Town Clerk G. Olivia Dawson, Mayor



BURGAW, NC
Good Town Year Round

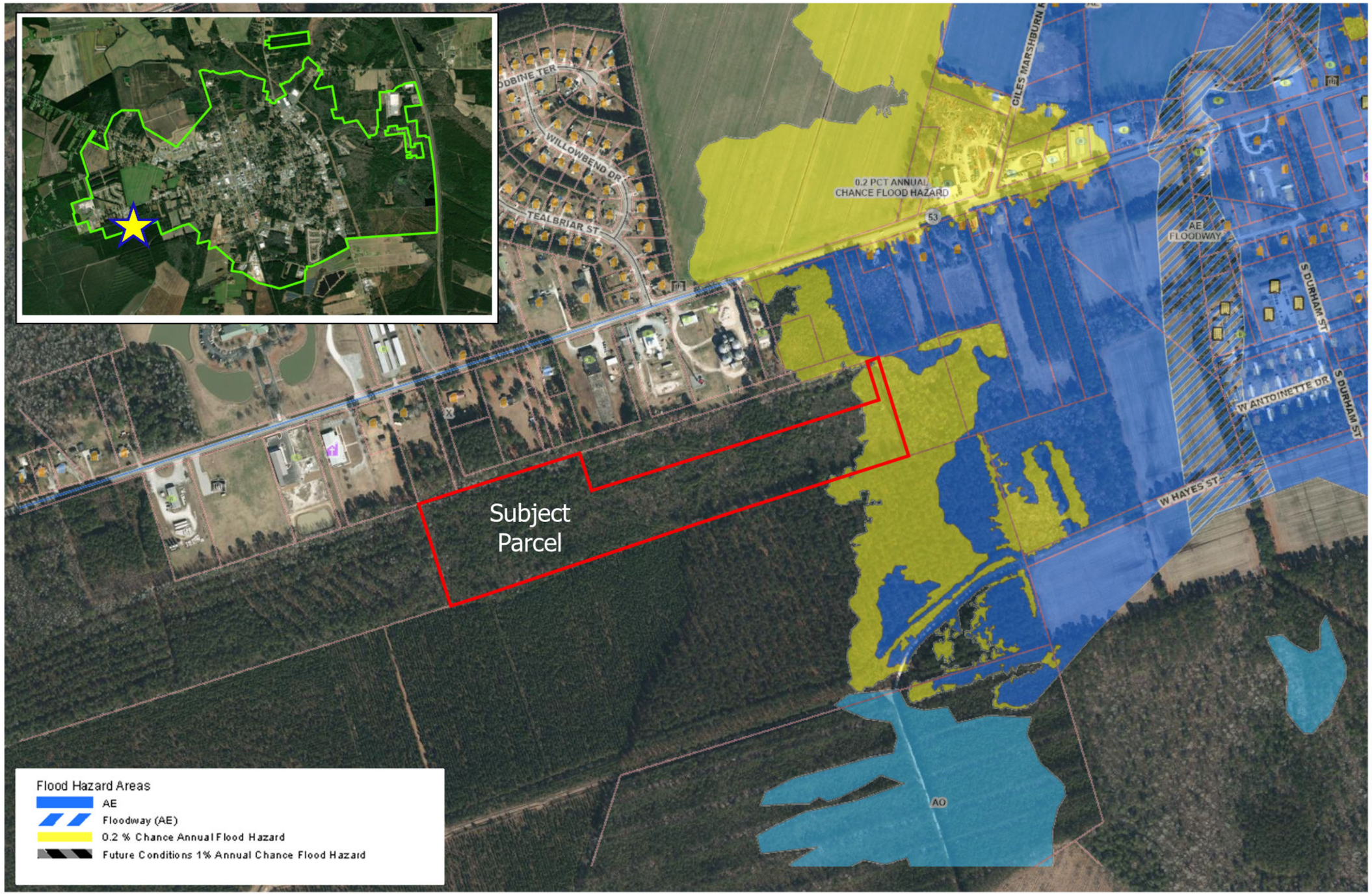
Existing Zoning:
R-20, Residential

Proposed Zoning:
RA Rural Agricultural

Map Type:
Aerial

N

US Feet
0 500 1000
1:1000



BURGAW, NC
Good Town Year Round

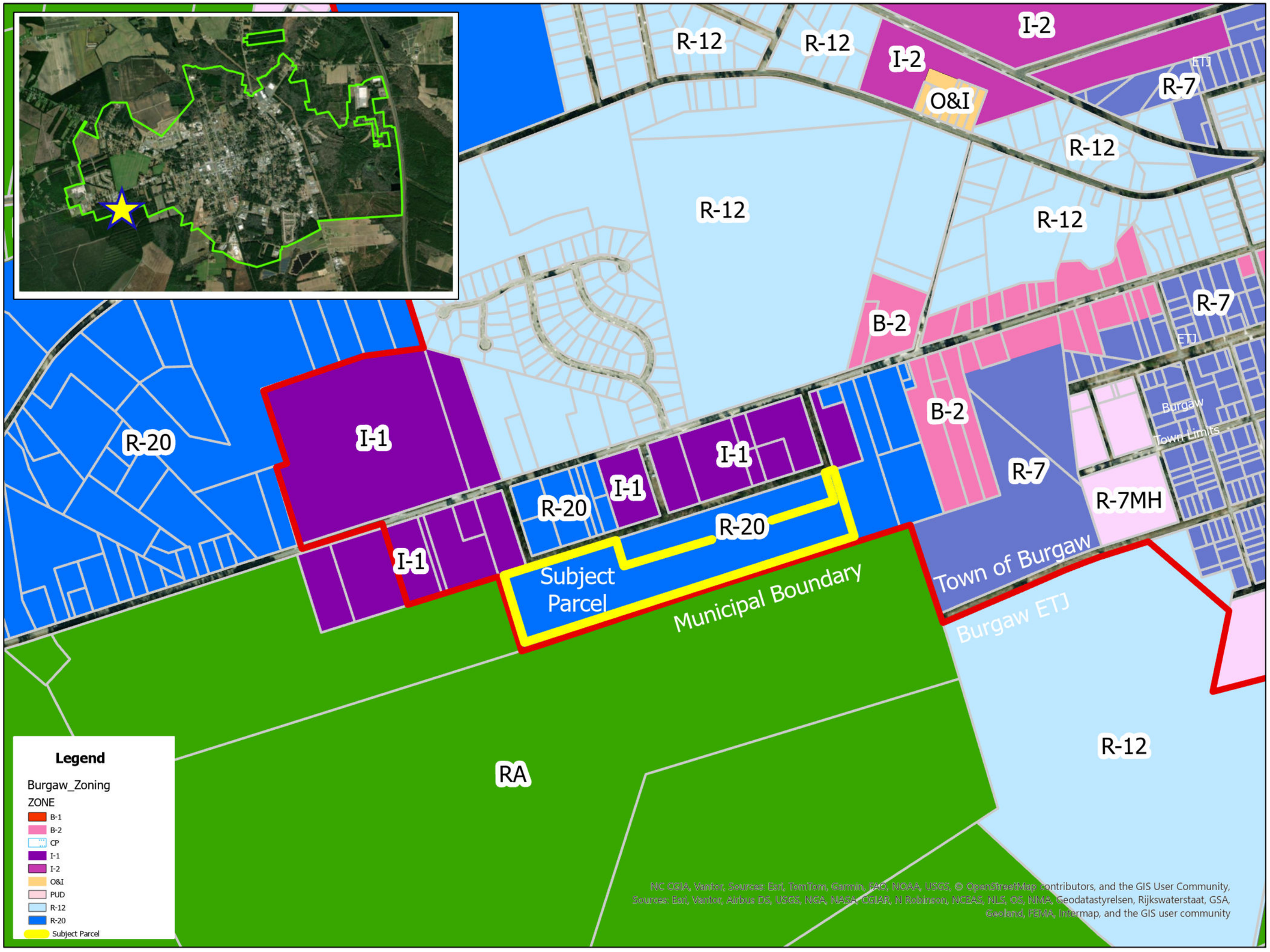
Existing Zoning:
R-20, Residential

Proposed Zoning:
RA Rural Agricultural

Map Type:
