Minutes

Board of County Commissioners Regular Meeting
Monday, October 20, 2025 at 6:00 PM
Hampstead Annex
15060 Hwy 17, Hampstead, NC 28443

PRESENT:	Vice Chair Brad George Commissioner Jerry Groves Chairman Randy Burton Commissioner Brent Springer Commissioner Jimmy T. Tate
ABSENT:	
OTHER PRESENT:	Margaret Blue, Interim County Manager Trey Thurman, County Attorney Tracy Sholders, Interim Clerk to the Board Other Staff and Members of the Press and Public

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1. CALL TO ORDER

   Chairman Burton called the meeting to order at 6:00PM.

2. INVOCATION

   Commissioner Tate led the innvocation.

3. PLEDGE OF ALLEGIANCE

   Commissioner Springer led the Pledge of Allegiance.

4. ADOPTION OF AGENDA

   Commissioner Tate made a motion to adopt the agenda.
   Commissioner George seconded the motion.
   The motion passed unanimously.

5. PUBLIC HEARING

6. PUBLIC INFORMATION

6.1 Pender Sheriff's Charitable Foundation's vehicle donation program — Brandi Cobb

Brandi Cobb Communications Manager, introduced Cynthia Tart, President of Pender Sheriff's charitable Foundation. Tart presented Dawn Martin, a Board Member, who went over the foundation and its process. Martin explained that the foundation took more than just cars, they also took trailers, farm equipment, trucks, planes, etc.

6.2 Proactive Safety: A Stronger Pender County. — Townsend Link

Amy Burton, Fire Marshal, introduced Townsend Link, Deputy Fire Marshal. Link advised that October was fire prevention month. Link went over some of the training that he does with county citizens. His motto is that prevention saves lives.

6.3 Presentation from Topsail Area Chamber of Commerce — Tammy Proctor

Tammy Proctor, Director of the Greater Topsail Area Chamber of Commerce, presented the item. Proctor went over what a chamber was and what they did.

6.4 2026 Pender County Reappraisal Presentation — Mark Walker

Mark Walker, Tax Administrator, introduced Joshua King from Vincent Valuations. King explained the reevaluation process and the reasons why they were done. King noted that mailed notices of the tax reevaluation were expected to be sent out in March of 2026.

7. PUBLIC COMMENT

Diane Venezine spoke about Kiwanis Park not being safe.
Ivan H. Blume spoke about a moratorium for 30 or more homes.
Ivan C. Blume spoke about the Piver Tract.
Rochelle Whiteside spoke about not getting answers at Town Hall meetings.
Edward Boodie spoke about Piver Tract.
Dana Clark spoke about the Piver Tract and traffic.
Esther Stillgebaurer spoke about construction in Hampstead.
Christian Klinefelter spoke about the Piver Tract.
Frankie Saunders spoke about Town Halls not having equal representation, Pender EMS & Fire merger and The Pender Post.
George Saunders spoke about a conversation he had with Commissioner Groves.
John Morris spoke about the Piver Tract.
John Filippi spoke about the Piver Tract.
Beth Butler spoke about the Piver Tract.
Ben Wespi spoke about the Piver Tract.
Curtis Shrecengost spoke about the Piver Tract.
Susan Christe spoke about the Piver Tract.
Ann Deaton spoke about the Piver Tract.

Chairman Burton opened the topic for discussion by the board. The Board asked the Interim Planning Director, Justin Brantley, to change the location of the November 3, 2025, Planning Board to the Eastern side of the county. The County Attorney, Trey Thurman, was asked, by the board, to discuss the moratorium process at the November 3, 2025, Board of Commissioners Meeting.

8. CONSENT AGENDA

8.1 Refund/Release Requests for items meeting NC G.S. 105-381 — Mark Walker

Mark Walker, Tax Administrator, presented the item.

Commissioner George made a motion to approve the item.
Commissioner Tate seconded the motion.
The motion passed unanimously.

9. APPROVALS AND RESOLUTIONS

9.1 Resolution to Declare a Glock Model 22 Handgun Surplus and Award it to Retired Sergeant Jodi Redding in Recognition of her Service to the Citizens of Pender County in the Pender County Sheriff's Office. — Alan Cutler

Alan Cutler, Sheriff, presented the item.

Commissioner Tate made a motion to approve.
Commissioner George seconded the motion.
The motion passed unanimously.

9.2 Approval of Budget Ordinance Amendment and Purchase Order to use Federal Seizure fund balance to purchase Docking Stations in Sheriff's Office vehicles in the amount of $22,953.50 for Law and Order Technology. — Alan Cutler

Alan Cutler, Sheriff, presented the item.

Commissioner Tate made a motion to approve.
Commissioner George seconded the motion.
The motion passed unanimously.

9.3 Approval of Purchase Order to Motorola Solutions in the amount of $103,528.56 for communications equipment for the tower at the new Law Enforcement Center — Andy Devane

Andy Devane, Public Safety Communication System Administrator, presented the item. Chairman Burton requested to know what this was for. Devane stated it was for antenna, cables, etc. to go on the tower.

Commissioner George made a motion to approve.
Commissioner Tate seconded the motion.
The motion passed unanimously.

9.4 Approval of purchase order in the amount of $44,493.29 for a 2025 F-150 from Deacon Jones Ford of Clinton — Anthony Colon

Anthony Colon, Pender Water & Sewer Director, presented the item. The F150 is for the new position in the department.

