



## **Community Engagement Window #2**

### **Engagement Summary Report**

**April – June 2025**



# Report Contents

1. [Project Overview](#)
2. [Overview of Community Engagement Window #2](#)
3. [Engagement Activities](#)
4. [Engagement Objectives](#)
5. [Engagement Outcomes](#)
6. [Appendix](#)



# Project Overview

# Project Overview



Pender County launched an exciting effort to imagine the future of Pender County. Shaped by community feedback, the **Imagine Pender 2050 Comprehensive Land Use Plan** builds a strong foundation for land use planning to envision the **next twenty-five years** for Pender County.

Pender County is a unique place with diverse interests, ideas, and communities. Ensuring the updated Comprehensive Land Use Plan reflects countywide and area-specific priorities will require extensive community input. **Your feedback shapes Pender County's future!**



# Why is this planning effort important?

Imagine Pender 2050 Comprehensive Land Use Plan is a critical opportunity to shape our community's future and **drive real action**. The planning process has results in policies and implementation strategies that will **guide change in our community over the next 25 years, including identifying areas for new development**.

Each member of our community is impacted in some way by land use decisions and this process allows for a robust discussion of future options in a meaningful way. The process will focus on **eliciting the opinions of community members** and will educate community members so that they can **make informed choices** about the County's future.

# Why is this planning effort important?

**County leaders are listening and want to hear from you.**

This process was carefully facilitated so that a kind and thoughtful conversation about the future of Pender County can be **accessed by all.**

All opinions and ideas were considered, and **policy direction will be informed by community support.** Ideas and opinions will be documented and themed throughout the process.

**Community support will be the foundation for policy direction.** The plan will provide a community vision to guide decision-makers regarding specific policies and actions.

# Project Timeline



- Public engagement is one of the critical foundations for developing the Imagine Pender 2050 Comprehensive Land Use Plan.
- The first Community Engagement Window was held in September and October 2024 during Phase 2.
- The second and final Community Engagement Window was held during Phase 4. The window launched April 28, 2025 and closed June 6, 2025.



# **Overview of Community Engagement Window #2**

# About Community Engagement Window #2

- The second Community Engagement Window (CEW) #2 was held from the end of April through early June 2025.
- Participants were invited to review and provide feedback on the draft plan's goals, policies, and actions, and the Future Land Use Map.



# About Community Engagement Window #2

- This document provides a summary report of the **activities**, **objectives**, and **outcomes** of CEW#2.
- Verbatim responses to open-ended questions are provided at the end of the document in the [Appendix](#).





# Engagement Activities

# Engagement Activities During CEW#2

Completed activities included:

- 5 community meetings
- Online activities available (April 28th – June 6th)

Community Meeting Location	Date/Time
<b>Hampstead Annex Auditorium</b> 15060 US 17, Hampstead, NC 28443	Monday, April 28 5-8 PM
<b>Heide Trask High School Cafeteria</b> 14328 State Hwy 210, Rocky Point, NC 28457	Thursday, May 8 5-8 PM
<b>Penderlea Auditorium</b> 220 C R Dillard Rd, Willard, NC 28478	Tuesday, May 13 5-8 PM
<b>Moore's Creek Missionary Baptist Church</b> 60 Minuteman Road, Currie, NC 28435	Tuesday, May 20 5-8 PM
<b>Board of Commissioners' Chamber</b> 805 S Walker St, Burgaw, NC, 28425	Thursday, May 22 5-8 PM

# Publicity and Outreach Efforts

- Completed outreach via social media
- Featured on the WCET news channel
- Featured on the Pender County Schools social media accounts
- Tabled at the Pender Strong Community Resource Expo
- Met with the Wilmington Cape Fear Home Builders Association
- Emailed all County employees
- Reached out to local churches and community groups to notify them of the meetings

**Check out the new plan and take the survey now!**  
Click Here to Find a Community Meeting and Get Involved!

**Check Out the New Plan!**  
The draft plan is available for public comment from April 28 – June 6.

**IMAGINE PENDER**  
**2050**  
COMPREHENSIVE LAND USE PLAN

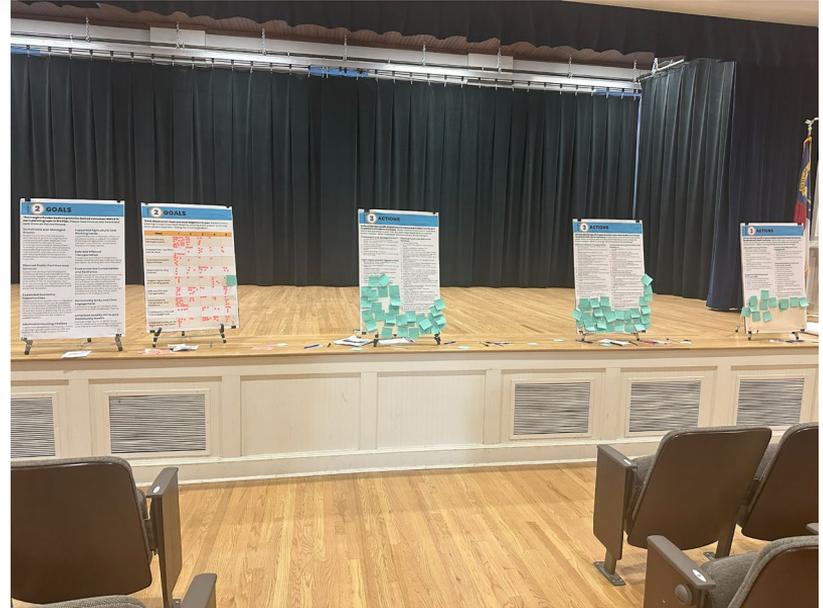
Drop in to the following meetings to review the plan and share your input. You can also participate online at [PenderCountyNC.gov/Imagine](http://PenderCountyNC.gov/Imagine).

<b>Monday   April 28   5-8 PM</b> Hampstead Annex Auditorium 15060 US 17, Hampstead, NC	<b>Thursday   May 8   5-8 PM</b> Heide Trask HS Cafeteria 14328 NC 210, Rocky Point, NC
<b>Tuesday   May 13   5-8 PM</b> Penderlea Auditorium 220 C R Dillard Rd, Willard, NC	
<b>Tuesday   May 20   5-8 PM</b> Moore's Creek MB Church 60 Minuteman Rd, Currie, NC	<b>Thursday   May 22   5-8 PM</b> Board of Commissioners' Chamber 805 S Walker St, Burgaw, NC

**Scan here to learn more!**  
[PenderCountyNC.gov/Imagine](http://PenderCountyNC.gov/Imagine)  
[Imagine@PenderCountyNC.gov](mailto:Imagine@PenderCountyNC.gov)  
(910) 259-1408

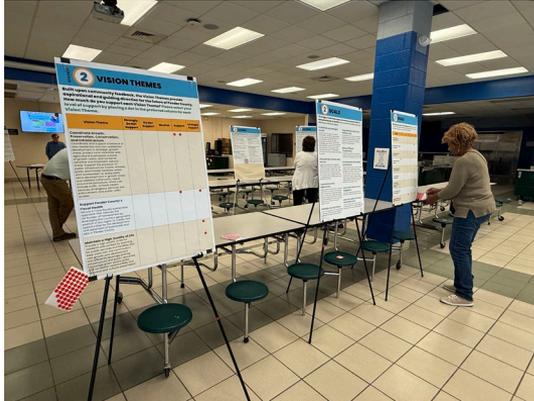
# CEW #2 Community Meetings

- Held at various locations throughout Pender County
- Collected feedback from participants on poster boards
- Online survey shared and participants encouraged to spread the word



# CEW#2 Community Meetings

- Total of **271 surveys received**
- Approximately **128** people attended **in-person** meetings



Forum	Approximate Number of Attendees
Hampstead Auditorium Annex	60
Heide Trask High School Cafeteria	8
Penderlea Auditorium	9
Moore's Creek Missionary Baptist Church	30
Board of Commissioners' Chamber	21
<b>Total</b>	<b>~128</b>



# Engagement Objectives

# Engagement Objectives

The three objectives of Community Engagement Window #2 included:

- 1 Engagement Satisfaction
- 2 Representative Engagement
- 3 Increased Engagement





# Engagement Objectives

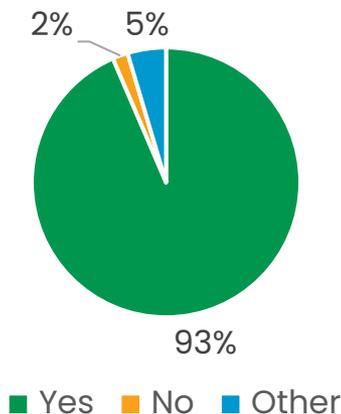
## 1 Measuring Engagement Satisfaction

Using voluntary exit questionnaires, participants were asked to evaluate their satisfaction with community engagement activities. Our aim is to make engagement easy, accessible, and fun. Members of the public should enjoy their experience and feel they were heard and respected.

# Engagement Objectives

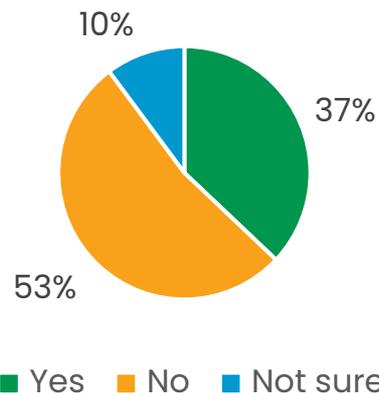
## 1 Measuring Engagement Satisfaction

Were you comfortable sharing your input today?\*



\*108 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.

Did you participate in previous events for Imagine Pender 2050 in the fall of 2024? \*\*



\*\*108 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.



# Engagement Objectives

## 2 Measuring Representation of Engagement

Using voluntary, self-reported exit questionnaires, participants were asked to share demographic information about themselves.

Participants that provide feedback should be representative of Pender County across the following factors: age, race and ethnicity, status and tenure of living and working in Pender County. Recent Census data is used to evaluate representation. The information will be leveraged to improve future engagement efforts to improve representation.

# Engagement Objectives

## 2 Measuring Representation of Engagement

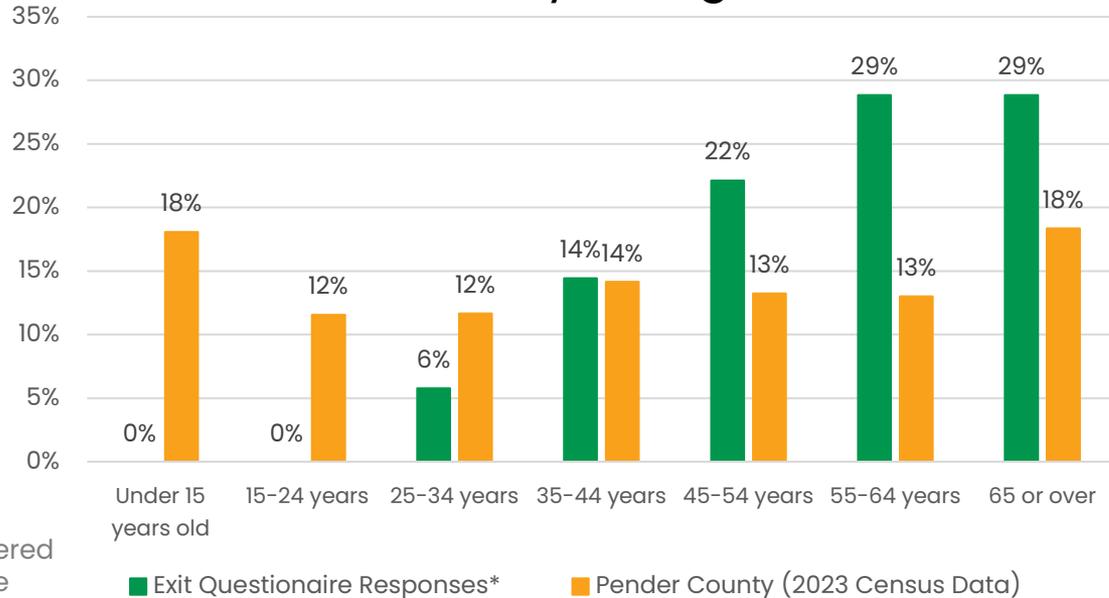
- Age
- Race and Ethnicity
- Living and Working in Pender County

# Engagement Objectives

2

## Measuring Representation of Engagement

What is your age?

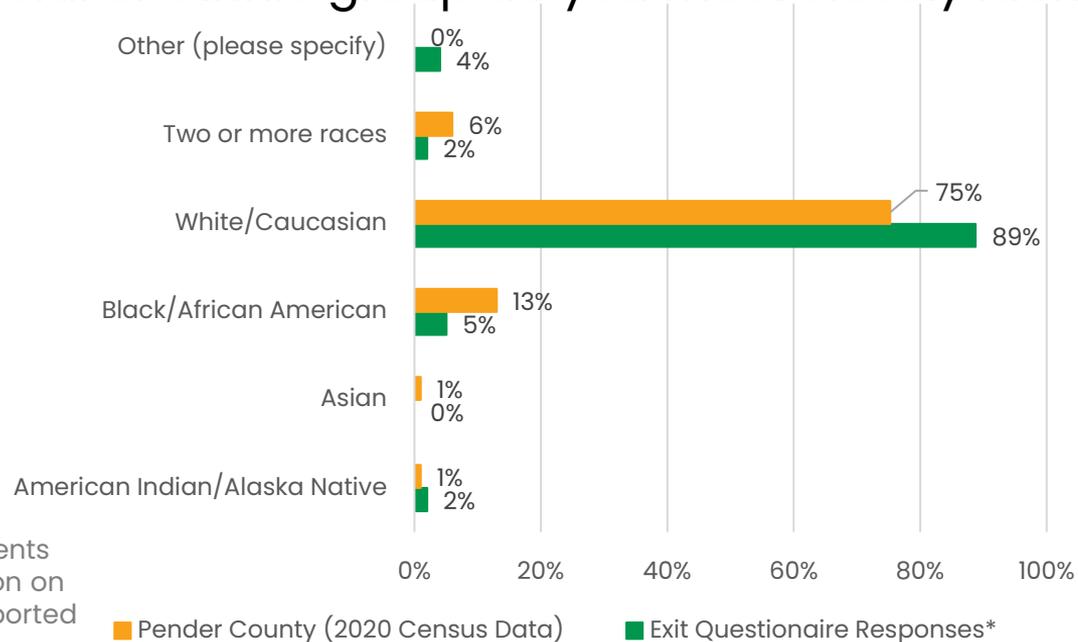


104 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.

# Engagement Objectives

## 2 Measuring Representation of Engagement

Which racial or ethnic group do you most closely identify with?

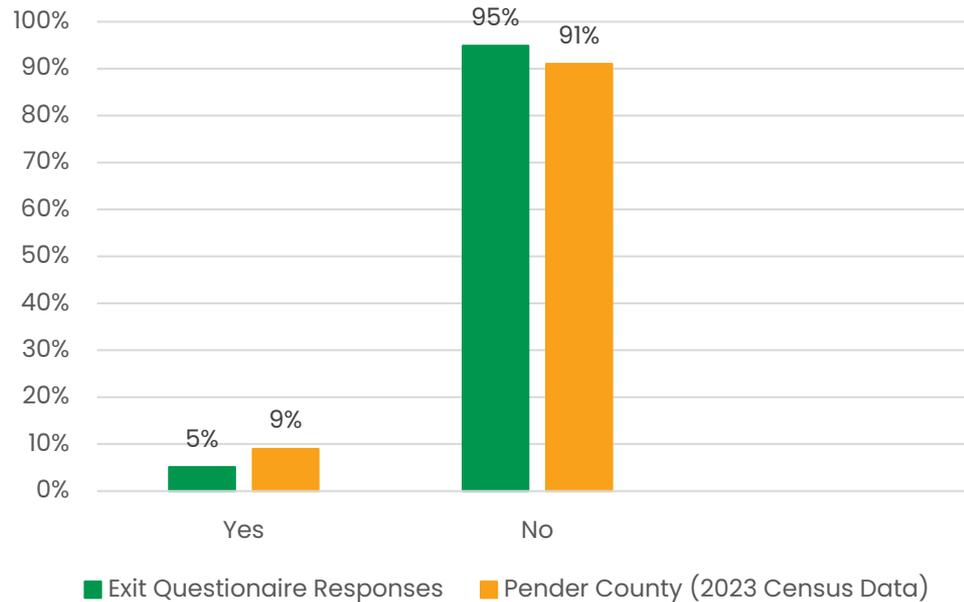


98 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.

# Engagement Objectives

## 2 Measuring Representation of Engagement

Are you Hispanic/Latino?