Flood Map

N

US Feet
0 500 1000
1:1000



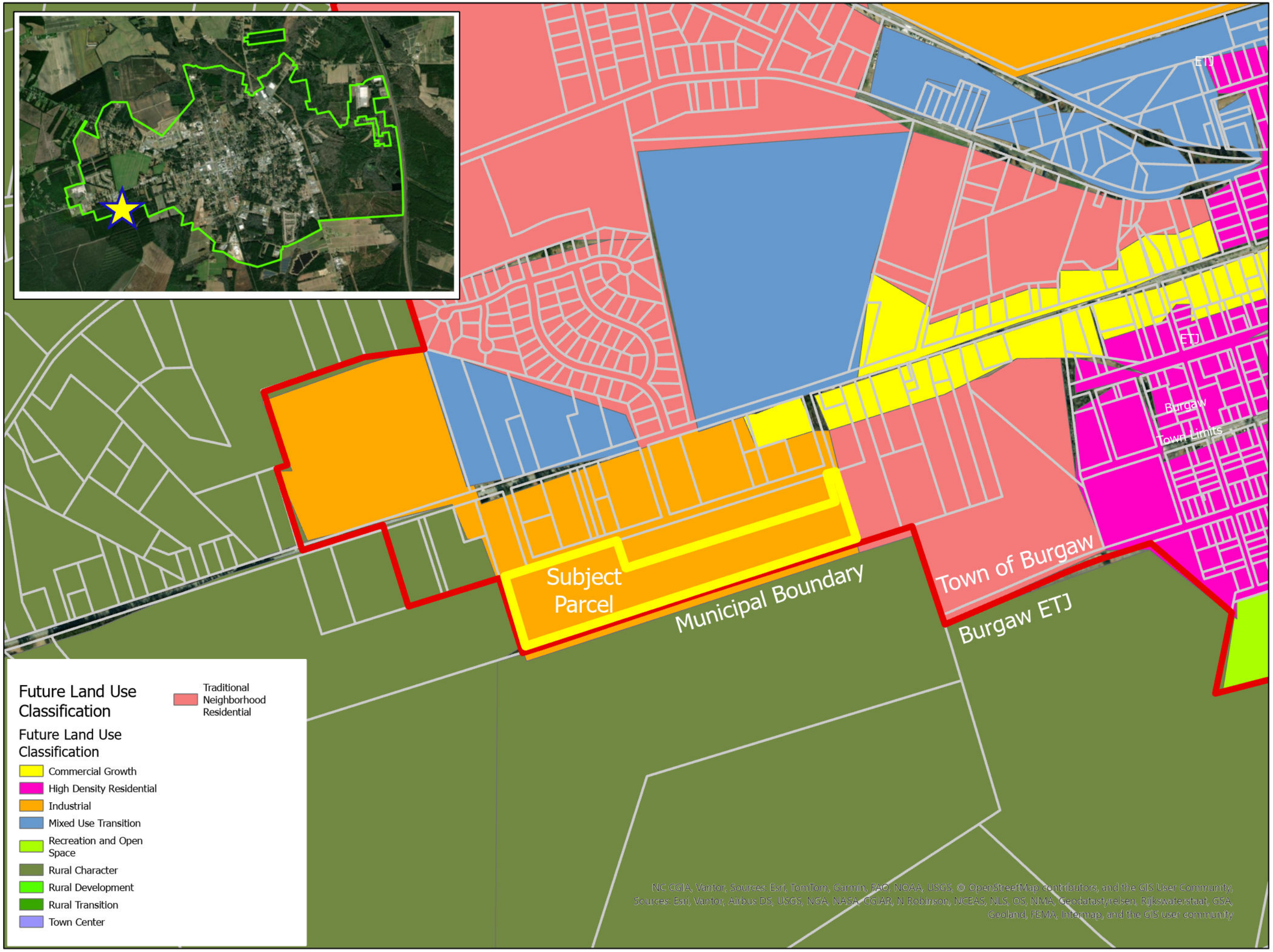
Existing Zoning:
R-20, Residential

Proposed Zoning:
RA Rural Agricultural

Map Type:
Zoning

N

US Feet
0 500 1000
1:1000



BURGAW, NC
Good Town Year Round

Existing Zoning:
R-20, Residential

Proposed Zoning:
RA Rural Agricultural

Map Type:
Future Land Use

N

US Feet
0 500 1000
1:1000

RESOLUTION 2026-10

ADOPTING A STATEMENT OF CONSISTENCY REGARDING AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE TOWN OF BURGAW REQUESTED BY ANTON DEVRIES TO REZONE PROPERTY LOCATED ON SOUTH SIDE OF NC HIGHWAY 53 ALONG THE SOUTH SIDE OF A UNIMPROVED RIGHT OF WAY RECORDED IN 1954 ON MAP BOOK 5 PAGE 18 (PARCEL IDENTIFICATION NUMBER 3219-70-1651-0000) FROM R-20, RESIDENTIAL TO RA RURAL AGRICULTURAL

