

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Streets Plan Amendment – Collector Street 15 Removal Zoning Text Amendment

Case Number: ZTA 2025-29

Application Type: Zoning Text Amendment

Applicant: Pender County Planning & Community Development

Pender County Streets Plan of 2021 pages to be amended: 27, 31, 108

Description: Pender County Planning & Community Development, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Streets Plan of 2021. Specifically, the request is to amend the plan to remove the alignment for Collector Street 15 from the adopted plan. This proposed road was planned to connect the end of Harrison Creek Road to US 17 at Washington Acres Road in the Topsail Township.

Collector Street 15 is mentioned and/or illustrated on pages 27 and 31 on the Pender County Streets Plan of 2021 as well as in the Appendix on page 108. The proposed street was planned to exist between the end of Harrison Creek Road and US 17 at the intersection of Washington Acres Road. The length would have been approximately 2.5 miles, and the stated purpose was to extend Harrison Creek Road to connect to US 17 and serve as a redundant parallel to NC 210.

Board of County Commissioners/Planning Board Meeting

PB: 2/4/2025, BOCC: 3/10/2025

Included: Application Materials, Application Package, Proposed Amended Text

ZTA 2025-29

Application

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Zoning Text Amendment Submission

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ✓ **Pre-submittal Meeting**
Date of Meeting _____
2. ✓ **Signed Application**
3. N/A **Payment**
\$250
4. ✓ **Narrative**
A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO.
5. ✓ **Digital Submission**
For all documents submitted in paper copy, provide a version. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant Adam Moran

Date 1/3/2025

Printed Name Adam Moran - Senior Planner

Staff Initials: AM

Date: 1/15/25

Zoning Text Amendment



**Submit Completed Application
and Materials**



Planning Staff Review



**Planning Board Public Hearing for
recommendation**



**Board of County Commissioners Decision
Rendered**

Zoning Map Amendment Specific Requirements

1. Application Submittal

- Application
- Narrative: A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO.

2. Planning Board and Board of Commissioners Review Criteria (per Section 3.18.5)

- A. In evaluating any proposed Ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:
 - 1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
 - 2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
 - 3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
 - 4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal Statutes or case law.
- B. In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

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TEXT AMENDMENT

A request to amend the text of this Ordinance may be initiated by the County Commissioners, Board of Adjustment, Planning Board, Administrator, or a citizen of Pender County.

Approval Criteria (*Section 3.18.5*)

In evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- a. The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed text amendment corrects an error in the Ordinance; and
- d. Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.
- e. In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

Action by the Planning Board

1. Before making any recommendation on a text amendment, the Planning Board shall consider any recommendations from the Administrator and shall conduct a public hearing where interested parties may be heard.
2. The Planning Board shall make a recommendation based on the approval criteria.
3. The Planning Board shall make its recommendation following the initial public hearing.

Action by County Commissioners

1. Before taking action on a text amendment, the County Commissioners shall consider the recommendations of the Planning Board and Administrator and shall conduct a public hearing.
2. The County Commissioners shall make a decision based on the approval criteria.
3. Following the public hearing, the County Commissioners may approve the text amendment, deny the amendment, or send the amendment back to the Planning Board or a committee of the County Commissioners for additional consideration.

In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

APPLICATION FOR TEXT AMENDMENT

THIS SECTION FOR OFFICE USE

Application No.	ZTA 2025-29	Date	1/3/2025
Application Fee	\$ Waived	Invoice Number:	N/A
Pre-Application Conference	1/3/2025	Hearing Date	PB 2/4/25; BOCC 3/10/25

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Pender County Planning & Community Development
Applicant's Address:	805 S. Walker Street
City, State, & Zip	Burgaw, NC 28425
Phone Number:	910-259-1202
Email Address:	amoran@pendercountync.gov

SECTION 2: UDO TEXT TO BE AMENDED

Current Text to be Amended (Please site accurate Article number referenced):
 The adopted Pender County Streets Plan of 2021 needs to be amended to remove references to Collector Street 15. This is due to the need to provide an adequate buffer to preserve surface and ground water for public utilities purposes. The protection of public health, safety, and welfare, through the protection and provision of an adequate, clean drinking water is the main impetus for this amendment.
 Proposed Text to be added: None

SECTION 3: SIGNATURE

Applicant's Signature		Date:	1/3/2025
Applicant's Printed Name	Adam Moran - Senior Planner	Date:	1/3/2025

NOTICE TO APPLICANT

If the applicant makes significant changes to the application for a text amendment after the Planning Board has made its recommendation, the Administrator may refer the modified request back to the Planning Board for an additional public hearing.