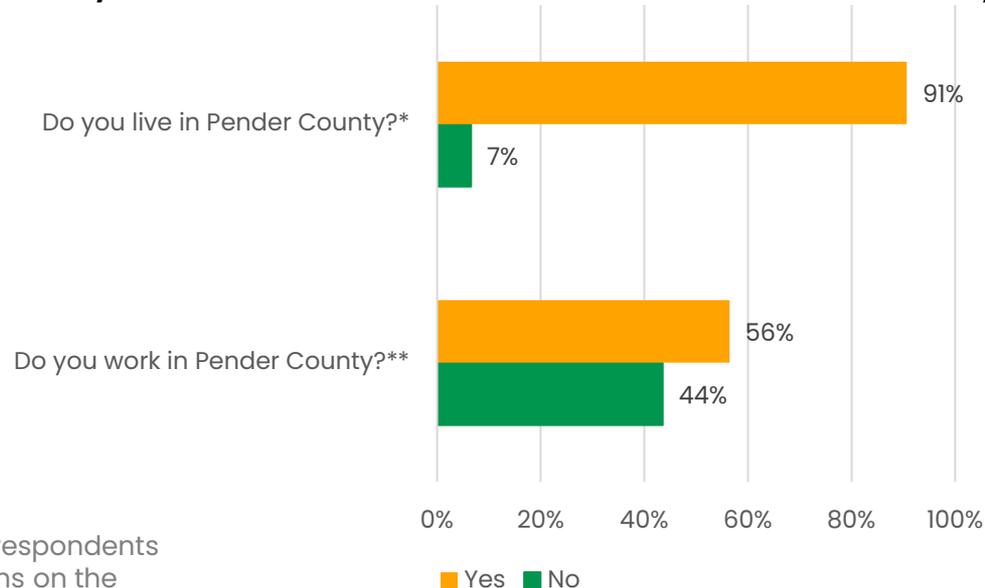


98 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.

# Engagement Objectives

## 2 Measuring Representation of Engagement

Do you live and/or work in Pender County?



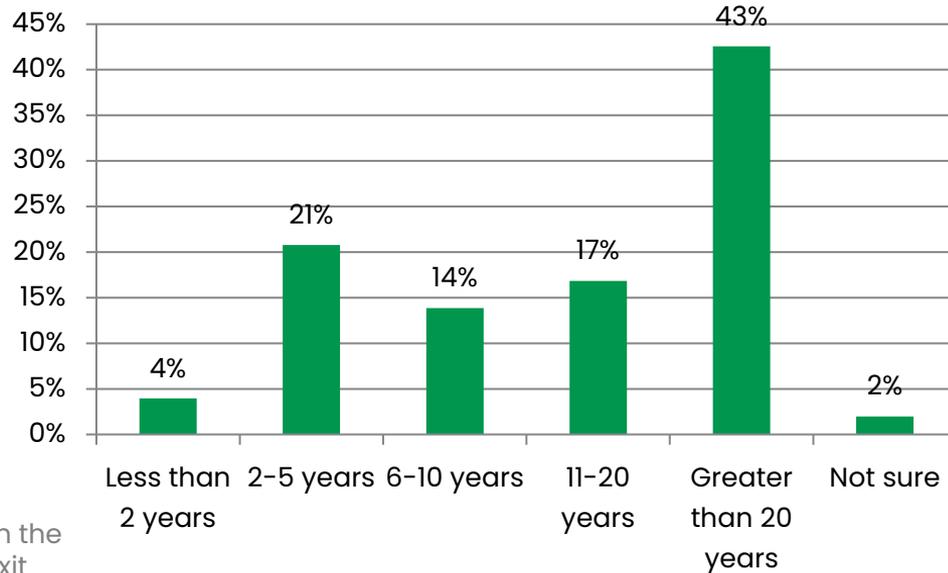
\*107 and \*\*101 out of 271 respondents answered these questions on the voluntary, self-reported exit questionnaire.

# Engagement Objectives

2

## Measuring Representation of Engagement

How long have you lived in Pender County?



101 out of 271 respondents answered this question on the voluntary, self-reported exit questionnaire.

# Engagement Objectives

## 3 Measuring Increased Engagement

A benchmark for total numbers of responses received was set to measure engagement for both community engagement windows. The benchmark used compares the Imagine Pender 2050 Comprehensive Land Use Plan responses to Pender 2.0, the currently adopted comprehensive plan, which received 1,374 responses.

# Engagement Objectives

## 3 Measuring Increased Engagement

Forum	Survey Responses Received	In Person Attendance
Imagine Pender Comprehensive Land Use Plan*	CEW#1: 1,410 CEW#2: 271 <b>Total: 1,681</b>	CEW#1: 177 CEW#2: 128 <b>Total: 305</b>
Pender 2.0 (2018**)	1,374	155

\* Community Engagement Window #1 for Imagine Pender 2050 was held September and October 2024. Community Engagement Window #2 was held late April through early June 2025.

\*\* Pender 2.0 conducted public engagement over a period of 7 months in 2018.



# Engagement Outcomes

# Engagement Outcomes

- Participants were provided two ways to share feedback:
  - Online through a survey
  - In person at a community meeting
- Responses to the questions are presented on the following pages.
- The same questions were posed to participants for both online engagement and in person meetings.

# CEW #2 Engagement Outcomes

## Overall Takeaways

- Participants strongly **supported the Vision Themes** as drafted.
- When asked to rank all 8 Goals, the following were among the most highly ranked:
  - Sustainable and Managed Growth
  - Support Agricultural and Working Lands
  - Expanded Economic Opportunities
  - Environmental Conservation and Resilience
- Participants were either neutral about or **supported the planning guidance shown in the Future Land Use Map** and categories.
- Participants want to see a more **balanced approach to development** that takes into consideration **infrastructure, utilities, and services needed to serve development.**
- Participants value the **rural character, agricultural lands,** and **environmental assets** of Pender County.
- Participants frequently identified challenges with **stormwater, flooding,** and **traffic.**



# Engagement Outcomes: Vision Themes

Built upon community feedback, the Vision Themes provide aspirational and guiding direction for the future of Pender County. The three themes provided for feedback were:

- 1. Coordinate Growth, Preservation, Conservation, and Infrastructure**
- 2. Support Pender County's Fiscal Health**
- 3. Maintain a High Quality of Life**



# Engagement Outcomes: Vision Theme 1

*Participants were asked about their level of support for the draft Vision Themes. Below is Vision Theme 1.*

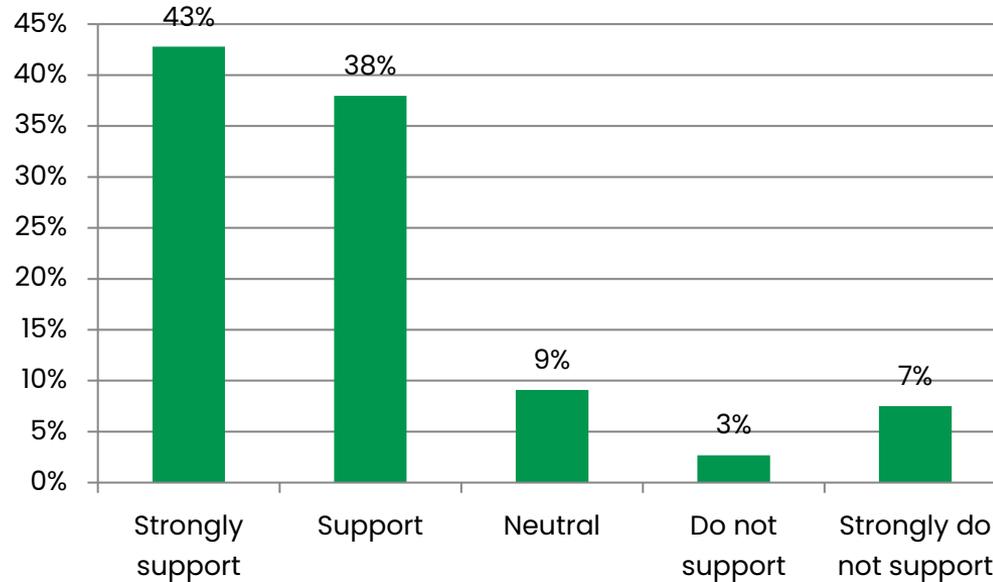
## **Coordinate Growth, Preservation, Conservation, and Infrastructure**

Coordinate and support a balance of new residential and non-residential development in strategic growth areas, protect rural character and agricultural businesses outside of growth areas, and conserve sensitive and important natural areas. Support the provision of public infrastructure (roads, schools, parks, stormwater facilities, water, and wastewater) to adequately serve development in growth areas and address community needs around infrastructure, which can include traffic, schools, health services, emergency services, law enforcement, and public utility access.

# Engagement Outcomes: Vision Theme 1

How much do you support this Vision Theme?

## Coordinate Growth, Preservation, Conservation, and Infrastructure



187 out of 271 respondents answered this question.



# Engagement Outcomes: Vision Theme 2

*Participants were asked about their level of support for the draft Vision Themes. Below is Vision Theme 2.*

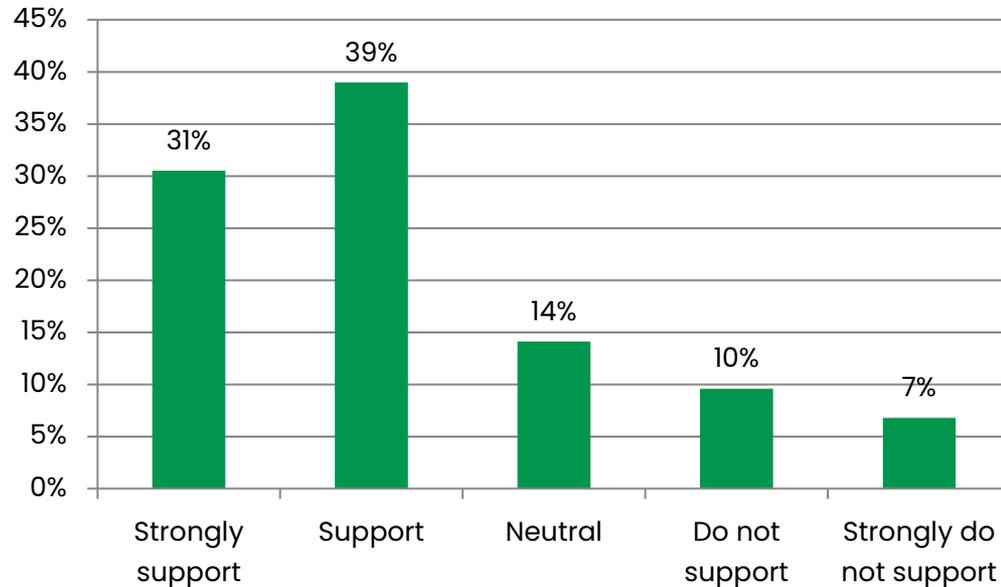
## **Support Pender County's Fiscal Health**

Secure a more fiscally sustainable approach that reduces the tax burden of homeowners by leveraging the County's geographic position in the region to create new opportunities for the development and expansion of businesses and jobs in Pender County.

# Engagement Outcomes: Vision Theme 2

How much do you support this Vision Theme?

## Support Pender County's Fiscal Health



177 out of 271 respondents answered this question.



# Engagement Outcomes: Vision Theme 3

*Participants were asked about their level of support for the draft Vision Themes. Below is Vision Theme 3.*

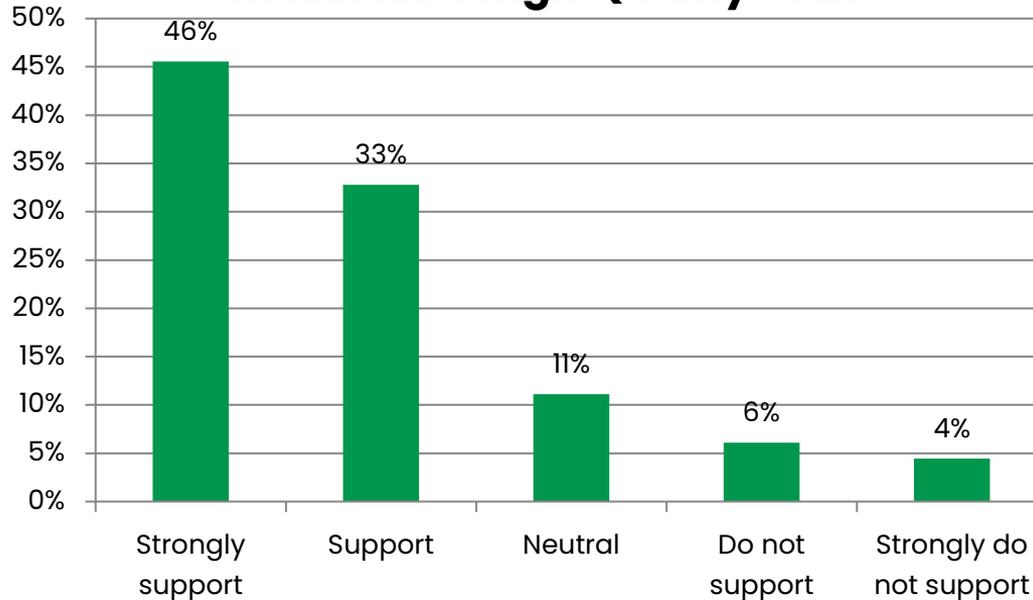
## **Maintain a High Quality of Life**

Secure a more fiscally sustainable approach that reduces the tax burden of homeowners by leveraging the County's geographic position in the region to create new opportunities for the development and expansion of businesses and jobs in Pender County.

# Engagement Outcomes: Vision Theme 3

How much do you support this Vision Theme?

## Maintain a High Quality of Life



180 out of 271 respondents answered this question.

# Engagement Outcomes: Vision Themes

*Participants were asked if they had any additional comments about the Vision Themes listed above. Their responses are themed here:*

## **Manage Growth & Infrastructure First**

Respondents want growth slowed until infrastructure like roads, drainage, and schools can support it. Some suggested that developers could contribute more to those costs.

## **Preservation of Rural Character & Green Spaces**

There is strong support for protecting farmland, forests, and rural charm through conservation measures and limits on dense development.

## **Investment in Community Needs**

Residents prioritize public amenities and services in existing communities over continued growth, especially in already strained areas.

## **Economic Balance & Local Quality of Life**

Support exists for growth that brings jobs and services. However, participants wish for this to be balanced with maintaining rural character and community.

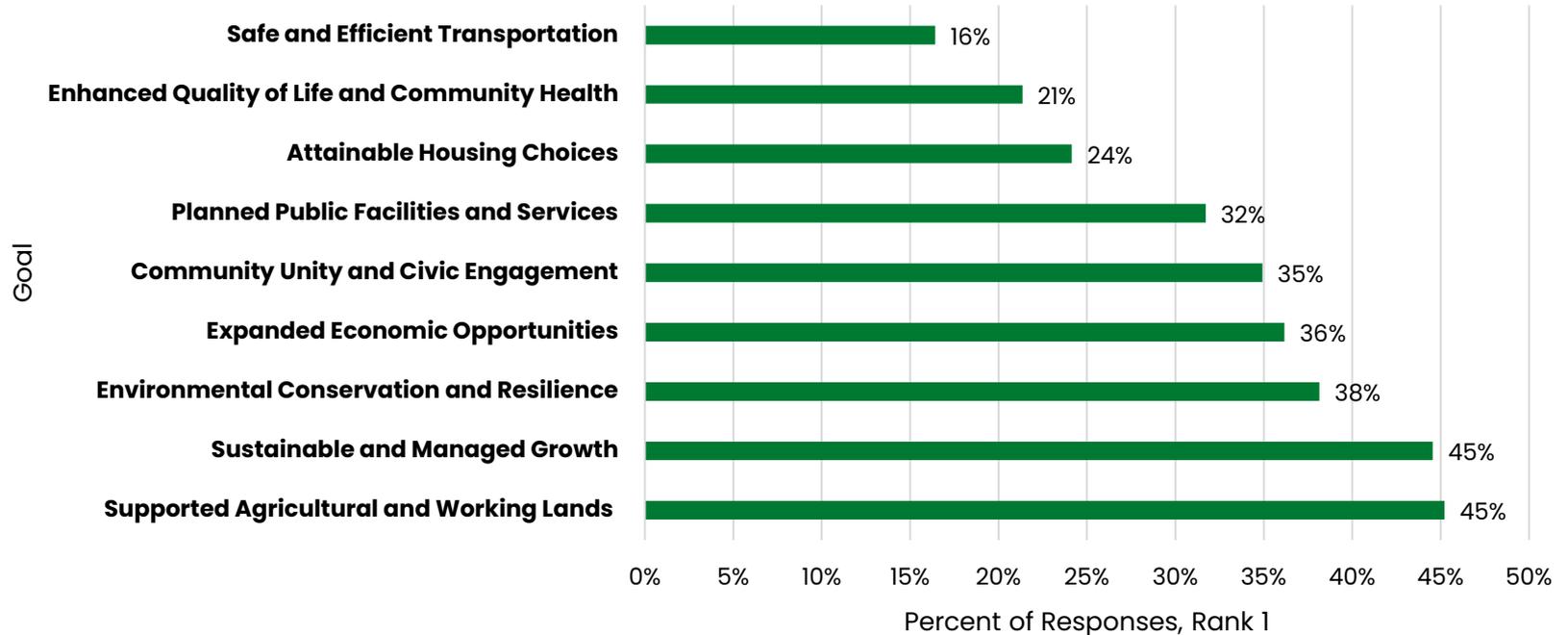
# Engagement Outcomes: Goals

Please rank your top 5 Goals (1 being most important). This will help Pender County prioritize investments and guide decision-making.