WHEREAS, the applicant, Anton Devries, has requested the Town amend the Official Zoning Map of the Town of Burgaw to rezone property located on south side of NC Highway 53 along the unimproved right of way recorded in 1954 on Map Book 5 Page 18 (Parcel Identification Number 3219-70-1651-0000) From R-20, Residential to RA Rural Agricultural; 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 Council; and

WHEREAS, the Town of Burgaw Planning Board, at their July 16, 2026, meeting, recommended approval in the Draft Comprehensive Plan Consistency Statement to the Burgaw Town Council; and

WHEREAS, the Town of Burgaw Board Council reviewed the staff report and draft consistency statement at their August 11, 2026, meeting and find the requested rezoning to be consistent with the Burgaw 2030 Comprehensive Land Use Plan and Future Land Map modification, reasonable, and in the public interest;

NOW THEREFORE BE IT RESOLVED BY THE BURGAW TOWN COUNCIL THAT the proposed rezoning from R-20, Residential to RA Rural Agricultural is consistent with the Town of Burgaw Town of Burgaw's 2030 Comprehensive Plan, because it preserves existing agricultural and forest lands and it mitigates the effect of incompatible development adjacent to agricultural and forestry areas. Focusing on low density development in areas where existing infrastructure reduces public costs and supports sustainable growth, while attracting appropriate density and preservation to the appropriate areas.

Adopted this 11th day of August 2026.

Attest: _____ Signed: _____

Kristin J. Wells, Town Clerk G. Olivia Dawson, Mayor

DRAFT

ORDINANCE 2026-22

A MAP AMENDMENT OF THE OFFICIAL ZONING MAP OF THE TOWN OF BURGAW REQUESTED BY ANTON DEVRIES TO REZONE PROPERTY LOCATED ON SOUTH SIDE OF NC HIGHWAY 53 ALONG THE SOUTH SIDE OF AN UNIMPROVED RIGHT OF WAY RECORDED IN 1954 ON MAP BOOK 5 PAGE 18 (PARCEL IDENTIFICATION NUMBER 3219-70-1651-0000) FROM R-20, RESIDENTIAL TO RA RURAL AGRICULTURAL

WHEREAS, the applicant, Anton Devries, has requested the Town amend the Official Zoning Map of the Town of Burgaw to rezone property located on south side of NC Highway 53 along the unimproved right of way recorded in 1954 on Map Book 5 Page 18 (Parcel Identification Number 3219-70-1651-0000) From R-20, Residential to RA Rural Agricultural; 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 Council; and

WHEREAS, the Town of Burgaw Planning Board, at their July 16, 2026, meeting, recommended approval in the Draft Comprehensive Plan Consistency Statement to the Burgaw Town Council; and

WHEREAS, the Town of Burgaw Board Council reviewed the staff report and draft consistency statement at their August 11, 2026, meeting and find the requested rezoning to be consistent with the Burgaw 2030 Comprehensive Land Use Plan and Future Land Map modification, reasonable, and in the public interest;

NOW THEREFORE BE IT RESOLVED BY THE BURGAW TOWN COUNCIL THAT

SECTION 1. The Official Zoning Map of the Town of Burgaw is hereby amended by removing the hereinafter described tract of land from the present R-20, Residential District and putting it in RA, Rural Agricultural District, said tract being more particularly described as follows:

A certain tract or parcel of land lying and being in the Town of Burgaw, Pender County, North Carolina and being that as described in Book 4879, at Page 394 and plat recorded in Map Book 79 at Page 34 records of the Pender County Register and being more particularly described as; see attached plat:

SECTION 1. This map amendment becomes effective immediately upon adoption of this ordinance on this, the 11th day of August 2026.

