



PASQUOTANK
COUNTY NC

PLANNING & INSPECTIONS
DEPARTMENT

Post Office Box 39
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August 27, 2026

VIA EMAIL Brittany White mrsbrittwhite@hotmail.com

RE: Response to Comments on the Draft Pasquotank County Unified Development Ordinance (UDO)

Dear Ms. White,

Thank you for your letter regarding the proposed Pasquotank County Unified Development Ordinance (UDO) and draft zoning map, as well as your continued participation in the County's planning process. We appreciate your thoughtful comments concerning infrastructure, environmental protection, development impacts, and the long-term management of growth in Pasquotank County. Your comments reflect many of the same issues the UDO update is intended to address.

The current draft UDO Outline demonstrates that many of the topics identified in your letter are either already addressed through existing regulations being incorporated into the UDO or are identified as areas where updated standards and procedures will be developed as part of the ordinance drafting process.

1. Infrastructure Capacity

The proposed UDO includes several provisions intended to ensure that development is coordinated with available public facilities and infrastructure.

Article 5, **Subdivision Regulations**, carries forward existing requirements for utilities, fire hydrants, streets, stormwater management, and other required improvements. Specifically, Section 5.2 ("Required Improvements") incorporates existing subdivision standards for utilities, stormwater management, and related infrastructure. In addition, Article 7 establishes review procedures for site plans, subdivisions, special use permits, and rezonings, creating mechanisms through which infrastructure impacts can be considered during project review.

Your suggestion regarding explicit evaluation of infrastructure adequacy before approval of major development is consistent with the UDO's overall objective of creating clear and enforceable development standards. Staff and the project consultants can consider whether additional language addressing infrastructure capacity assessments should be incorporated into future drafts.

2. Drainage and Stormwater

Stormwater and drainage concerns are addressed in several portions of the draft UDO.

Article 5 incorporates existing subdivision requirements related to **stormwater management**, while Article 6 carries forward the County's existing **Flood Damage Prevention Ordinance**, including standards for flood hazard reduction, floodways, non-encroachment areas, and floodplain development permits. These provisions are intended to reduce flooding risks and manage development within environmentally sensitive flood-prone areas.

The UDO framework therefore already includes regulatory mechanisms designed to address drainage and runoff impacts, although the specific standards will be further refined during ordinance drafting.

3. Farmland, Wetlands, and Natural Areas

The draft UDO continues the County's existing agricultural zoning districts, including the A-1 and A-2 Agricultural Districts, and incorporates floodplain protections through Article 6. The outline also identifies a future section addressing the UDO's relationship to the Land Use Plan, which provides an additional policy framework for balancing development with preservation of agricultural and environmentally sensitive lands.

In addition, the floodplain regulations contained in Article 6 impose development limitations within designated flood hazard areas and seek to reduce impacts on natural floodplain functions. Your recommendation that the County clearly identify potential impacts on agricultural and environmentally sensitive lands may be considered as the zoning map and supporting analyses continue to be evaluated.

4. High-Impact Development

The draft UDO is structured to improve transparency regarding where land uses are permitted and what standards apply to them.

Article 3, **Use Regulations**, establishes a framework for principal uses, use-specific standards, temporary uses, and telecommunications facilities. The outline also references

existing special use regulations and additional restrictions for certain uses. Article 7 includes review procedures for site plans, special use permits, and rezonings.

Together, these provisions are intended to provide clearer guidance regarding the review and regulation of industrial, commercial, and other potentially high-impact development types. In addition, all major commercial and residential development goes through an extensive stormwater review to ensure that the project meets the standards within the Pasquotank County Stormwater Design Manual as well as the requirements of the NC Department of Environmental Quality.

5. Protection of Existing Neighborhoods

The proposed UDO contains multiple development standards intended to reduce potential conflicts between differing land uses.

Article 4 includes requirements for **landscaping, bufferyards, screening, and property line buffers**. Existing standards related to screening, landscape buffers, and separation between uses are being consolidated into a dedicated development standards article, making them easier to locate and administer. These standards are specifically designed to help manage the interface between residential neighborhoods and nearby commercial, industrial, or transportation-related uses.

6. Traffic and Transportation

Transportation considerations are incorporated into the subdivision review process through standards addressing streets, rights-of-way, road design, intersections, cul-de-sacs, access roads, and related infrastructure improvements. Site plan review, subdivision review, rezoning procedures, and special use permit processes also provide opportunities for consideration of transportation impacts when evaluating development proposals. The North Carolina Department of Transportation is included as part of the County's Technical Review Committee, and their recommendations and requirements are included when reviewing any major development within Pasquotank County.

An additional development standard that is proposed within the Draft UDO is the requirement of a Traffic Impact Analysis (TIA) for all new developments that are anticipated to exceed an average of 500 trips per day.

7. Cumulative Impacts and Infrastructure Limitations

Your comments regarding cumulative impacts raise important planning considerations. While the current UDO outline does not identify a standalone section specifically addressing cumulative infrastructure impact analysis, the ordinance does establish multiple review procedures through which development impacts may be evaluated. These

include site plan review, subdivision review, rezoning review, special use permits, and review by other agencies where applicable.

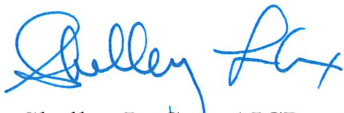
The UDO also emphasizes the use of clear, objective, and enforceable standards rather than aspirational language, which provides a framework for establishing measurable review criteria where the County determines they are appropriate.

Your suggestion that the County consider existing infrastructure conditions, capacity limitations, and the cumulative effects of approved and foreseeable development is a policy issue that may warrant additional discussion as ordinance drafting progresses.

Many of the concerns identified in your letter are already reflected in the structure of the draft UDO through provisions addressing subdivision design, utilities, stormwater management, floodplain protection, landscaping and buffering, transportation infrastructure, and development review procedures. The UDO's stated objective of creating clearer, more objective, and more enforceable standards is intended to improve the County's ability to manage growth while protecting public health, safety, infrastructure, and natural resources.

We appreciate your engagement in this process and your recommendations for strengthening the ordinance. Your comments will remain part of the public record and can assist County officials, staff, and the consulting team as drafting of the UDO continues.

Respectfully,



Shelley L. Cox, AICP
Planning & Inspections Director