Goal	Rank (Percent of Responses)				
	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5
Sustainable and Managed Growth	44.5%	20.9%	16.4%	10.0%	8.2%
Planned Public Facilities and Services	31.7%	22.0%	15.9%	19.5%	11.0%
Expanded Economic Opportunities	37.0%	13.0%	21.7%	8.7%	19.6%
Attainable Housing Choices	24.1%	15.5%	24.1%	15.5%	20.7%
Supported Agricultural and Working Lands	45.8%	15.3%	13.9%	13.9%	11.1%
Safe and Efficient Transportation	16.7%	28.8%	19.7%	12.1%	22.7%
Environmental Conservation and Resilience	38.9%	24.2%	12.6%	10.5%	13.7%
Community Unity and Civic Engagement	37.3%	11.9%	13.6%	13.6%	23.7%
Enhanced Quality of Life and Community Health	22.1%	9.3%	27.9%	20.9%	19.8%

# Engagement Outcomes: Goals

Please rank your top 5 Goals (1 being most important). This will help Pender County prioritize investments and guide decision-making.



228 out of 271 respondents answered this question.

# Engagement Outcomes: Goals

Participants were asked: Do you have any comments on the Goals?

Their responses are themed here:

## **Community Input on Growth**

Respondents shared concerns about dense residential projects, particularly in Hampstead and along US Hwy 17. Participants shared that they would like to see community input prioritized.

## **Preservation of Agricultural and Natural Lands**

Respondents want to see protections for farmland, forests, and wetlands. Some participants emphasized protecting Penderlea's rural character in particular. Some participants would like to see limitations on clear-cutting and regulations that reduce sprawl.

## **Investment in Public Safety and Infrastructure**

Participants requested more investments in public safety, including more law enforcement staffing, equipment, and training. Some participants mentioned the cleanup of illegal dumping in particular. Respondents also wanted to see improvements and investments in transportation systems and utilities to support new housing growth.



# Engagement Outcomes: Actions

Please share any comments you have about these Actions. What's missing? What would you like to change?

Their responses are themed here:

## **Infrastructure Alignment with Development**

Repeated concerns highlight poor drainage, unsafe or insufficient roads and school overcrowding. Residents would like to see further development, especially housing, only occur when adequate infrastructure is provided. Residents would like to see more collaboration with developers to provide this infrastructure in communities. In particular, they called for more transparency around the development process, especially as it concerns environmental impacts, community input, and long-term fiscal consequences.

## **Protect Farmland, Water, and Natural Resources**

Many comments call for stronger environmental protections that preserve farmland, stop tree removal, improve water quality, limit PFAS contamination, and protect wetlands from development.

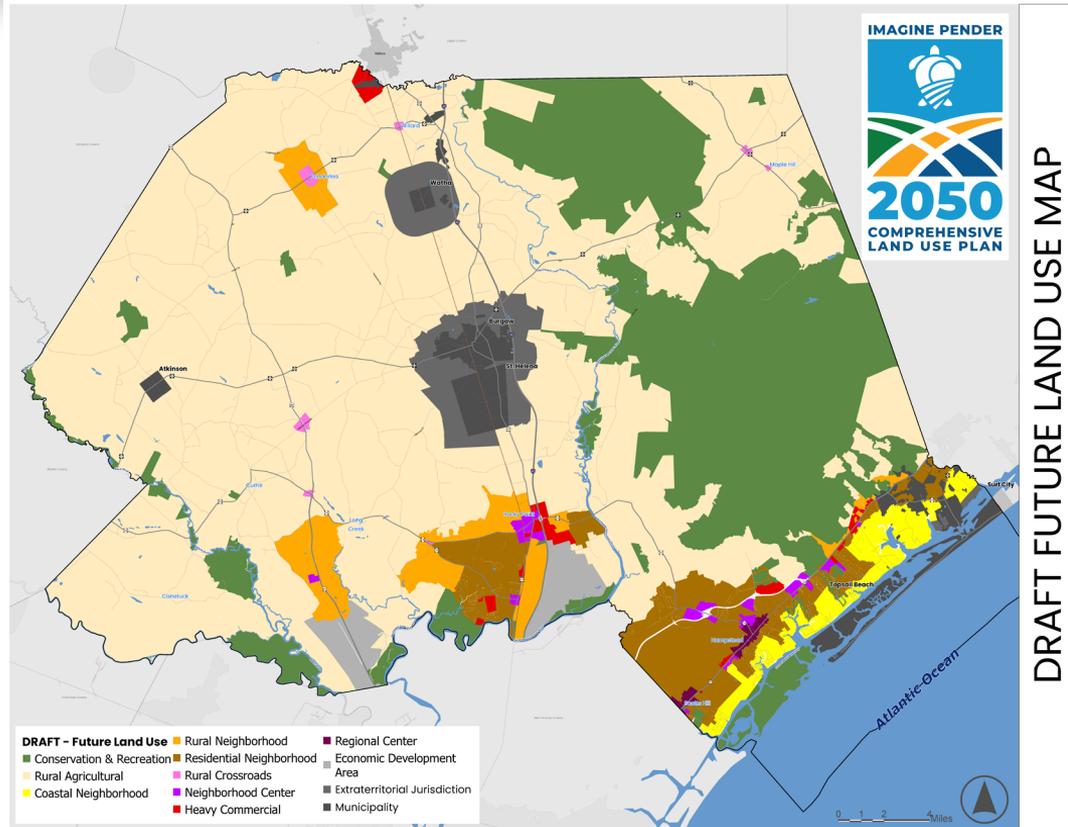
## **Invest in Public Services**

There is a strong demand for maintaining existing and adding new recreation facilities, fire stations, parks, libraries, and school upgrades. Respondents ask for follow-through on past promises and fair distribution of tax dollars.

88 out of 183 respondents answered this question.

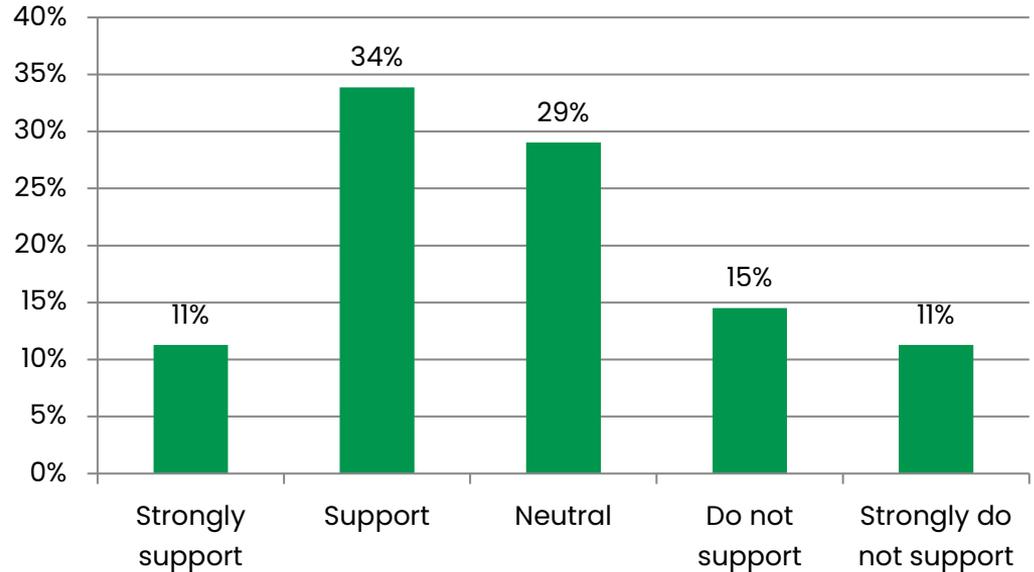
# Engagement Outcomes: FLUM

Participants were asked about their feedback on the planning guidance shown in the draft Future Land Use Map (FLUM) and the FLUM categories.



# Engagement Outcomes: FLUM

Overall, how much do you support the planning guidance shown in the (FLUM) map and categories?



62 out of 271 respondents answered this question.

# Engagement Outcomes: FLUM

Participants were asked why they chose their level of support for the planning guidance and categories of the draft FLUM. Respondent themes are found here:

## **Infrastructure-Supported Development**

Respondents stress that growth should only occur where infrastructure and access to amenities—such as roads, schools, parks—is sufficient to support it.

## **Preservation of Rural and Agricultural Lands**

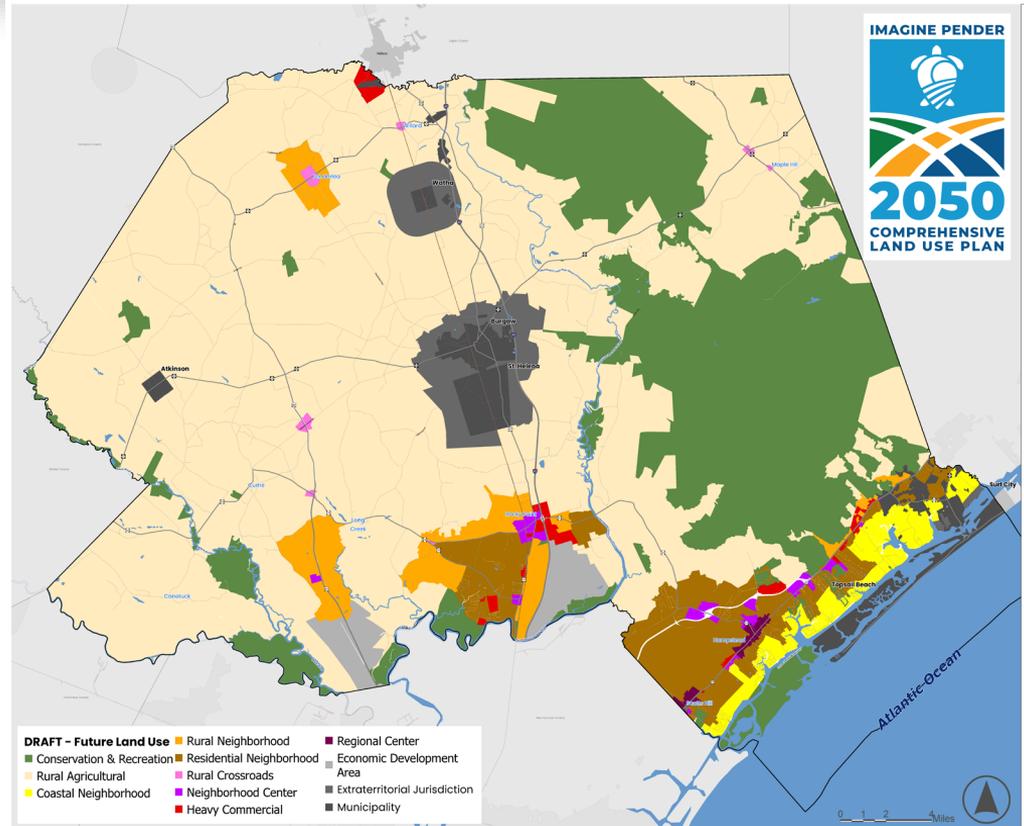
Many emphasize protecting farmland, gamelands, and rural areas from residential development to maintain the county's rural identity.

## **Development in Hampstead and US 17**

There is concern about development in Hampstead and along US 17, with comments sharing concerns about flooding and traffic.

# Engagement Outcomes: FLUM

Participants were asked about their feedback on specific portions of the draft Future Land Use Map (FLUM), with separate questions for the eastern, northeastern, northwestern, south-central, and southwestern portion of Pender County.



# Engagement Outcomes: FLUM

Overall takeaways from comments on the FLUM included:

## **Support for Conservation and Agricultural Preservation**

Participants shared strong support for farmlands, woodlands, open space, and conservation areas. Participants want to see these spaces protected from development. In particular, comments would like to see protection of the rural character in Penderlea. Many comments called for protection of flood-prone or ecologically sensitive areas, particularly to protect endangered species in the area.

## **Desire for Recreation**

Comments were in favor of protecting existing and creating new spaces for recreation, including parks, trails, boat ramps, green space, and other recreational amenities.

For more information on the comment theming by portion of the county, please see the [Appendix](#).

## **Support for Public Services, Infrastructure, and Public Safety**

Comments were in favor of seeing public amenities, including retail businesses to support the community. In addition, comments were interested in supporting adequate infrastructure and schools for residents.

## **Traffic and Transportation Systems**

Respondents want to see more investment in transportation systems to reduce traffic when development occurs, especially in Hampstead and US 17. In future developments, residents would like to see investments in walkability and pedestrian safety. Some comments wanted to see connectivity between neighborhoods, especially in eastern Pender.



# Next Steps

- During the summer of 2025, the Project team will be finalizing the Imagine Pender 2050 Plan based on feedback.
- This includes:
  - Briefing the Board of County Commissioners and Planning Board (July 2025)
  - Finalizing the Public Hearing Draft of the plan
  - Coordinating with the North Carolina Division of Coastal Management for a preliminary review of the plan
  - Presentation to the Planning Board for endorsement
  - Presentation to the Board of County Commissioners for Adoption
  - Seeking Coastal Resources Commission Certification per the Coastal Area Management Act (CAMA)



# Appendix

# Appendix Contents

Item	Purpose
<a href="#">Public Engagement Materials</a>	Copies of the printed boards, paper surveys, and exit questionnaires provided at the in-person meetings.
<a href="#">Comment Theming from Future Land Use Map</a>	Participants were asked about their feedback on specific portions of the draft Future Land Use Map (FLUM), with separate questions for the eastern, northeastern, northwestern, south-central, and southwestern portion of Pender County. This section provides a summary of the comments themed by each of these questions.
<a href="#">Verbatim Comments Documentation</a>	Documentation of the verbatim comments received in the survey for open-ended questions or for comments received as elaboration under the response of "Other."  Documentation of the verbatim comments received for the interactive map activity using the currently adopted Future Land Use Map.
<a href="#">Project Resources</a>	Please see the project website to sign up for updates and view other project resources.

# Public Engagement Materials

How did you hear about the Imagine Pender 2050 Comprehensive Land Use Plan?

	Number	Percent
Social media	32	31%
Word of mouth	28	27%
Email	19	19%
Personal outreach by planners	7	7%
Pender County Website or Newsletter	5	5%
Flyers or signs	4	4%
News Outlets (WECT, newspapers)	3	3%
BOCC	2	2%
Newspaper	1	1%
Planning Board	1	1%
	<b>Total</b>	<b>102</b>

102 out of 271 respondents answered this question.

# Public Engagement Materials

## IMAGINE PENDER EXIT QUESTIONNAIRE

Please share a little about yourself so we know who has participated in the Imagine Pender process.

### TELL US ABOUT YOUR EXPERIENCE

How did you hear about the Imagine Pender 2050 Comprehensive Land Use Plan?

Were you comfortable sharing your input today?

Yes  No  Other: \_\_\_\_\_

Did you participate in previous events for Imagine Pender in the fall of 2024?

Yes  No  Not sure

### TELL US ABOUT YOURSELF

If you are willing to share some information about yourself, it will help us ensure we are reaching a broad set of voices.

Which racial or ethnic group do you most closely identify with?

American Indian / Alaska Native  Asian  Black / African-American  
 White / Caucasian  Two or more races  
 Other: \_\_\_\_\_

Are you Hispanic / Latinx?  Yes  No

Do you work in Pender County?  Yes  No

Do you live in Pender County?  Yes  No  No, but I'm considering moving to Pender County

How long have you lived in Pender County?

<2 years  2-5 years  6-10 years  
 11-20 years  Greater than 20 years  I do not live in Pender County

What is your age?

<15 years  15-24 years  25-34 years  35-44 years  
 45-54 years  55-64 years  65 years or over

Is there anything else you'd like to share with us?

---



---



---

## STATION 1 LIVE / WORK

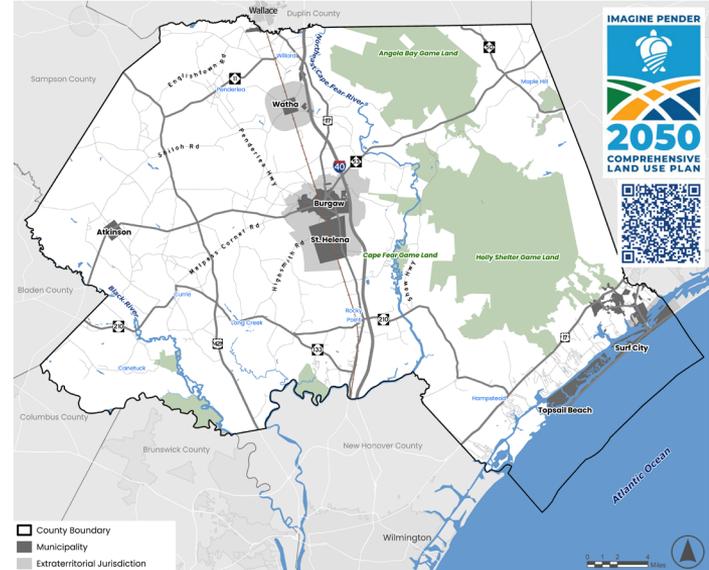
Please share where you live and work in Pender!