TEXT AMENDMENT CHECKLIST

<input checked="" type="checkbox"/>	Signed application form
N/A <input type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO (shown on page 1 of this application)

Office Use Only

N/A <input type="checkbox"/> ZTA Fees: \$250	Total Fee Calculation: \$0 - County Initiated		
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
Application Received By:	Adam Moran	Date:	1/15/2025
Application completeness approved by:	Adam Moran	Date:	1/15/2025
Dates Scheduled for Public Hearings:	<input type="checkbox"/> Planning Board: 2/4/2025	<input type="checkbox"/> BOC: 3/10/2025	

Narrative

The adopted Pender County Streets Plan of 2021 needs to be amended to remove references to Collector Street 15. This is due to the need to provide an adequate buffer to preserve surface and ground water for public utilities purposes. The protection of public health, safety, and welfare, through the protection and provision of an adequate, clean drinking water is the main impetus for this amendment.

Collector Street 15 is mentioned and/or illustrated on pages 27 and 31 on the Pender County Streets Plan of 2021 as well as in the Appendix on page 108. The proposed street was planned to exist between the end of Harrison Creek Road and US 17 at the intersection of Washington Acres Road. The length would have been approximately 2.5 miles and the stated purpose was to extend Harrison Creek Road to connect to US 17 and serve as a redundant parallel to NC 210. Please see the attached page from the Appendix as a description.