Attest: _____ Signed: _____

Kristin J. Wells, Town Clerk G. Olivia Dawson, Mayor

DRAFT

RESOLUTION 2026-11

RESOLUTION ADOPTING THE TOWN OF BURGAW COMPREHENSIVE STORMWATER MASTER PLAN

WHEREAS, the Town of Burgaw has completed an update to its Comprehensive Stormwater Master Plan, replacing the previous plan adopted in 2015; and

WHEREAS, the updated plan reflects current data regarding flood risks, drainage concerns, and stormwater infrastructure needs; and

WHEREAS, the Comprehensive Stormwater Master Plan establishes a long-range framework to improve stormwater management, strengthen the Town's resilience to future storm events, reduce flood risks, and guide future infrastructure improvements and funding opportunities; and

WHEREAS, the Burgaw Town Council finds that adoption of the Comprehensive Stormwater Master Plan is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED that the Burgaw Town Council hereby adopts the Town of Burgaw Comprehensive Stormwater Master Plan as an official planning document to guide future stormwater planning, infrastructure investments, and resilience efforts.

Adopted this 11th day of August 2026.

Attest: _____ Signed: _____

Kristin J. Wells, Town Clerk G. Olivia Dawson, Mayor

DRAFT

RESOLUTION 2026-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BURGAW RESPECTFULLY REQUESTING VERIZON TO IMPROVE CELLULAR SERVICE AND SIGNAL COVERAGE WITHIN THE TOWN

WHEREAS, the Town of Burgaw is the county seat of Pender County and is home to residents, families, businesses, visitors, and public institutions that depend upon reliable wireless telecommunications service in their daily lives; and

WHEREAS, dependable cellular voice and data service has become an essential public utility, integral to public safety, economic vitality, education, health care, and the general welfare of the community; and

WHEREAS, reliable wireless service is critical to public safety, including the ability of residents and visitors to place and receive 911 emergency calls, to receive emergency alerts and notifications, and to support the communications needs of the Town's law enforcement, fire, and emergency response personnel; and

WHEREAS, strong and consistent cellular coverage is vital to economic development, supporting local businesses, remote work, tourism, and the continued growth and prosperity of the Town of Burgaw; and

WHEREAS, residents, businesses, visitors, and Town staff have reported persistent and ongoing deficiencies in Verizon's wireless service within the Town and its surrounding area, including dropped calls, weak or absent signal strength, and unreliable data connectivity; and

WHEREAS, these service deficiencies adversely affect the safety, convenience, quality of life, and commercial interests of those who live, work, and travel within the Town of Burgaw; and

WHEREAS, the Town Council of the Town of Burgaw desires to work cooperatively and constructively with Verizon to identify and implement solutions that will ensure adequate, reliable, and modern wireless service for the entire community;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Burgaw, North Carolina, as follows:

1. The Town Council respectfully requests that Verizon evaluate the quality, reliability, and coverage of its wireless network within the Town of Burgaw and its surrounding area and take all steps reasonably necessary to improve and strengthen that service.
2. The Town Council specifically requests that Verizon invest in the infrastructure and technology needed to remedy the identified deficiencies, which may include the installation of additional cellular towers, small-cell facilities, or antennas; upgrades to existing equipment; and enhancements to network capacity and signal strength serving the Town.
3. The Town Council requests that Verizon designate an appropriate representative to meet with Town officials to discuss the current service deficiencies and to provide a plan and reasonable timeline for the improvement of wireless service within the Town of Burgaw.

DRAFT

4. The Town of Burgaw pledges its cooperation and good-faith assistance to Verizon in this effort, including reasonable facilitation of the siting and permitting of wireless facilities consistent with applicable law and the Town's ordinances.
5. The Town Clerk is hereby directed to transmit a certified copy of this Resolution to the appropriate officials and government-affairs representatives of Verizon, and to such state and federal officials and regulatory agencies as the Town Council may deem appropriate.
6. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Town Council of the Town of Burgaw, North Carolina, this 11th day of August, 2026, at a duly called and regularly conducted meeting at which a quorum was present and voting.

_____

G. Olivia Dawson, Mayor

ATTEST:

_____

Kristin J. Wells, Town Clerk

CERTIFICATION

I, Kristin J. Wells, Town Clerk of the Town of Burgaw, North Carolina, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Town Council of the Town of Burgaw at a meeting held on the date set forth above.

_____

Kristin J. Wells, Town Clerk

DRAFT