Where do you live?

Where do you work?

### Instructions

1. Place a dot where you live.
2. Place a dot near where you work.
3. If you live or work outside of Pender County, place a dot on the edge of the map in the direction you travel.



# Public Engagement Materials

## STATION 1 ABOUT THIS PLAN

### What is the Imagine Pender 2050 Comprehensive Plan?

In 2024, Pender County launched an exciting effort to imagine the future of Pender County. Shaped by community feedback, the Imagine Pender 2050 Comprehensive Land Use Plan is a critical opportunity to shape our community's future and drive real action. The planning process will result in policies and implementation strategies that will guide change in our community over the next 25 years, including identifying areas for new development.

Pender County is a unique place with diverse interests, ideas, and communities. Ensuring the updated Comprehensive Land Use Plan reflects countywide and area-specific priorities will require extensive community input. Imagine Pender 2050 Comprehensive Land Use Plan is a critical opportunity to shape our community's future and drive real action. The planning process will result in policies and implementation strategies that will guide change in our community over the next 25 years, including identifying areas for new development.

### What is the project timeline?



### How can I participate?

Please choose one of the following:

- A** Use the QR code on the right to take the online survey at your convenience. Please share the site with your neighbors and friends!
- B** Walk around to the other stations here today and provide your feedback!



### How can I stay informed?

Check out the project website to learn more and sign up for updates!

## STATION 2 VISION THEMES

**Built upon community feedback, the Vision Themes provide aspirational and guiding direction for the future of Pender County. How much do you support each Vision Theme? Please select your level of support by placing a dot in the preferred column for each Vision Theme.**

Vision Theme	Strongly Do Not Support	Do Not Support	Neutral	Support	Strongly Support
<b>Coordinate Growth, Preservation, Conservation, and Infrastructure</b> Coordinate and support a balance of new residential and non-residential development in strategic growth areas, protect rural character and agricultural businesses outside of growth areas, and conserve sensitive and important natural areas. Support the provision of public infrastructure (roads, schools, parks, stormwater facilities, water, and wastewater) to adequately serve development in growth areas and address community needs around infrastructure, which can include traffic, schools, health services, emergency services, law enforcement, and public utility access.					
<b>Support Pender County's Fiscal Health</b> Secure a more fiscally sustainable approach that reduces the tax burden of homeowners by leveraging the County's geographic position in the region to create new opportunities for the development and expansion of businesses and jobs in Pender County.					
<b>Maintain a High Quality of Life</b> Provide a high quality of life for residents and workers by planning for public services and facilities that keep pace with the community's new growth and development, and efficiently leverage existing infrastructure and public resources. Encourage green space, parks and recreation opportunities, and historical and cultural preservation.					

# Public Engagement Materials

## STATION 2 GOALS

The Imagine Pender Goals express the desired outcomes related to each planning topic in the Plan. Please read them on this board and rank them on the next board.

### Sustainable and Managed Growth

Pender County will guide the location and intensity of growth by aligning land use planning and utility expansion that is anticipated for the next 20 years. Encourage more intensive development in strategic growth areas, while preserving and protecting important natural assets, rural character, and agricultural lands and reducing burden to transportation, infrastructure, and stormwater systems due to growth.

### Planned Public Facilities and Services

Support the development of adequate infrastructure and public facilities to meet community needs in alignment with land use planning. Improve public safety, health, and quality of life, by aligning long-term land use planning and capital investments to support schools, broadband service, and parks and recreation.

### Expanded Economic Opportunities

Expand economic opportunities in industrial, commercial, and mixed-use development where transportation networks and utilities exist or are planned to support the creation of jobs and assist in balancing the tax base. Harness the potential of cultural and historic resources found across the County to support tourism.

### Attainable Housing Choices

Support the development of housing choices in strategic growth areas that provide new options for the Pender County workforce.

### Supported Agricultural and Working Lands

In partnership with landowners, utilize land use planning tools to support the viability of farming and agricultural businesses, maintain rural character, and preserve farmland and open spaces.

### Safe and Efficient Transportation

Provide safe and efficient transportation modes, including vehicular, walking, cycling, and transit, as funding and resources allow.

### Environmental Conservation and Resilience

Protect natural resources in environmentally sensitive areas by reducing stormwater, drainage, and floodplain impacts. Maintain and enhance the natural environment and water quality, including conserving barrier islands, wetlands, riparian buffers, habitat corridors, and other environmentally sensitive features for their natural storm protection and ecological value.

### Community Unity and Civic Engagement

Continue to engage all members of the community in land use decision-making.

### Enhanced Quality of Life and Community Health

Promote a high quality of life for Pender County residents by providing access to key amenities and important public services.

## STATION 2 GOALS

Think about which Goals are most important to you. Please choose your top 5 most important Goals by placing a dot in each preferred rank column (number 1 being the most important).

Goal	1	2	3	4	5
Sustainable and Managed Growth					
Planned Public Facilities and Services					
Expanded Economic Opportunities					
Attainable Housing Choices					
Support Agricultural and Working Lands					
Safe and Efficient Transportation					
Environmental Conservation and Resilience					
Community Unity and Civic Engagement					
Enhanced Quality of Life and Community Health					

# Public Engagement Materials



## Imagine Pender 2050 Draft Implementation Actions

Actions identify specific implementation tasks that Pender County and its partners will take in the future to realize the Vision Themes, Goals, and Policies.

### Sustainable and Managed Growth

1. Annually Review the Future Land Use Map
2. Update the Unified Development Ordinance (UDO) to Align with the Plan
3. Consider Density Bonuses for Conserving Land
4. Prepare Small Area Plans
5. Consider Procedural Changes to Development Review
6. Explore Urban Design Guidelines
7. Allow Multifamily Developments in Certain Zoning Districts By-Right

### Expanded Economic Opportunities

1. Identify Sites for North Carolina Department of Commerce Site Certification
2. Support Economic Development Recruitment and Expansion
3. Collaborate with Wallace to Support Economic Expansion Near Airport
4. Identify Marine Biotech and Related Economic Development Opportunities
5. Protect Historic Properties
6. Implement Historic and Cultural Preservation Efforts
7. Support Small Business Entrepreneurship
8. Support Tourism Development Authorities

### Planned Public Facilities and Services

1. Evaluate Water Quality
2. Study Additional Sources for Potable Drinking Water
3. Establish a Wellhead Protection Plan
4. Test Private Drinking Water Wells
5. Prepare a Cost of Land Use Fiscal Impact Analysis
6. Implement Water and Wastewater Management Actions (Estimated Demand, Service Area Boundaries, Master Plans, Policies around Private Systems)
7. Update Active, Passive, and Recreational Open Space Regulations
8. Pursue Funding for Beach and Waterfront Access
9. Update the 1993 Waterfront Access Plan
10. Require Public Waterway Access as Part of New Development
11. Create Incentives for Public Trust Waters Access
12. Create a Fund for Waterfront Capital Investments
13. Implement Waterfront Access and Bicycle and Pedestrian Facility Capital Planning
14. Develop Plan for Public Boat Ramps
15. Consider a Contribution by Multifamily Developments for Water-Based Recreational Areas
16. Update the Comprehensive Parks and Recreation Master Plan
17. Evaluate Parks and Recreation Capital Projects to Balance Revenue Generation
18. Plan for Expanding Athletic Fields and Programming
19. Create a Schedule and Process for Updating Required Recreational Units
20. Create a Parks and Recreation Maintenance Policy
21. Evaluate Opportunities to Increase Parks and Recreation Funding and Revenue Generation
22. Coordinate with the School District to Plan for Capital Needs
23. Create a Formal Process for Assessing Impacts of New Developments on School Capacity
24. Establish School Capacity Thresholds
25. Establish School Site Reservation Policy
26. Address Gaps in Broadband Access



## Imagine Pender 2050 Draft Implementation Actions

Actions identify specific implementation tasks that Pender County and its partners will take in the future to realize the Vision Themes, Goals, and Policies.

### Safe and Efficient Transportation

1. Require Bicycle and Pedestrian Infrastructure in New Development
2. Develop a Comprehensive Bicycle and Pedestrian Plan
3. Research Bicycle and Pedestrian Funding Opportunities
4. Consider Increasing Development at Primary Rural Roadway Intersections
5. Provide Updates on the Implementation of the Pender County Streets Plan
6. Address Impacts of New Development on Transportation Systems
7. Update the Streets Plan and Future Land Use Map in Coordination
8. Clarify Connectivity Requirements
9. Establish a Connectivity Ordinance Case Study
10. Consider Stub Street Requirements
11. Update and Maintain the Right-of-Way and "Paper Street" Database
12. Update Private Road Standards
13. Clarify Private Street Requirements
14. Consider Requiring Public Access for Private Streets
15. Examine Opportunities to Improve Rural Community Transportation
16. Explore Expansion of Paratransit Infrastructure
17. Establish Funding and Responsibility for Non-Motorized Transportation Maintenance
18. Consider Establishing a Greenway Facilities Plan
19. Explore Micro Transit
20. Expand WAVE Micro On-Demand Service
21. Implement the Principles of Vision Zero and Complete Streets

### Environmental Conservation and Resilience

1. Consider Establishing a Conservation Easement Program
2. Develop a Tree Preservation Plan
3. Establish a Formalized Procedure to Evaluate Potential Public Land Acquisition
4. Establish an Overlay for Outstanding Resource Waters
5. Enhance Riparian Buffers
6. Consider Establishing an Engineering Department
7. Enhance Stormwater Management
8. Consider Stormwater Control Requirements Beyond State Minimums
9. Establish a Stormwater and Ditch Maintenance Program
10. Develop Stormwater Master Plans
11. Reduce Stormwater Discharge
12. Develop a Watershed Restoration Plan
13. Pursue Grant Funds for the Watershed Restoration Plan
14. Explore Water Conservation Programs and Education Efforts
15. Expand Incentives for Low-Impact Development
16. Consider Wildlife Habitat Conservation in Legislative Decisions
17. Expand the Definition of Environmental Features in the UDO
18. Consider using Open Space Calculations in the UDO
19. Explore Standards to Provide Wildlife Corridors
20. Consider Establishing a Resource Conservation Incentive District
21. Expand Tree Preservation and Mitigation Requirements
22. Remove Tree Survey Exemptions
23. Provide Bulkhead Education
24. Establish a Drainage Improvement Plan
25. Designate Environmental Conservation Designations on Vulnerable Lands
26. Gather and Share Resilience Data



## Imagine Pender 2050 Draft Implementation Actions

Actions identify specific implementation tasks that Pender County and its partners will take in the future to realize the Vision Themes, Goals, and Policies.

### Attainable Housing Choices

1. Develop an Updated Housing Needs Assessment and Recommendations
2. Establish a New Coastal Residential Zoning District
3. Remove Barriers to Housing Choices
4. Encourage Use of Housing Choice Voucher Program
5. Consider Zoning to Support Housing Options Near Employment Centers
6. Explore Incentives for Attainable Housing
7. Consider Establishing a Housing Assistance Program

### Supported Agricultural and Working Lands

1. Develop a Farmland Preservation Plan
2. Explore Agritourism Opportunities
3. Support Alternative Farming Methods
4. Expand and Support the Local Food System
5. Invest in Beaver Management Programs
6. Manage Solar Farms

### Community Unity and Civic Engagement

1. Consider Web-Based Tools to Notify the Public
2. Establish a Public Education Program for Natural Hazards
3. Consider Programs Like Community Planning Academy

### Enhanced Quality of Life and Community Health

1. Build Community Capacity
2. Identify Grant Funding
3. Establish a Farmers Market
4. Create a Local Food Directory
5. Create a Local Food Council
6. Develop Partnerships
7. Develop an Aging Plan
8. Implement a Vision Zero Program
9. Implement Complete Streets
10. Achieve Recreation within Conservation Easements
11. Promote Large County Parks as Community Hubs
12. Increase accessibility of Food Resources
13. Review and Update the UDO to Strengthen Local Food Systems

# Public Engagement Materials

## STATION 4 FUTURE LAND USE MAP

### Purpose of a Future Land Use Map

A Future Land Use Map (FLUM) is a map included within a local government's **comprehensive plan or land use plan**. It identifies geographic locations where different **land use categories** are applied. These categories specify the intended character, use, and development density for a particular area. Pender County's Future Land Use Map was most recently updated in 2018 with the Pender 2.0 Comprehensive Land Use Plan.

The Future Land Use Map is used to **guide land use decisions** like infrastructure investment, zoning, possibilities for preserving nature and rural areas, and steering future economic development.

#### Future Land Use Categories

- Conservation & Recreation
- Rural Agricultural
- Coastal Neighborhood
- Rural Neighborhood
- Residential Neighborhood
- Rural Crossroads
- Neighborhood Center
- Heavy Commercial
- Regional Center
- Economic Development Area

The Future Land Use Map is **not the same as the County's Official Zoning Map**. The zoning map shows where different uses are legally allowed, whereas the Future Land Use Map shows the **overall vision for where the community wants different land uses and development characteristics** to occur. The Future Land Use Map is meant to **guide policy**, and it does not carry the force of law like a zoning map.

The Future Land Use Map also shows the location of municipalities and their extraterritorial jurisdictions, as ultimately land use and zoning authority in those areas is controlled by the municipalities and not by Pender County.

**This station includes a large version of the Future Land Use Map. What changes would you like to see?**

**Please add a sticky note on the map to share your thoughts on the Future Land Use Map.**



## STATION 4 FUTURE LAND USE MAP

### Future Land Use Categories

**Below are short descriptions of the proposed Future Land Use Categories for the Future Land Use Map. For more information, please see the draft plan.**

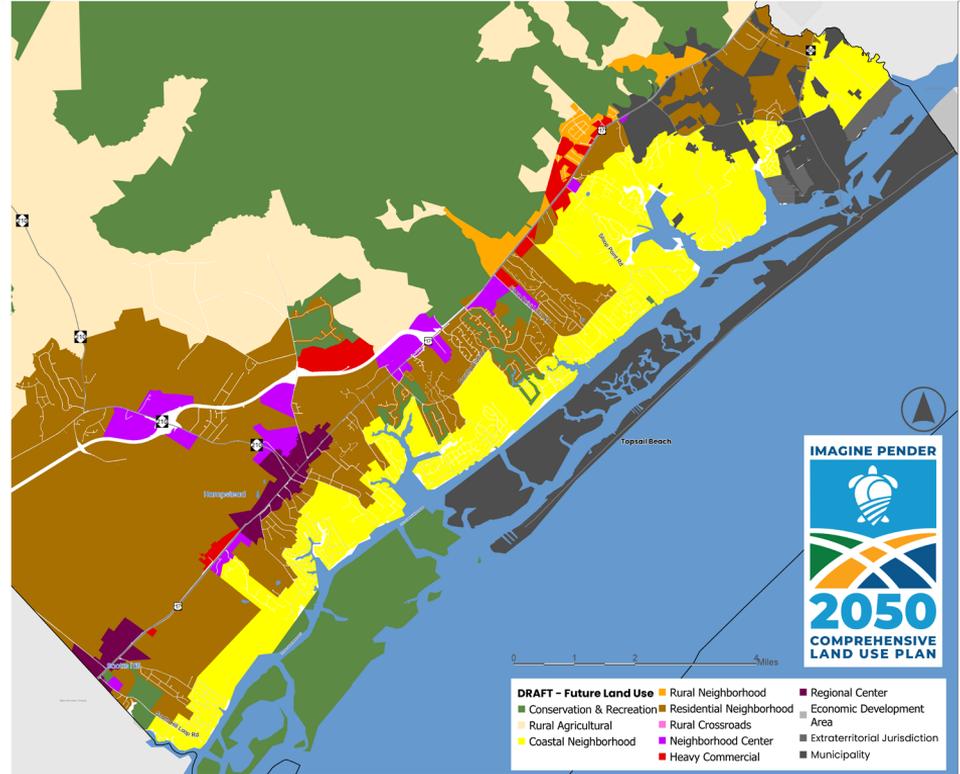
Future Land Use Category	Description
Conservation and Recreation	<ul style="list-style-type: none"> <li>• Intended to be maintained in a natural state with limited development to support nature-based recreational uses.</li> <li>• Includes lands owned by federal, state, or county government (e.g., Holly Shelter Game Land, Angola Bay Game Land, Cape Fear Game Land)</li> </ul>
Rural Agricultural	<ul style="list-style-type: none"> <li>• Intended to maintain rural character and agricultural lands valued by the community.</li> <li>• Development pattern is low-density, typically one dwelling unit an acre or less.</li> <li>• Essential part of County's economy and agricultural heritage, and agricultural uses are highly encouraged.</li> </ul>
Coastal Neighborhood	<ul style="list-style-type: none"> <li>• Unique single-family housing options near natural coastal habitat.</li> <li>• Access to public trust coastal waters, maximum setback from shorelines, previous paving, and low impact development is highly encouraged</li> <li>• Tree preservation and mitigation is required for stormwater purposes and as a means of preserving the coastal habitat.</li> </ul>
Rural Neighborhood	<ul style="list-style-type: none"> <li>• Transition between the Rural Agricultural Category and medium-density areas</li> <li>• Allow for rural-style development on smaller lots within close proximity to commercial areas</li> </ul>
Residential Neighborhood	<ul style="list-style-type: none"> <li>• Supports medium-density residential uses, including single-family (detached and attached) and small-scale multifamily development (2-6 units per building)</li> <li>• Integrated with other neighborhood-scale uses</li> </ul>
Rural Crossroads	<ul style="list-style-type: none"> <li>• Encourage clustering of non-residential rural uses at key road intersections</li> <li>• Opportunities for rural centers for commerce and place-based economic development that fit within the context of the rural community.</li> </ul>
Neighborhood Center	<ul style="list-style-type: none"> <li>• Allows for a mix of medium- to high-density residential integrated with non-residential uses.</li> <li>• Primarily dedicated to non-residential uses that provide services, entertainment, and amenities to residents within a three-to-five-mile radius</li> </ul>
Heavy Commercial	<ul style="list-style-type: none"> <li>• Support more intensive commercial opportunities in appropriate locations to foster local entrepreneurship</li> <li>• Focus on providing locations for more job opportunities within Pender County</li> </ul>
Regional Center	<ul style="list-style-type: none"> <li>• Supports higher density residential and commercial uses to provide housing choices, shopping, and employment opportunities in close proximity.</li> <li>• Intended to support regional commerce to increase retail and entertainment opportunities in the County and support a balanced tax base</li> </ul>
Economic Development Area	<ul style="list-style-type: none"> <li>• Primary locations for supporting non-residential development; do not support residential development and instead focus on providing job opportunities</li> <li>• Vital for the sustained fiscal health of the County, including a more balanced tax base and supporting Pender County's economic role in the region</li> <li>• Located in strategic areas and key transportation corridors</li> </ul>