ATTACHMENT 1

Pender County Streets Plan of
2021 Pages 27, 31, and 108

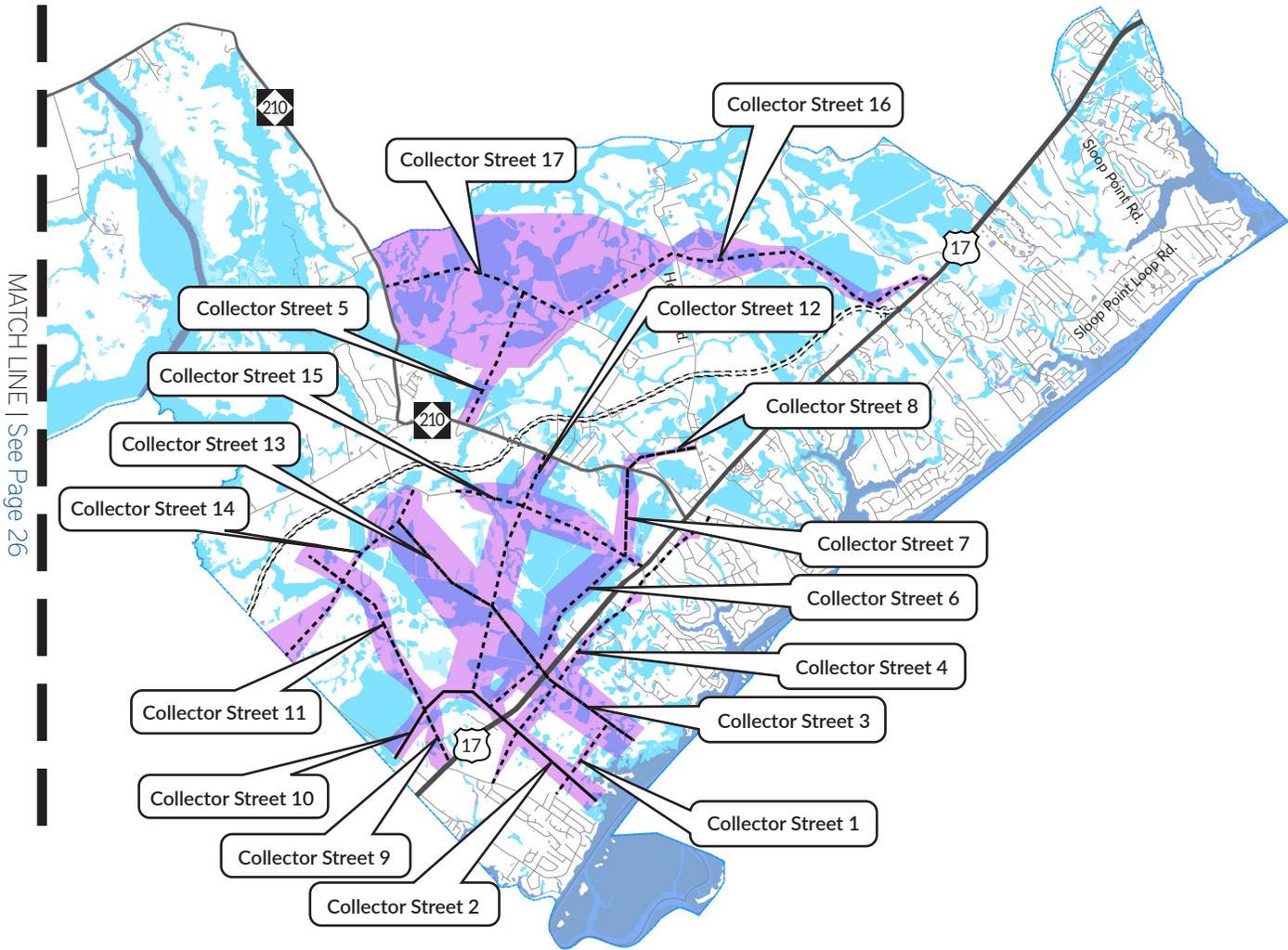


Figure 5-1 | *Collector Streets Alignment Recommendations*

These recommendations represent a significant reduction in the mileage of collector streets from the 2016 Pender County Collector Streets Plan (the 2016 Plan), shown in Figure 2-1. The 2016 Plan recommended 245 miles of collector streets while this 2021 Plan Update (the Update) recommends 63 miles of collector streets, which is a reduction of approximately 74%. This was achieved by simplification of tiers, consolidating redundant collector streets, and retaining only the most necessary collector streets based on mathematical calculation of travel demand requirements.

The polygons corresponding to the collector street boundaries are dynamic and their geometries are likely to become more limited as more and more segments of a collector street are constructed. The scenarios on the following pages outline the method of interpretation of the collector street boundaries.