# **Comment Theming from Future Land Use Map**

# Engagement Outcomes: FLUM

Participants were asked their feedback on the draft Future Land Use Map (FLUM), in the **eastern** portion of Pender County.



# Engagement Outcomes: FLUM

Themes of respondent feedback on the eastern portion of the Future Land Use Map are included here:

## **Traffic and Infrastructure**

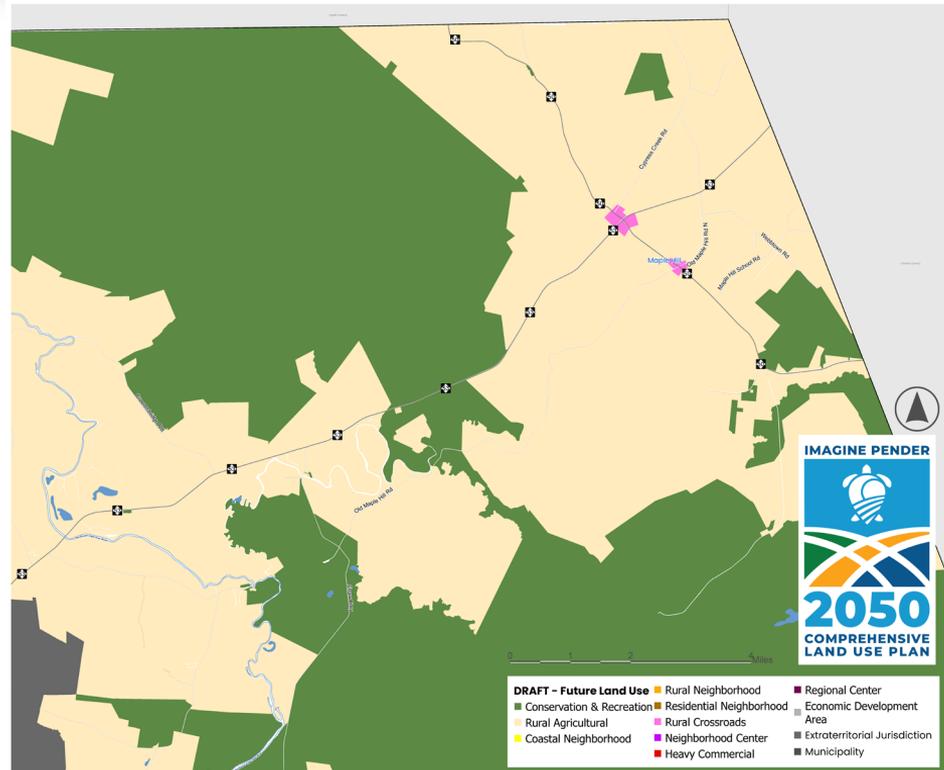
Participants were concerned that the roads, especially along US 17, are not adequate for the current or future development.

## **Desire for Conservation, Recreation, and Public Amenities**

Support for protecting existing and adding new conservation and recreation areas, including parks, green space, and conservation land. In particular, comments asked for more schools, trails, boat ramps, and retail options.

# Engagement Outcomes: FLUM

Participants were asked their feedback on the draft Future Land Use Map (FLUM), in the **northeastern** portion of Pender County.



# Engagement Outcomes: FLUM

Themes of respondent feedback on the northeastern portion of the Future Land Use Map are included here:

## **Support for Conservation**

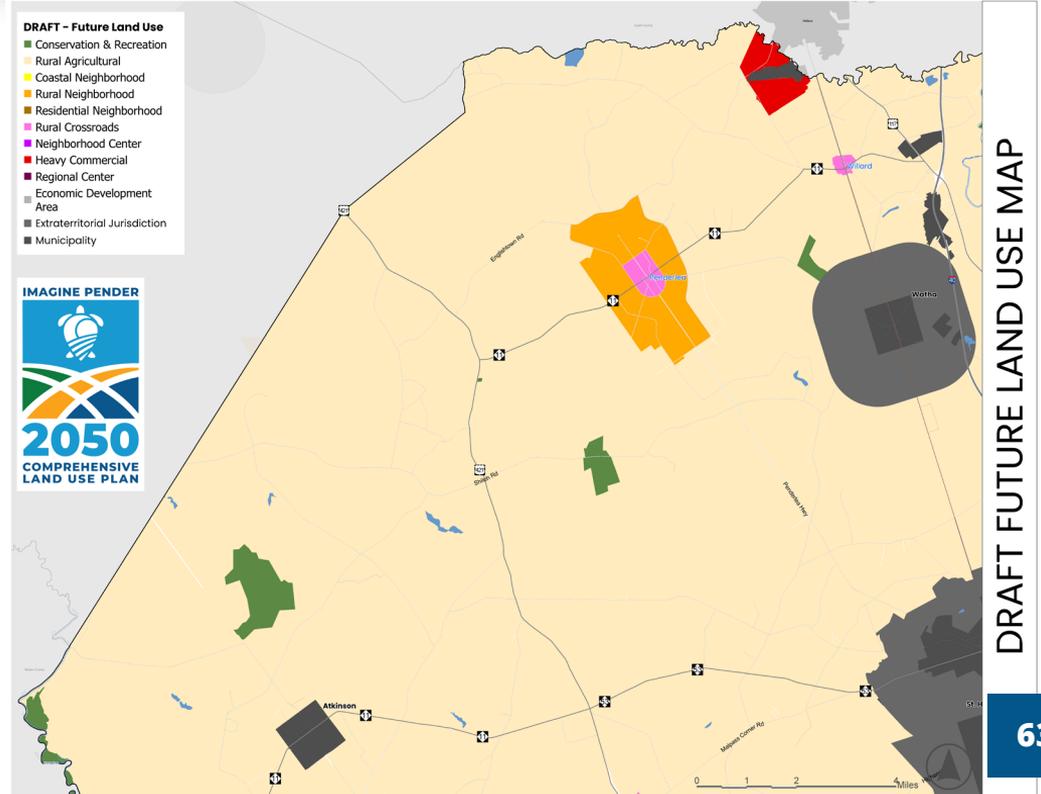
Some respondents want to preserve green space and account for flooding risks.

## **Support of Current FLUM Categories**

Several comments advocate for no changes to current classifications.

# Engagement Outcomes: FLUM

Participants were asked their feedback on the draft Future Land Use Map (FLUM), in the **northwestern** portion of Pender County.



# Engagement Outcomes: FLUM

Themes of respondent feedback on the northwestern portion of the Future Land Use Map are included here:

## **Support for Farmland and Conservation**

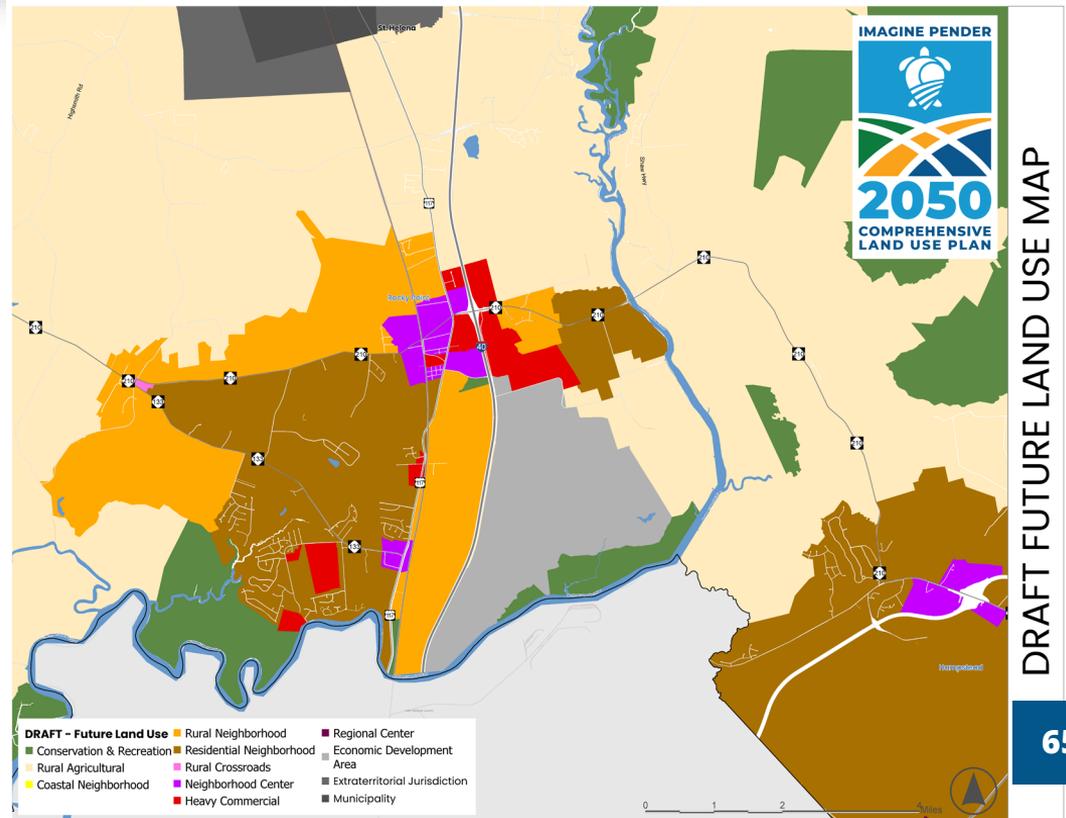
Several comments advocate preserving prime farmland and adding more conservation and recreation areas.

## **Concern Over Growth and Sprawl**

Some shared concerns about maintaining the rural character in Penderlea, wanting to avoid growth or sprawl into this area. They would like to see a reduction in the residential density in this area and emphasized the agricultural nature of the community.

# Engagement Outcomes: FLUM

Participants were asked their feedback on the draft Future Land Use Map (FLUM), in the **south-central** portion of Pender County.



# Engagement Outcomes: FLUM

Themes of respondent feedback on the south-central portion of the Future Land Use Map are included here:

## **Concerns About Rapid Development**

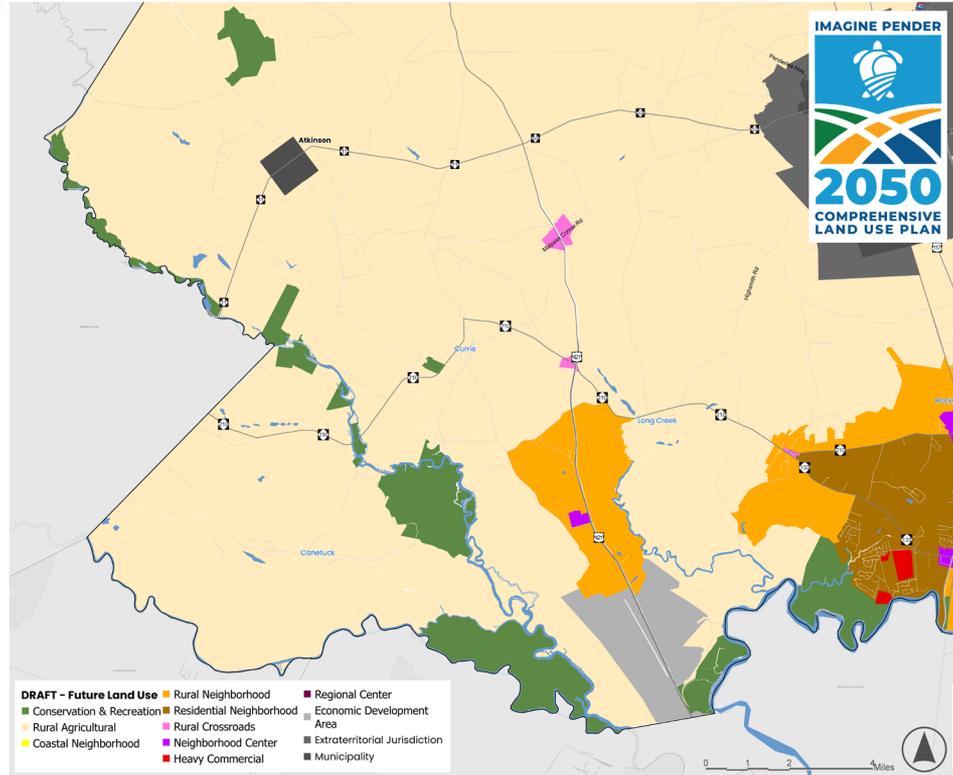
Several respondents feel the area is developing too quickly, similar to Hampstead, and urge caution.

## **Environmental and Flooding Risks**

Comments warn against residential development near rivers, in flood-prone areas, or wetlands.

# Engagement Outcomes: FLUM

Participants were asked their feedback on the draft Future Land Use Map (FLUM), in the **southwestern** portion of Pender County.



# Engagement Outcomes: FLUM

Themes of respondent feedback on the southwestern portion of the Future Land Use Map are included here:

## **Preserve Farmland, Forests, and Wetlands**

Multiple comments call for protecting timberland, farmland, and flood-prone or ecologically sensitive areas.

## **Environmental and Wildlife Concerns**

Some note the presence of wetlands and endangered species along the US 421 corridor.

## **Mixed Views on Potential**

A few respondents support expanding this area for residential or business growth due to proximity to New Hanover, and others question why development is not already occurring here. However, a few comments do not want to see development here.

11 out of 271 respondents answered this question.



# **Verbatim Comment Documentation from Survey**

**Q4: If you selected "Do not support" or "Strongly do not support" in the questions above, please let us know what you would like us to change about the Vision Themes.**

Answered: 21

Skipped: 250

Respondent ID	Responses
118881530770	Love my RUAL hometown. Leave it alone.
118881421516	n/a
118877144295	For # 2 In order to have the services such as parks, library, tourism, trails, roads, stormwater, etc.. money needs to be spent. If that increases taxes to have those things, that is ok. #1 & 3 are important.
118871988797	I would love to not see new residential growth. Also, not see these businesses that have been deemed rural, like dollar general popping up everywhere.
118871388415	More emphasis on green space and protecting same. Right now if there is a piece of vacant land, it is going to be built upon. STOP!!!
118869836357	Just because some areas are "open" to be developed does not mean you should put as many homes/business in the area as you can. Over populating decreases the idea of "small town" vibes that everyone wants. Not every small town needs to be made into Burgaw/Wilmington.
118868198455	You'll need to leave penderlea . We don't need more houses and growth. Everyone out here likes it the way it is
118868167689	I do not support turning rural agriculture into rural development. Going from 1 home per acre to 2 homes per acre and possibly allowing duplex and triplex in these areas
118868118514	I do not support any classification changes from rural agriculture to other classifications! Any changes will increase taxes and take farmland/woodland away for unwanted development!
118867689318	Not against growth but I don't want my taxes to balloon unrealistically
118867273990	The area of Penderlea has a high quality of life. We live there knowing we have to travel to find jobs. We live there because of it's country atmosphere. We travel for health benefits, we travel for sports and recreation.
118866894222	As much trash and litter that floats around the parking lots of the all the places in burgaws town, before any building is done, there needs to be something in place to get the county cleaned up and keep it cleaned up. I do not support anymore growth in penderlea. We have extended so much already that im afraid before too long there won't be any open fields or green spaces left. We have a drs office, a dentist office, multiple stores, just built a new shitty school after tearing down the original (which i get was full of mold, Falling down and had to be done still doesn't suck any less tearing down a piece of history) and a dollar general like 7 mins away. They also need to leave the damn rescue squad and the fire department alone. Penderlea is doing just fine. We don't need any more growth. Some little towns should be left as is. If we wanted more we drive the 10 minutes to either wallace or burgaw.
118866600609	Leave Penderlea area alone
118866556027	Stop the madness
118866537327	The Penderlea area is fine the way it is.
118866182733	Lower Taxes

**Q4: If you selected "Do not support" or "Strongly do not support" in the questions above, please let us know what you would like us to change about the Vision Themes.**

Answered: 21

Skipped: 250

Respondent ID	Responses
118865353396	First the county has a problem to this day of maintaining roads and drainage systems in most of the county. Second even though the entire population of Penderlea County pays taxes we are not all treated the same in a lot of areas. Before you start trying to increase the population and business growth why not make sure the county and residents are treated like tax payers.
118863407771	unless publicly shared beforehand
118860856309	Section 2. The implication here is that homeowners pay too much (property tax) for the services provided by the county. The reality is they do not pay their fair share. For every dollar Pender County government spends in service, homeowner property taxes only cover \$0.96 of that bill. This statement also implies that county government's fiscal health should be tied to the county's long term land use plan. I realize the two are connected because property taxes pay for most of the infrastructure needed for growth, but the county government's fiscal health should be measured by how revenues are managed, not based on how much they are spending on infrastructure. The Board of Commissioners and voters decide on how much revenue will be available. County government's job is to manage the funds they are given in the most efficient manner possible. In my opinion the implication in this statement is that county government's fiscal health is directly dependent on how much growth occurs, which is false.
118855279013	I don't think I want to see big industrial companies coming here. I think keep the tax rate and use our tax dollars to really do some good for the people. Access to water, cleaning up our county (litter and trash) preserving green space and investing in LOCAL businesses would be a better option.
118853408444	Fiscal health is the responsibility of the county whether included in a vision statement or not. Quality of life is an ambiguous term defined differently by various people. I don't see that as an achievable goal.

## Q5: Do you have any additional comments about the Vision Themes listed above?

Answered: 36

Skipped: 235

Respondent ID	Responses
118883681182	Sustainable & Managed Growth: Currently see no evidence of this occurring.
118881121246	I strongly encourage an even space/convention center for the residents of Pender County. This will alleviate residents from having to go to surrounding counties for various reasons as well it will generate more revenue for Pender County. It would also create safety for residents during events (i.e. graduations etc).
118881086873	Maintaining rural character and green space is mentioned as being important but that is not what I see happening in the county. We are being over ran with housing developments. Which brings more traffic with roads equipped to handle the heavy traffic. We are losing farm land to housing developers. Along with this we get families who don't respect the things the county is trying to do and allow their children to destroy the public parks. This cost the county more money in repairs. The county is losing its rural charm and becoming Wilmington or Jacksonville which is not a good thing at all.
118878941815	We need more roads, not high-density, low-quality developments.
118877144295	no
118872246598	Would like to see Pender County preserve as much greenspace as possible! Keep taxes down as we're already paying more than many other counties.
118871988797	I appreciate the effort to preserve the agricultural and historical setting.
118871388415	SStop issuing permits until you have enough infrastructure to support building. Stop giving builders a pass! They need to have skin in the game. All they are ddoing is cashing in on sold properties, developments and pay nothing for infrstructure costs.
118870432903	I support vision #2, as long as we do not grow up like Wilmington and be overgrown. I'm all for growth and expansion but we need to know when too much is too much and be able to say "no" to expansion when it becomes enough.
118870322763	Hampstead needs restaurant's
118869905322	More funding for first responders! Better pay and equipment will help the people of Pender County.
118868167689	Pender county has about 75% of the county in forest land turning woodlands and ag land into housing is not supporting our life style
118868118514	I do not support or want any classification changes from rural agriculture to other classifications! Any changes will increase taxes and take farmland/woodland away for unwanted development!
118868097383	Incomplete information, especially the lack of detail provided within the Future Land Use Map.
118866894222	As much trash and litter that floats around the parking lots of the all the places in burgaws town, before any building is done, there needs to be something in place to get the county cleaned up and keep it cleaned up. I do not support anymore growth in penderlea. We have extended so much already that im afraid before too long there won't be any open fields or green spaces left. We have a drs office, a dentist office, multiple stores, just built a new shitty school after tearing down the original (which i get was full of mold, Falling down and had to be done still doesn't suck any less tearing down a piece of history) and a dollar general like 7 mins away. They also need to leave the damn rescue squad and the fire department alone. Penderlea is doing just fine. We don't need any more growth. Some little towns should be left as is. If we wanted more we drive the 10 minutes to either wallace or burgaw
118866486261	Too much of the county wide taxes are funding Hampstead. Pender County needs to stop fulfilling every resource request for Hampstead so they will incorporate.
118864418139	I think more vision should be placed on our existing citizens of Pender Co. What we want! I would like a skate park. Most parks are geared for the younger crowd. I would like a place to skate and I'm 61 years old!
118864203815	Of course
118864192928	Community center/YMCA/etc especially by the water
118864186620	Plan for resilience - this requires some conservation
118864179702	need infrastructure before housing (hospitals/schools, etc.)
118864169598	Infrastructure catch up, agree, agree

## Q5: Do you have any additional comments about the Vision Themes listed above?

Answered: 36

Skipped: 235

Respondent ID	Responses
118864160958	Pass laws to prevent clear cutting of trees. Yes!
118863481088	Tax vacation/tourists w/ added tax pd by short term rentals
118863473636	- Need quality industry with paying jobs to help support the tax burden.
118863462843	Permits online septic, building, etc
118863454728	better conservation, protect WQ, no more neighborhoods - full
118863431333	green areas needed
118863421520	stormwater & conservation concerns
118863407771	encourage green spaces and parks
118863392504	Support parks, community activity (bike,walking trails) PFAS out of water
118863374905	Conservation Strategic
118858721475	They are pretty pie in the sky -- don't rock the boat or make any changes kind of vision/themes.
118855520327	PLEASE preserve our green spaces and very carefully consider the impact of unregulated growth and development.
118854816328	I like the idea of bringing in more things to the county but we are losing the charm of Pender County with all these duplex going up everywhere. Those moving to this area don't same to respect or care about maintaining the county's beauty.
118853454764	Need to invest more in Fire and EMS services. More emphasis on investing in infrastructure, mainly roads!

## Q7: Do you have any comments on the Goals?

Answered: 24

Skipped: 247

Respondent ID	Responses
118878941815	Suspend all dense residential development in Hampstead and other areas along HWY 17
118871988797	The first one sounds great in theory, but I don't want to see more changes like the one recently made on 210 for dollar general to build. So I wish it was the community that got to make the choices or that the community comment matter to those making them.
118870596621	We need to preserve agricultural land and land for wildlife.
118870254924	We must add new law enforcement positions to better serve the community and reduce liability by enhancing officer safety.
118870253690	Increase funding for more law enforcement and their equipment and training needs.
118869836357	They seem very contradictory; how can you support agriculture/maintaining rural character but also be wanting to use those same lands to develop?
118868167689	The goals are written to have you select the lesser of poor choices I don't support taking rural agriculture land to other uses
118868118514	No classification changes from rural agriculture! Penderlea county does NOT need to be over developed!
118868097383	Again, lack of information for specific communities within the county.
118866894222	Pender county needs to clean up and put more pressure on these back roads that are being used as dumpsters.
118866600609	Leave Penderlea aline
118866537327	Penderlea area is fine the way it is
118866486261	Don't allow land taxes make farming become cost prohibitive. Agriculture is critical and has always been a crucial part of our economy. We have a huge need for affordable housing and there should be LESS regulation on what is allowed for a mobile home. Influence the beach towns to keep the beach FREE. The beaches are a natural resource and should not be reserved for the economically elite.
118866182733	Lower taxes
118863462843	Conserve natural environment protect wetlands & watersheds!
118863454728	MORE PARKS & GREEN SPACE
118863439715	- More green spaces & parks & sidewalks
118863431333	already behind?
118863407771	How?
118863392504	More parks & green space
118863374905	we need to keep Some (A good bit) of open land. Farming, Conservation, Parks-and quit adding so many new homes with our current infrastructure.
118858721475	Same as the above. Pretty pie in the sky, don't rock the boat goals.
118855337984	Where's the bike path to the beach
118853454764	Roads

**Q9: Please share any comments you have about these Actions. What’s missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118887490206	Protect woodland + farmland, keep rural agriculture.
118887489288	I would like to see better upkeep of drainage ditches and creeks to increase waterflow.
118887486907	Environmental Conservation and Resilience 3a: Have land bonds for public facilities to be constructed. i.e., schools, medical, rec fields, utilities, such as water, sewer.
118887485737	Environmental Conservation and Resilience 11a: Consider changing type of discharge from channel flow to sheet flow.
118887484286	Environmental Conservation and Resilience 10a: Identify and maintain flood plans for absorbing water during national weather events.
118887482185	Safe and Efficient Transportation 15a: In NW Pender on 421, we own our vehicles and there is not a community transportation system. What options are there for our area?
118887479376	Afterschool literacy tutoring like Literacy Council & Soaring as Eagles. K-12 strategic growth plan for adding schools. Consider the Public Health Information Highway System that was developed years ago. Community Unity #1 + #2.
118887477098	Permit fulltime campgrounds like Jellystone in Tabor City - also family destination. Connect all the agrotourism sites and develop a trail like map for visitors. Increased 0-5 year old affordable daycare options.
118887464601	Limit the number of realtors + builders on the Planning Board. Allow tiny home communities around shared missions. - seniors on fixed income, low income, transitional housing for domestic violence. i.e., Eden Village + Safe Place in ILM.
118884558977	Develop an Aging Plan. Achieve recreation within conservation easement. Increase accessibility of food resources. More facilities for recreation (inside/outside) for Western Pender.
118884556688	Build a facility so the children of this Currie community could play sports. Ie, basketball court baseball/softball field etc. Everything on here is important but more recreational opportunities on the West Side are desperately needed. When deciding housing please remember the poor drainage, the roadways, schools capacities. We have POOR POOR drainage in Western Pender County.
118884554254	Farmland preservation. Would like to some of the burnout homes and derelict properties taken care of in the Currie area. Remember money right now is not always the right decision. Do it right. It's not all about today because we are looking forward to tomorrow. Don't sell us out and move on.
118884551713	We need a fire station at Malpass Corner near the school. School buildings on west side are old and unsafe. West side needs a park with ball fields, track, etc. activities for young people. Needs county financial support for library. West side needs to have parks and playgrounds for children with enough space for several sports. Schools need to be replaced or totally renovated.

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118884546411	Actually adhering to previous land use plans that prioritize rural/agricultural and not continuing to make exceptions to builders w/o infrastructure and planning in place. Evaluate water quality; provide accessible water to all county members. Protect our waterways from pollutants of big companies - clean water is our life. Road maintenance for Penderlea, is, has been lacking to say the least. Cannot see it being able to handle more traffic.
118884544014	I would love to have an indoor facility to allow the children to have a place to recreate. Multifamily by-right not until infrastructure is in place. Instead of just another regular park for inland Pender County (west side) see if there is any interest in a skate park for the youth.
118884540954	The health and well being of our people is our greatest asset. If we are able to work we can provide revenue for the county. Fulfill past promises to this community. Plan for growth before schools are overcrowded + infrastructure.
118884538727	A huge concern for me is the vast amount of trash/litter not just on back roads but all over towns; business parking lots. Protect what we already have. Do not reduce lot sizes.
118884521230	Before planning housing, work out the drainage problem. Talk with the people that live in the area. Listen to what we have to say. We are very knowledgeable . We live here.
118884517408	Hold companies accountable for discharge of chemicals, PFAs, etc. Stop writing BLANK CHECK to companies that don't have Pender County's best interest at heart. These get my money and leave. And we are left with their spoils.
118884512471	We must go more than state minimums. How would prepare for stormwater control when we don't know how much stormwater will come. Accountability as part of approval process.
118883829263	reduce property taxes my road frontage property doesn't grow better crops so it shouldn't be taxed higher. If I sell or convert it to another use the tax recovery is there
118883827191	By sourcing beaver trapping to private trappers the easiest beavers are caught leaving many beavers Join BMAP
118883823446	If you want to support Farmers + Ag then stop taxing my tractors on property taxes
118883714084	Safe and Efficient Transportation Actions: #1,2,3 - Bike and Ebikes and cars do not mix well; restrict to side roads #4 - Rural roads are small, before development expand roads #6 - Roadway capacity is crucial to address before new development #14 - Public Access to private streets will require more maintenance; state should contribute to cost if implemented #20 - ok is its self-supporting

**Q9: Please share any comments you have about these Actions. What’s missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118883707122	<p>Enhanced Quality of Life Actions - All good ideas                      Environmental Conservation and Resilience Actions:                      #6 - Sounds good, but must be independent of developer &amp; contractors                      #8 - Good idea - too late for some areas                      #9 - Ditches adjacent to development should be paid for by developer                      #15 - Bad idea - developers engineering not adequate                      #20 - Too late, but good idea</p>
118883701646	<p>Community Engagement Action #2b - Should be required                      Community Engagement Action #2c - Developers should not build in flood prone areas                      Community Engagement Action #3 - Great Idea</p>
118883681182	<p>Sustainable and Managed Growth Action #20 - Not a good idea - overdeveloped as it is now, smaller lots increase density                      Attainable Housing Actions #1, 3, 6 - Attainable Housing and Public Housing can have a negative community impact                      Agricultural Lands Actions - All good ideas</p>
118883670077	<p>Move items #22, 23, 24, 24 to #1, 2, 3, &amp; 4 (front of the line priority for schools)</p>
118881379405	<p>We need sidewalks and crosswalk</p>
118881086873	<p>Housing developments that are being put in are not targeted to those that currently live here because they are not affordable based on the income in this area. For those moving from other states they are a great prices. So you have not helped the residents of Pender County you are helping those moving to Pender County.</p>

**Q9: Please share any comments you have about these Actions. What’s missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118879661462	<p>First, I want to commend you and your team for the thoroughness and community engagement evident in the Imagine Pender 2050 Comprehensive Land Use Plan draft. As a resident and someone deeply involved in community development, I appreciate the effort and vision that’s gone into this process. After reviewing the draft, I wanted to share some feedback and suggestions that I believe could strengthen the final plan:</p> <p>1. Municipal Land Use Integration            One area that stood out to me is the limited information about land use within the county’s municipalities. Given how closely county and municipal land use decisions are intertwined, I think the plan would benefit from            Summaries of current land use and zoning for each municipality,            A discussion of how the county’s plan aligns with or supports municipal comprehensive plans,            Visuals or maps showing municipal boundaries alongside county land use categories,            And documentation of collaboration with municipal governments.            Including this information would make the plan more comprehensive and actionable, ensuring it serves all residents and fosters stronger partnerships across jurisdictions.</p> <p>2. Additional Suggestions for Improvement            Data and Analysis: While the appendices are robust, integrating key data points and trend analyses directly into the main chapters would provide helpful context for recommendations.            Implementation &amp; Accountability: Clearer timelines, responsible parties, and measurable benchmarks for major actions would improve transparency and make progress easier to track.            Regional Coordination: Expanding on how the plan will coordinate with neighboring counties and regional initiatives (especially for transportation and environmental resilience) would be valuable.            Growth Management: The plan could be more explicit about strategies to manage growth and infrastructure needs, such as prioritizing investments or criteria for phasing development.            Environmental Resilience: Given our coastal location, more explicit policies on climate adaptation, green infrastructure, and hazard mitigation would future-proof the plan.            Accessibility: Additional visual aids—infographics, summary tables, or decision trees—would make the plan more accessible to a broader audience.            Inclusive Growth: Addressing how land use policies will promote equity across the county related to affordable housing and access to amenities for all residents, including underserved rural communities, would be a meaningful addition.            Again, I want to express my appreciation for your leadership and openness to community input. I believe these enhancements would make an already strong plan even more effective and inclusive for Pender County’s future.</p>
118878941815	<p>Traffic studies need to be done by actual competent people, not the "experts" who have been used so far.</p>
118877144295	<p>. Provide Updates on the Implementation of the Pender County Streets Plan 6. Address Impacts of New Development on Transportation Systems 7. Update the Streets Plan and Future Land Use Map in Coordination. most important for Hampstead traffic issues.</p>
118872246598	<p>Preservation of greenspace is vital to this area!</p>
118870679712	<p>This is far too many actions to track and/or implement. These sound great, but implementation becomes impossible with turnover and competing priorities.</p>
118870596621	<p>We need to get Michael Silverman back in office, so that we can continue strong leadership for our land and county. We need to keep funding the Tourism department since it is the #2 industry in Pender County behind Agriculture.</p>

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118870432903	I support all actions
118870322763	Resturants in the County, better school facilities, and sewer in the R Point area
118870254924	Public safety. Pender County is growing at a very fast pace. More and More people are considering Pender County as a place where they want to move and retired. We must change employee benefits to include health insurance for employees who have at least given 25 years of service. We should do this not only to retain current loyal employees, but also to attract talented and qualify applicants.
118869831013	Pender County is losing valuable employees to surrounding agencies as they pay higher wages.
118869836357	You can tell that housing/business are at the forefront of this plan. Their list outweighs the others as far as actions listed.
118868634796	- #20
118868632064	- Infrastructure is 20 years behind.
118868628577	- Improve Roads & Signage
118868624311	Environmental conservation #2 #5 #6 #7 #15 very important becoming way too dense #16 #24 #25
118868621035	- Bicycle/Pedestrian outstanding
118868613181	- no development or infill on existing wetlands that will cause future flooding, pollution, or runoff onto other property or into waterways
118868607443	- Water for all free of PFAS, PFE, and forever chemicals - Trees are very important to life. We are destroying so many, and so many are dying. We need better conservation maintenance to support life. New NC conservation of wetlands is very concerning. wetlands are important
118868602183	- Have a building moratorium in affect until the infrastructure has caught up to population - Env. Conserv. 15) incentives are a great idea - could an incentive be to get your permit faster if you 1) UD 2) leave area on lot uncleared
118868595752	- Item 1 NO FARMS/NO FOOD/SEE NOTHING ABOUT PROTECTING FARM LANDS BEING DESTROYED BY OVER DEVELOPMENT - Need a Hampstead Park with trails & all protected
118868590560	- Stop distryins natural environments - Restrictions/controls on the number of houses/buildings per acre. Reasonable lot sizes. Minimize the impact on the environment, etc.