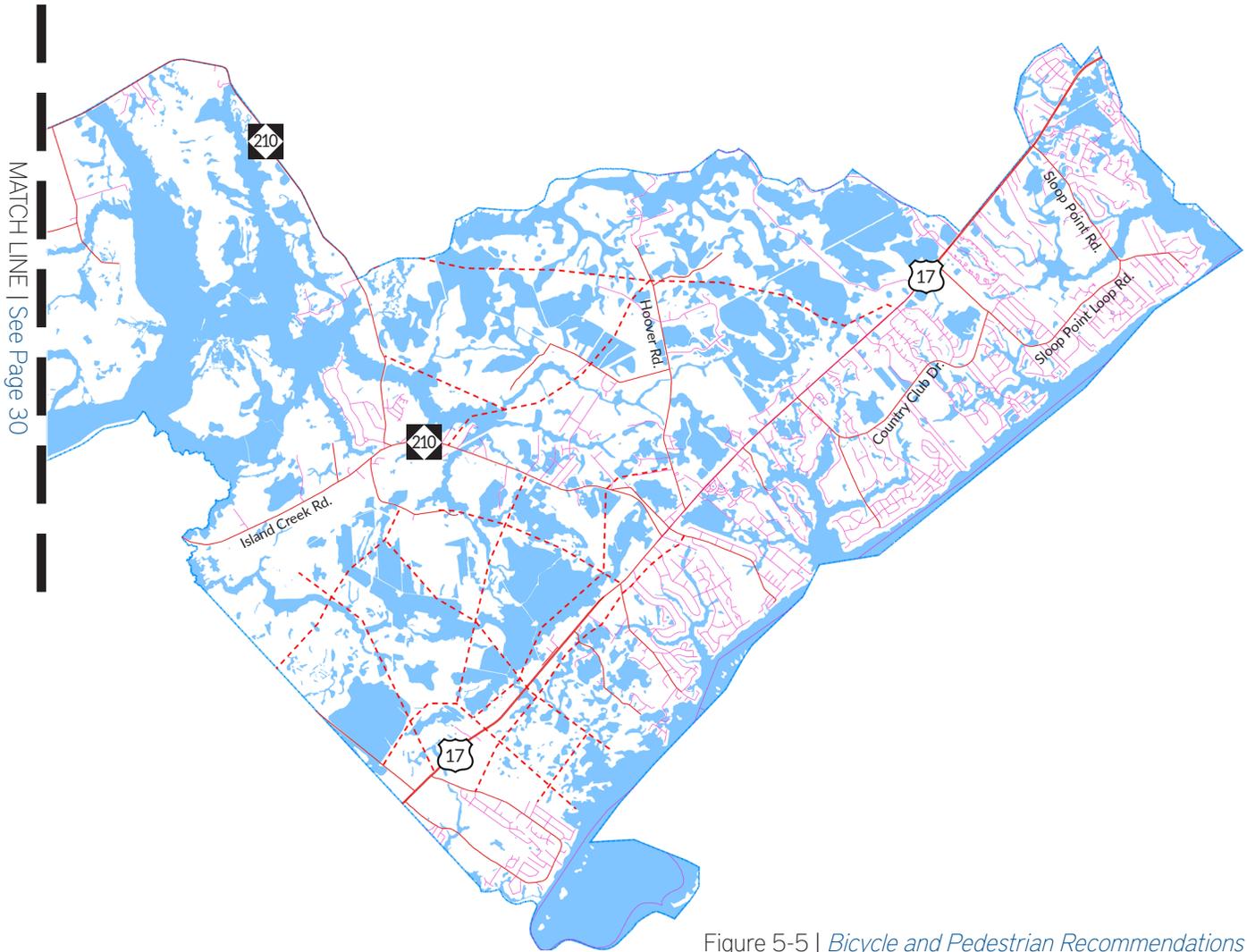
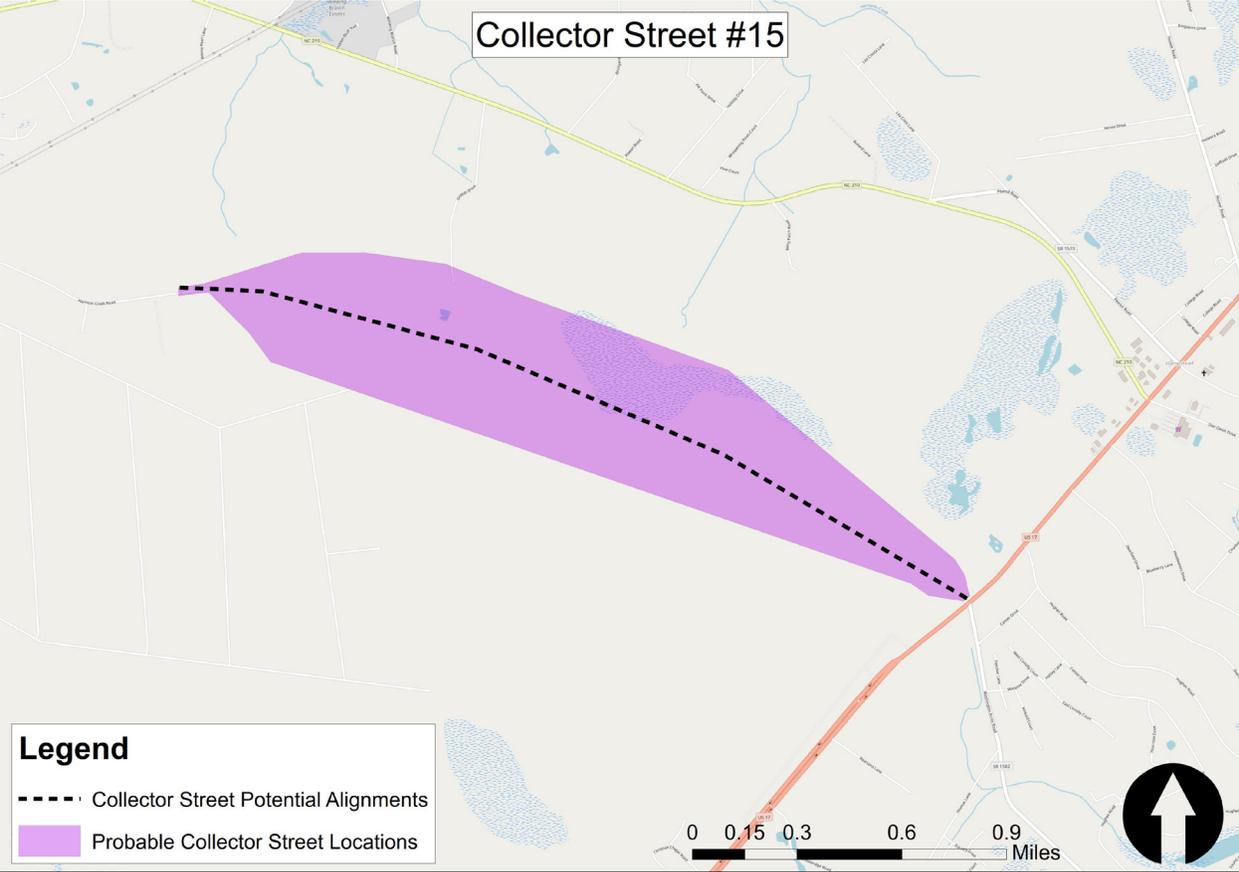


Figure 5-5 | *Bicycle and Pedestrian Recommendations*



COLLECTOR STREET #15

PROJECT DETAILS	
From (Cross Street)	Harrison Creek Road
To (Cross Street)	US 17
Length	Approximately 2.5 miles
Description	This proposed two-lane collector street would start at Harrison Creek Road and would extend it so that it connects to US 17. This area has the potential to generate 117,600 trips daily, so utilizing Harrison Creek Road to create a perpendicular route to US 17 would help with alleviate some congestion.
Purpose	Extension of Harrison Creek Road to connect to US 17. Parallel alternative to US 210.