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118868585996	- WATER! - Connection of Neighborhoods & Public Areas Via Sidewalks Bike & Walking Paths
118868167689	I do not want to see rural agriculture land be changed to rural development! I don't understand how Penderlea is being targeted when it is in the national register of historic places and your map is proposing to change it from RA to rural development
118868118514	Pender county is predominantly agricultural/woodland, no classification change from rural agriculture! Leave it alone! Don't try and fix what isn't broken!
118868097383	Lack of specific information for each community. I have recently been made aware of goals of this whole process and after reviewing the 146 pages of the 2050 Draft Plan, I have more questions than answers.
118866894222	I do not see anything specified about cleaning up the litter or dumped trash.
118866600609	Leave Penderlea alone
118866537327	The penderlea area is fine the way it is. The people in the community don't want things to change
118866182733	LOWER TAXES
118866037740	- Water quality Protecting & supporting water quality will require looking at waste water infrastructure, development pressures, storm water runoff. I would like to see development near the water to require natural based storm water solutions & Low impact Development. Conservation of land where possible I do think less development may require higher taxes. It is very important to communicate to residents what they get for those \$\$. - Make all of these easy to find Online before Voting or implementing Plans.
118866021141	- Sustainable/Managed Growth It's not managed or sustainable if zoning is always changed to denser level. We need to stick to a plan. Consider moratorium on new residential dev. until 1) 1 yr post-completion of the bypass to see how much it helps, given all the new developments & apartments 2) complete the plan & UDO w/public input. 3) no more high density. - Env Conservation 7) Require Low Impact Development for new development 8) Yes Yes Yes - the state reduced standard due to political reasons Protect Pender's assett the environment
118865998858	- Sustainable and manage growth 5. consider procedural changes...need a moratorium on any additional building until the infrastructure systems are increased to meet the current & future needs - Open burning needs to be eliminated or severely curtailed. There are other ways to process vegetative debris. Wilmington Compost!
118865992814	- YES MORATORIUM! - Safe Transport. 1) YES! ASAP 2) YES! 3) YES! 18) YES!
118865985920	- Temporary Moratorium Res. Dev until at least 2 yr after the Bypass is done to assess traffic on non -Hwy 17 roads. Thank you use to complete. - Environmental Conservation and resilience 2-NEED a Tree presenstron plan stop allowing developers to take down all the trees that will ultimately help this area survive any future natural disasters
118864228067	- Expanded Opportune 5.6.7 Planned Public Facilities 1.2.3.4.5.6.7.8.9.10.17.18.20.22.23.24.25.26 - Establish infrastructure before inundating the community with copious amounts of residential developments.
118864223166	- Sustainable growth 1.2.3.4.5.7 Opportunities 5.6.7 - Transportation 1. Whats with the orange cones beyond need to tub?

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118864218238	<ul style="list-style-type: none"> <li>- Limit Housing according to school capacity</li> <li>- Big Key is roadways and access to various points in County as well as to Wilmington. *Development must include strict infrastructure requirements</li> </ul>
118864209421	<ul style="list-style-type: none"> <li>- PROVIDE NOT EVALUATE CLEAN DRINKING WATER. ACT...DON'T JUST THINK!</li> <li>- LIVE IN THE 2000s...PASS A NO BURN ORDINANCE BURNING IS NOT NORMAL</li> </ul>
118864203815	<ul style="list-style-type: none"> <li>- Clean drinking water</li> <li>- Env Conservat. 5) It needs to be 50' from MHW to sufficiently aid WQ. Thats what Neuse R. Basin has. N. Hanover has something could follow.</li> </ul>
118864192928	<ul style="list-style-type: none"> <li>- Moratorium should be established on new home development in this area of Pender. It has become unsustainable and unrealistic to assume there will be no more devastating storms.</li> <li>- connect population density to communicate retail corridors. It is not safe to walk or bike along most roads. TREES, we need much stronger protections for tree canopy. Trees provide much more economic benefits than we are accounted for. Storm water should be contained &amp; managed within the building site for all new development</li> </ul>
11886418662a0	<ul style="list-style-type: none"> <li>- Web search online permits: Septic, Building, Pools, Boat docks, etc for existing and approved permits</li> <li>- Safe &amp; efficient transport #1,2 trails welcomed #6 #9</li> </ul>
118864179702	<ul style="list-style-type: none"> <li>- It's a bit late to be discussing "planning" when the infrastructure has already been overwhelmed by development.</li> <li>- Environmental, ability to cut down trees and green areas (see Hilton Head Island). Safe transport, bike and pedestrian access planning</li> </ul>
118864169598	<ul style="list-style-type: none"> <li>- Accountability for fix the water poisoning, for fix the traffic disrespect and mismanagement, school dropping of quality</li> <li>- Ticket vehicles on all roads that do NOT meet legal requirements. Ticket vehicles that drive aggressively. Need sidewalks near main streets so we don't have to drive everywhere</li> <li>- Have not seen anything on these plans on conserving green space &amp; developing more parks</li> </ul>
118864160958	<ul style="list-style-type: none"> <li>- Consider having developers help with the infrastructure. I know NC law does not support this but why does all development have to cost everyone who is already settled</li> <li>- Update private roads so Sherriff can help control traffic when there are issues. Figure out how to make safe travel for bikes, pedestrians &amp; maybe golf carts, bad enough for cars already</li> <li>- Enhanced QoL 3.4.5.7..8.9.10.11.12.13.all yes</li> </ul>
118863481088	<ul style="list-style-type: none"> <li>- Where is progress of the greenway plan? Allowing bike paths to surf city?</li> <li>- ENFORCE TRAFFIC LAWS! COMPLACENCY IS WHY WE HAVE SO MANY CRASHES. STEP UP &amp; GROW UP</li> <li>- need recreation in the medium density areas. Need some open land in the large medium density areas. Need recreation for people using walkers &amp; wheelchairs.</li> </ul>
118863473636	<ul style="list-style-type: none"> <li>- prioritize land for future schools &amp; overall facilities.</li> <li>- ENV Conservation 2) Yes for Live Oaks esp. but also require a certain % of a lot be left uncleared, they did that in Florida. It worked &amp; people like it.</li> <li>- What is Community Planning Academy? How do I know if it would be useful? Teach people about conservation &amp; how to help the environment.</li> </ul>
118863462843	<ul style="list-style-type: none"> <li>- Preserved small area plans. Annually evaluate landuse &amp; county wide infrastructure needs. annually evaluate public services - MS, Sheriff, Healthcare infrastructure (all lacking)</li> <li>- Bicycle/pedestrian thoroughfare needs to be more than a lane on public roads. Need trails!</li> <li>- Sidewalks &amp; Bike paths. Support local farms \$ farmer's markets</li> </ul>

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118863454728	<ul style="list-style-type: none"> <li>- #1 growth management Waste H2O Runoff</li> <li>- South end bridge to island? even if only for bike/walking? w/ greenway park?</li> <li>- Support Agriculture Support \$ encourage solar panels on existing hom</li> </ul>
118863439715	<ul style="list-style-type: none"> <li>- Planned Public Facil I like #11, 13, 21, 2 Given the high develop off state roads, we need sidewalks for walking/biking Can't walk on my own street now Olde Point Rd</li> <li>- protection for wetlands - and preservation</li> <li>- Action Housing hoice Affordable Housin</li> </ul>
118863431333	<ul style="list-style-type: none"> <li>- EVALUATE WATER QUALITY AND IMPROVE IT!!</li> <li>- Trans #6 #7 Enviro #9 and #10</li> <li>- The housing situation is in the same level of the school quality rates.</li> </ul>
118863421520	<ul style="list-style-type: none"> <li>- Sustainable growth, need a cap on growth in certain areas and per unit of available infrastructure including roads, schools, etc. density in new community/housing plans. Planned public facilities public parkss, recreation, capital investment</li> <li>- Actions 1-al yes Environmental conservation 1-26 yes</li> <li>- Community #1</li> </ul>
118863407771	<ul style="list-style-type: none"> <li>- the water quality in this area is still negligeable. The need is greater than provided for more checks.</li> <li>- Bicycle &amp; paths</li> <li>- Solar can be a beneficial use for agricultural land - Not sure what is meant by removing barriers to housing choices - need further discussion about this</li> </ul>
118863392504	<ul style="list-style-type: none"> <li>- Water issues need addressed ASAP</li> <li>- Address seriously the TRAFFIC problem. Daily lifetime is wasted in the traffic.</li> <li>- We need large open spaces, Conserved land, Agricultural land, Parks, for walking &amp; enjoyment, Public Farms, Public enjoyment space</li> </ul>
118863374905	<ul style="list-style-type: none"> <li>- Improve Drinking Water</li> <li>- Water shed &amp; wet land &amp; old growth trees need to be a top priority!!</li> <li>- Farmers market</li> </ul>

**Q9: Please share any comments you have about these Actions. What's missing? What would you like to change? Please identify the section and Action number that relates to your comment.**

Answered: 88

Skipped: 183

Respondent ID	Responses
118860856309	<p>Support Agriculture and Working Lands.</p> <p>A 7th item could be added. Implement short term property tax relief / incentive programs for new and beginning farmers. This might be a state legislated issue but other state's have implemented programs that give someone who buys tillable farmland (a relative of an existing farmer trying to go out on their own, or a new land owner) a three or five year property tax rollback or exemption to keep the land in crop production. The idea is that it is expensive to take on a new piece of land for crop production and if the soil fertility was not kept up by the previous landowner, then there is an additional economic burden to take on the land and fertilize it to a level that will make it economically viable to grow crops or graze livestock. Giving property tax relief will help. Plus that property tax relief would not apply to a developer if the land is not kept in crop production.</p>
118855534173	<p>Nothing to add. I wish these actions had existed before the east side of the county was demolished by new building.</p>
118855337984	<p>Transportation needs to be number 1. School busses, walking/bike riding paths. 2. HELP OUR SCHOOLS. REDO THE LINES. redistricting now</p>
118854260240	<p>Why would we work with Wallace because of an airport when Southern 421 area is close to a much larger airport You can not require Public Access to Private Roads. Its my road. I understands standards for Emergency vehicles to access when necessary, but a lot of the private roads are on family land, they can not be required to allow public access, I am not paying to repair a road and not be able to control who is on that road. There needs to be some way to develop access roads and side streets. The east side is growing with business and their is only one road to put them on.</p>
118854260240	<p>Why would we work with Wallace because of an airport when Southern 421 area is close to a much larger airport You can not require Public Access to Private Roads. Its my road. I understands standards for Emergency vehicles to access when necessary, but a lot of the private roads are on family land, they can not be required to allow public access, I am not paying to repair a road and not be able to control who is on that road. There needs to be some way to develop access roads and side streets. The east side is growing with business and their is only one road to put them on.</p>

## Q11: Why did you choose that level of support?\*

Answered: 31

Skipped: 240

Respondent ID	Responses
118881379405	210 is already developing so you might as well develop all the way to trask high school from the east.
118881086873	Some of the areas marked for rural agricultural is already having housing developments added, so how is this plan ACTUALLY going to help.
118879013380	It keeps growth in the eastern and southern parts of the County.
118878941815	Too much residenctial along 17 in Hampstead
118878831193	Building in areas that are rural farm land
118877144295	Without showing streets in the residential neighbor hoods. They must be connected. We need more than one way through Hampstead, and the bypass is not the answer to will address it.
118872246598	I chose this level of support being I am in favor of retaining agricultural and conservation areas.
118870856644	Need less housing and more schools, parks, walking trails, boat ramps, shopping (anything other than dollar general, storage facilities, and car washes). Please stop building housing until our schools are no longer over capacity.
118870679712	This doesn't particularly provide any new information. There is not enough to support all the residential growth in Hampstead.
118870596621	I would like to continue to support the gamelands and rural parts of our county.
118870322763	I think more of the rural area should be developed
118870309432	map has lots of nice colors
118870297776	Management is necessary for development
118870264400	I dont know enough about this.
118870254924	The County is growing and we as employees and public servants must at least meet if not exceed their needs.
118869836357	I like my area of the county the way it is as do many others I have heard voice their opinion.
118869827727	It appears to show a mixture of growth and conservation
118869797754	Because I agree
118868097383	Simply lack of information.
118868167689	I don't understand how crossroad community in Penderlea is selected for rural development from RA while Willard and Maple crossroad has no changes proposed
118868118514	The classification change from rural agriculture to rural neighborhood and other classifications will greatly impact the county very badly for the future!
118868088678	Leave Penderlea as it is

\*This question is in response to the preceding question: "Overall, how much do you support the planning guidance shown in the map and categories?"

## Q11: Why did you choose that level of support?\*

Answered: 31

Skipped: 240

Respondent ID	Responses
118866894222	<p>"Residential Density (Gross): on average, the number of housing units per acre that is envisioned for the land use category. For example, two single-family homes on a one-acre parcel has a density of two dwelling units per acre.</p> <p>Do not support 2 dwellings to 1 acre.</p> <p>Or just more growth in penderlea in general. We are already/ have already expanded a lot in the pass 5 years. Seeing the fields turn into houses has been devastating for me. Other in the community have expressed those same feelings to me as well. "</p>
118866600609	Because our representatives are looking out for their own properties and changing things to fit their own development plans
118866182733	Too many different categories. Need to simplify
118865353396	Because as a county you can't get the things done now that are important to most of the residents that are here now.
118858721475	More attention MUST be given to development of the Western side of Pender County.
118855534173	The growth in Hampstead is out of control. Traffic is a nightmare. The water is absolute garbage. The next hurricane will flood the area because of the building in wetlands. The land use needs to be preservation from now forward in Hampstead.
118854260240	Controlled growth and uses need to happen based on the current infrastructure and roads.
118853812483	there is not enough conservation and recreation area where the opportunity allows in currently undeveloped areas, specifically southeastern pender. The opportunity for parks and preserved land is being diminished, now is the time to plan for preserved beautiful public areas close to the water.
118853408444	Appears to be too much development.

\*This question is in response to the preceding question: "Overall, how much do you support the planning guidance shown in the map and categories?"

**Q12: The map above shows the draft Future Land Use Map for the eastern portion of Pender County. Are there changes to the map that you'd like to see? If so, what are they? Please write them in the comment box below.**

Answered: 18

Skipped: 253

Respondent ID	Responses
118881086873	The roads can not handle all the development in the area and traffic is HORRIBLE!
118878941815	Not nearly enough conservation - cut residential in HALF
118877144295	See answer 11
118871388415	Level the playing field re taxes. Everyone knows that the eastern side of 17 pays for the western side of 17 and has for years.
118870856644	Need less housing and more schools, parks, walking trails, boat ramps, shopping (anything other than dollar general, storage facilities, and car washes). Please stop building housing until our schools are no longer over capacity.
118870264400	I dont know enough about this.
118870254924	n/a
118869797754	no
118868097383	Not concerned about this specific area.
118868517194	Over developed now!!!
118868167689	There is too much development in the county
118868118514	It's over populated, congested and frankly an embarrassment for the county!
118866894222	To keep building on an island that is eventually going to fall back into the ocean piece by piece, seems like insanity. Bring back free parking.
118864661670	Need to spread some of the wealth to the western side of pender
118860345861	Consider Conservation + Recreation areas at 210/17. Too much commercial + residential for infrastructure.
118860345236	The Neighborhood Center next to Scotts Hill Loop + along 17 needs to be reconsidered given the amount of congestion currently on 17. Once you have the infrastructure in place, then consider it.
118855534173	Yes. See above. Stop building in Hampstead!
118853812483	conservation and recreation in currently earmarked "coastal neighborhood" and "neighborhood areas" is what should be. Not more neighborhoods and traffic. Preserve what is beautiful and make an opportunity for the community to enjoy it. Its disturbing to see the amount of dense communities being built with no surrounding space to enjoy. We live it a beautiful coastal area and we have undeveloped land to work with and make something great for our community. Now is the time to plan for preservation before its too late!

**Q13: The map above shows the draft Future Land Use Map for the northeastern portion of Pender County. Are there changes to the map that you'd like to see? If so, what are they? Please write them in the comment box below.**

Answered: 12

Skipped: 259

Respondent ID	Responses
118881421516	Conservation due to flooding issues
118881086873	Maintain the area
118878941815	Why not put the residential planned on 17 in these areas
118870264400	I dont know enough about this.
118870254924	n/a
118870038296	No
118869825393	do not see any changes
118869797754	no
118868097383	not concerned about this particular area.
118868118514	Again, no classification changes needed, leave it alone!
118866894222	It's maple hill, if youre from around here you know. Proceed with caution. Love all the green spaces though.
118855534173	No

**Q14: The map above shows the draft Future Land Use Map for the northwestern portion of Pender County. Are there changes to the map that you'd like to see? If so, what are they? Please write them in the comment box below.**

Answered: 16

Skipped: 255

Respondent ID	Responses
118883823446	I disagree with penderlea area showing 2 houses per acre. leave it as rural Ag
118881421516	farm land
118873879734	More conservation and recreation
118870322763	expand for business and housing
118870264400	I dont know enough about this.
118870254924	n/a
118869836357	I am in the area highlighted for neighborhood development. How will this effect my current area? With the influx of housing am I still going to be able to relatively safely go on walks or cross the street?
118869797754	no
118868097383	I would like the map to be more detailed. I can't tell if my property or my family's property is apart of the 2050 Comprehensive Land Use Plan. Just as a general overview it appears that Penderlea is going to be growing way to much for me. Additionally, in the 2050 plan states that growth is to happen along Highway 11, between 421 and Lamb Rd and is not indicated on the map. Why not? Again, information is incomplete! poor performance all the way around. You may want to identify the location of the local swine and poultry farms on the map. I'm not so sure people are wanting to smell these farms from their homes.
118868167689	You know the orange area here is in the national register of historic places! Why change it from Rural agriculture
118868118514	I strongly disagree with the Penderlea area classification changes! Leave it rural agriculture! The classification change will raise taxes and reduce prime farmland! Penderlea does NOT need to be turned into rural neighborhood! By definition of the classification change, it would mean 2 homes per acre and could include duplex & triplex. We the residents of Penderlea DO NOT support the proposed classification changes from rural agriculture to rural neighborhood!
118866894222	Residential Density (Gross): on average, the number of housing units per acre that is envisioned for the land use category. For example, two single-family homes on a one-acre parcel has a density of two dwelling units per acre. Do not support 2 dwellings to 1 acre. Or just more growth in penderlea in general. We are already/ have already expanded a lot in the pass 5 years. Seeing the fields turn into houses has been devastating for me. Other in the community have expressed those same feelings to me as well. Clean it up and leave it alone.
118866600609	Don't allow development in Penderlea, it's unwanted and being changed so our representatives are the only ones benefiting from the development rules changes
118864661670	Good luck
118860856309	If the goal of the land use map is to preserve land for agricultural use, it seems like the area around Penderlea School designated as Rural Neighborhood has expanded significantly from what it is today. There are countless studies across the US that show that school expansion is the greatest driver of suburban sprawl. Expanding the zone around Penderlea School doesn't preserve farmland, it only promotes further development and sprawl. In addition the land in much of this Rural Neighborhood designation is some of the most agriculturally productive land in the county. Expanding the map out from Penderlea School does not preserve the current use.
118855534173	No

**Q15: The map above shows the draft Future Land Use Map for the south-central portion of Pender County. Are there changes to the map that you'd like to see? If so, what are they? Please write them in the comment box below.**

Answered: 9

Skipped: 262

Respondent ID	Responses
118870264400	I dont know enough about this.
118870254924	n/a
118869797754	no
118868097383	not concerned about this.
118868167689	Too much development too quickly
118868118514	No classification changes needed! Like Hempstead it's developing way to fast and again another embarrassment!
118866894222	Looks like may need to think twice about the residential neighborhood being that close to a river with recent flooding in the past couple of years.
118860856309	There is a lot of timber in the area designated as Rural Neighborhood along Hwy 133 and Hwy 117 and Hwy 210. A lot of that land is currently classified as wetlands by the Army Corp of Engineers. I realize this is the biggest growth corridor in the county but the land use plan - and planning board - need to remain vigilant when it comes to approving development on land that is classified as wetlands.
118855279013	Absolutely not a damn of more commercial growth if it means more large corporations would be coming in.

**Q16: The map above shows the draft Future Land Use Map for the southwestern portion of Pender County. Are there changes to the map that you'd like to see? If so, what are they? Please write them in the comment box below.**

Answered: 11

Skipped: 260

Respondent ID	Responses
118881421516	flooding area and keep woods and farmland
118870322763	expand this fully for business and housing being so close to New Hanover
118870264400	I dont know enough about this.
118870254924	n/a
118869836357	Why is there hardly any development on this part of the county?
118869797754	no
118868097383	not concerned about this part of the county.
118868167689	There are threatened and endangered species located along the 421 corridor
118868118514	Again, taking away prime farmland/woodland! No classification changes needed!
118864661670	Could use for home developments
118860856309	There is a lot of timber in the area designated as Rural Neighborhood along Hwy 421. A lot of that land is currently classified as wetlands by the Army Corp of Engineers. I realize this is the biggest growth corridor in the county but the land use plan - and planning board - need to remain vigilant when it comes to approving development on land that is classified as wetlands.

## Q17: Is there anything else you'd like to share with us?\*

Answered: 17

Skipped: 254

Respondent ID	Responses
118881532449	Hampstead needs more patrolling of 17. Too many drivers speeding and running red lights. Too many accidents
118881421516	dont build subdivisions in area that flooded in florence
118881086873	Required all these developers to off set the barren their developments are bring to the county by requiring to support the county through fees and taxes, instead of our taxed going up to pay for schools needed to for the families moving to the area.
118878941815	PLEASE STOP HIGH-DENSITY DEVELOPMENTS!  NO MORE!!!!
118873879734	There has been no consideration for the the destruction of animal habitats.
118872246598	Keep our taxes down. Current residents should have to pay for building infrastructure to accommodate more residents, etc.
118868097383	I don't know if you folks are taking into account the housing developments in the Willard area that is due to be designated as a part of the city of Wallace.
118868167689	Pender county is about 75%
118868517194	Lower property taxes on the east side of hwy. 17!!!!
118868118514	I do not support this 2050 land plan for Pender County. It looks like the county wants to see us as an extension of New Hanover county and turning us from a rural county to an extension of Wilmington. Our county is home to several threatened and endangered species some of which occur in the 421 corridor and also in the topsail area. I don't think this much development is a good thing for our county.
118868088678	A lot of reshoot the Penderlea community do not want things to change. As the old saying goes "if it ain't broke, don't fix it. Please take into consideration how this is going to cause residents to lose their land
118866894222	Can the side of pender county like lives at least a hour from the shore line of the beaches possibly pay less in taxes? That would be great.
118866600609	Leave Penderlea alone
118866182733	Lower Taxes.
118864661670	Great job on connecting with community. Just make sure it's not on a bible study night which is Tuesday & Wednesday for most
118858721475	If we don't start planning and working together as a county, we will be left behind. New Hanover and Brunswick counties seem to be doing MUCH BETTER than Pender. Stop the infighting.
118854336067	The Jimmy Tate show is tired already

\*This question was asked twice in the survey. This is the first instance, which was asked as a connected question to the FLUM portion of the survey.

## Q19: How did you hear about the Imagine Pender 2050 Comprehensive Land Use Plan?

Answered: 104

Skipped: 167

Respondent ID	Responses
118887482185	Community member
118887479376	One on one contact with a planner, then news media
118887477098	Work
118887464601	Saw the sign in Penderlea.
118884546411	Pender Newspaper, email, friends
118884544014	From Clint North, a friend and neighbor.
118884540954	Pender Post
118884538727	Friends
118884521230	Text from friend.
118884517408	Word of mouth 1st, Facebook 2nd
118883707122	Email
118883701646	WECT
118883681182	Women's Democratic Meeting
118883670077	WECT
118881532449	Facebook
118881379405	Email at work
118880662886	Email
118879379230	email
118879343518	Email from the county
118879037046	Newsletter
118879013380	Word of mouth
118878941815	planning board meeting
118878831193	Facebook
118877144295	work
118873879734	Facebook
118873705935	work e-mail
118872246598	Social Media
118871388415	News broadcast, Wect 6
118870856644	Facebookk
118870728217	Word of Mouth
118870679712	Flyer
118870596621	Email
118870499910	work - Pender County Government
118870322763	BOCC meeting and Facebook
118870310668	County Employee
118870309432	you sent me an email

## Q19: How did you hear about the Imagine Pender 2050 Comprehensive Land Use Plan?

Answered: 104

Skipped: 167

Respondent ID	Responses
118870299906	County Email
118870297776	Email
118870277376	county employee
118870264400	Work email.
118870254924	Email
118869836357	Facebook
118869831013	Email
118869797754	Facebook
118868097383	My neighbors, I think you folks should have sent a post card!
118868662639	Next door APP
118868661144	email and social media
118868659262	Neighbor
118868650082	Neighbor
118868167689	Saw the meeting was at Penderlea auditorium and went in
118868647096	Planner
118868645460	Justine told me
118868643431	Beth Burns - school board member
118868640727	IF is applied with the community's notes, will be great
118868638839	Next Door
118868634796	Next Door (thru my husband)
118868632064	Facebook Neighborhood HOA page
118868628577	from email
118868624311	Neighborhood
118868621035	Next Door
118868613181	through voiling complaints and reaching out to County offices
118868607443	Friend
118868602183	Wife told me...probably from a FB pot. Please use other outreach methods that "push" info about meetings
118868595752	Not Positive where I first saw it.
118868590560	word of mouth
118868585996	Neighbor
118868517194	Pender County app
118868118514	I drove by the auditorium in Penderlea and saw there was a meeting
11886894222	A neighbor in our rural community
118866600609	Facebook friends
118866182733	Pender County Website
118866037740	Social Media Site
118866021141	neighbor

## Q19: How did you hear about the Imagine Pender 2050 Comprehensive Land Use Plan?

Answered: 104

Skipped: 167

Respondent ID	Responses
118865998858	friend
118865992814	friends
118865985920	Facebook
118865353396	From a concerned neighbor
118864228067	Neighborhood FB
118864223166	FB neighborhood group
118864218238	Face Book
118864209421	TEAMS message From my CEO.
118864203815	Facebook
118864192928	Facebook
118864186620	Common knowledge
118864179702	Came to the last review
118864169598	Social media
118864160958	Next Door App
118863462843	online - nhood site
118863439715	Social Media
118863421520	online message from a neighbor
118863407771	INTERNET
118863392504	Online thru FB Page
118863374905	Online
118860856309	Advisory Board Member
118858721475	County meetings
118855534173	Email
118855520327	Facebook post by Activate Pender
118855337984	Facebook
118854336067	Facebook
118854260240	Facebook
118853984868	Email through work
118853937716	Website
118853408444	Social media
118853305647	email

## Q28: Is there anything else you'd like to share with us?\*

Answered: 40

Skipped: 231

Respondent ID	Responses
118887464601	needs to be advertised in Pender Post.
118884540954	The west side of the county needs to remain rural as much as possible but recreational activities are needed such as a park with diff. fields, track, etc. More county support is also needed for the Atkinson library.
118884517408	One of my major concerns is the vast amount of trash/litter I see on the sides of the roads, creeks, rivers, and most evidently seen in the parking lots of business in Burgaw and Rocky Point. I do not see anything specifically about addressing that issue.
118884512471	Consider making those who build new housing apartments accountable for schools, etc to support in-coming populations.
118883701646	The major issue in the Hampstead area is traffic and school capacity. It is wonderful to plan for the future, but the immediate needs do not seem to be on a agenda for addressing any time soon or in the future.
118883681182	I'm concerned about allowing money and space for recreational facilities in the county that are not just on the east side of the county. The west side of the county is lacking. Would also like sewer in the Rocky Point Area.
118883670077	There is a need to have a moratorium on development in Hampstead along 17 by 210 until road access can be improved
118879343518	Keep rural Pender rural.
118878941815	We need businesses - retail stores - not cheap neighborhoods.
118873879734	More transparency and facts are needed in this proposal. The public needs to be more involved.
118870596621	The Commissioners are making rash and scary changes in our County right now.
118870309432	im planning on becoming a crypto multi-millionaire in the next year or two. i also play drums.
118870254924	Please keep caring for employees that care about Pender County and it citizens.
118868097383	Being notified by neighbors this late in the process is unsettling. I feel like people should have been notified like when the planning department does when re-zoning. I'm sure you followed the law, but the law may need to be changed.
118868650082	Thank you for inviting input!
118868643431	please prioritize schools, greenways & infrastructure
118868640727	I'd love to participate and be envolvid more, and I hope in God I will.
118868634796	- but also work in Wilmington - this is a good format - great way to share information
118868628577	Why doesn't Hampstead consider becoming incorporated???
118868624311	Maps don't show all of current development
118868613181	- Found out too late to participate in previous events. Need methods to communicate T community members effectively, get notice out about projects, etc. -should br automatic info going to residents via mail or email on a multitude of topics
118868607443	Don't cut down all the trees! There is no where for all of the traffic to go!
118868602183	Let's do this! When we plan better, we get a better product/outcome.

\*This question was asked twice in the survey. This is the second instance, which was asked as part of the voluntary exit questionnaire.

## Q28: Is there anything else you'd like to share with us?\*

Answered: 40

Skipped: 231

Respondent ID	Responses
118868595752	- Retired. - I don't feel like Pender Cty or NC really care about the citizens. It feels like money & Big Business growth are all anyone cares about. The infrastructure, wetlands, and conservation are not even a second thought. So busy being reactive, no one can be Pro-Active.
118868590560	Not at the moment.
118868585996	I am glad you have vision for the community. We are lots of housing but no infrastructure Happy About this
118868118514	I don't support taking land out of rural agriculture for development of any kind!
118866894222	Get the board commissioners out of there, causing all the negative backlash. 😞
118866600609	Please leave Penderlea alone
118866182733	Lower Taxes
118866021141	Work from home, Midwest co. Would desire additional greenspace, less housing developments, address infrastructure issues such as traffic, public safety, healthcare needs, & utilities
118864228067	Lived in Scotts Hill 38 yrs Felt misinformed bout this mtg Thought there was 2 be 1-3 person presentation
118864209421	I used to live in Pender for 28 years. I still work in Pender County - 48 years. I was the 2nd planner hired by Pender County in 1977. I work in economic development & Pender is one of five counties that I work in.
118864203815	Not at this time
118864186620	Stop destroying trees! Screen any new development!
118863481088	left to complete online
118863431333	make it clearer in publicity that this is open house style
118863421520	When did Pender County Purchase land? Weren't there more important areas such as schools on which to spend it?
118863407771	WE NEED TO PROTECT OUR WETLANDS WE NEED TO BETTER CONTROL OUR TRAFFIC
118863392504	PLANNING IS GREAT BUT THE CURRENT RATE OF DEVELOPMENT IS NOT SUSTAINABLE TRAFFIC AND QULITY OF LIFE IS WORSE NOW THAN EVER

\*This question was asked twice in the survey. This is the second instance, which was asked as part of the voluntary exit questionnaire.

## Project Resources

Please see the [Imagine Pender 2050 website](http://www.pendercountync.gov/imagine) to sign up for email updates on the project and view additional resources, such as the Community Policy Profile; Steering Committee meeting presentations, agendas, and minutes; and the Community Engagement Window #1 Summary Report.

<http://www.pendercountync.gov/imagine>

**IMAGINE PENDER**



**2050**

**COMPREHENSIVE  
LAND USE PLAN**

# Questions about Imagine Pender 2050?

Email us your questions  
at [Imagine@pendercountync.gov](mailto:Imagine@pendercountync.gov).