Commissioner Tate made a motion to approve.
Commissioner Geroge seconded the motion.
The motion passed unanimously.

9.5 Request from Maple Hill Volunteer Fire Department to be excluded from the Emergency Services merger — Sarah Fulton

Sarah Fulton, Strategic Director, presented the item.

Commissioner George made a motion to approve.

Commissioner Tate seconded.
The motion passed unanimously.

9.6 Approval of Pender EMS & Fire retention package Margaret Blue

Meg Blue, Interim County Manager, presented the item. Blue explained that this was the same presentation presented at the October 6, 2025 meeting but that this one had a resolution approved by the Pender EMS & Fire board. Chairman Burton stated that, effective immediately, he resigned from the Pender EMS & Fire Board. Commissioner Tate asked if the rule stating the Chairman of the Board could not second a motion could be waved. County Attorney, Trey Thurman stated it could.

After much discussion, Commissioner Tate made a motion to accept the item with 15 holidays for all Pender EMS & Fire staff, $5,000 recruitment bonus with a contract for length of employment, and for Human Resources to look at every county employees position and pay.

Commissioner Groves made a motion to suspend the rule.
Commissioner Tate seconded the motion.
Commissioner George and Springer voted in agreement.
Commissioner Groves voted against.
The motion passed 4 to 1.

Commissioner Tate made a motion to accept.
Commissioner Burton seconded the motion.
Commissioners George and Springer abstained.
Commissioner Groves voted against.
The motion passed 2 to 1.

10. DISCUSSION

11. APPOINTMENTS

11.1 Appointment of a permanent Clerk to the Board Margaret Blue

Meg Blue, Interim County Manager, presented the item. Blue explained that Tracy Sholders has been appointed as the Interm Clerk to the Board but that the Board need to appoint a full time clerk and recommended Tracy Sholders.

Commissionte Groves made a motion to approve.
Commissioner Tate seconded the motion.
The motion passed unanimously.

11.2 Appointment to the Parks Foundation of Pender County Zach White

Tracy Sholders, Interim Clerk to the Board, presented the item. Sholders explained that there were 8 openings on the board with two applications received.

Commissioner George made a motion to approve.
Commissioner Groves seconded the motion.
The motion passed unanimously.

12. MAPLE HILL WATER AND SEWER DISTRICT

13. ROCKY POINT WATER AND SEWER DISTRICT

13.1 Request authorization for CDM Smith to complete the waterline design on McCrary Road in Rocky Point. — Anthony Colon

Anthony Colon, Pender Water & Sewer Director, presented the item. Colon stated this would be the first step to bring water lines to the area from Ashton Road to McCrary Road.

Commissioner Groves made a motion to approve.
Commissioner George seconded the motion.
The motion passed unanimously.

14. SCOTTS HILL WATER AND SEWER DISTRICT

15. MOORE'S CREEK WATER AND SEWER DISTRICT

15.1 Approval of a Contract Amendment with Highfill Engineering for the design of the waterline extension from Harrells Interconnection to NC Highway 11. — Anthony Colon

Anthony Colon, Pender Water & Sewer Director, presented the item. Colon stated this would be for the design of water lines for two different phases. The first phase would be from Harrells to NC Hwy 11 with the second from Hwy 421 to Hwy 11. Commissioner Springer inquired as to how long the process would take, with Colon stating about 13 months. Commissioner Springer inquired if this included sewer and if not, why. Colon stated this did not include sewer as the closest sewer was over 23 miles away. Colon noted that Atkinson was looking into sewer and that it would put sewer closer to that area. Commissioner Springer asked Colon if the tap fee payment program could be extended to 12 to 24 months. Colon responded yes, it could be done. Commissioner Groves asked about a special reduced tap fee for people coming on later with Colon responding yes, that could be done.

Commissioner Springer made a motion to approve.
Commissioner Tate seconded the motion.
The option passed unanimously.

16. CENTRAL PENDER WATER AND SEWER DISTRICT

17. PENDER COUNTY BOARD OF HEALTH

18. SOCIAL SERVICES BOARD

19. ITEMS FROM COUNTY ATTORNEY, COUNTY MANAGER, ASSISTANT COUNTY MANAGER, & COUNTY COMMISSIONERS

Trey Thurman, County Attorney, requested to go into closed session for item three (3) Attorney Client Privilege and item four (4) Economic Development.

Meg spoke about a Noise Ordinance Meeting on October 29, 2025.

Groves spoke about the water issues, drainage issues, new stop lights at Ashton and New Road, and whether growth should cover taxes.

George spoke about Kiwanis Park equipment damage, and moving Piver Tract Planning Board to Hampstead.

Springer spoke on filling the Planning Board positions.

Tate spoke about the water issues, recent DOT meetings, and the Noise Ordinance Committee.

Burton spoke about Kiwanis Park equipment damage and being committed to Pender EMS & Fire.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner Springer made a motion to go into closed session at 10:41PM.
Commissioner George seconded the motion.
The motion passed unanimously.

21. 8PM PUBLIC HEARINGS: SPECIAL USE PERMITS/ZONING MAP AMENDMENTS/RESOLUTIONS

21.1	Decommission Capps Rd	Michael Dickson

Mike Dickson, GIS Analyst, presented the item. Dickson stated the owner of the properties on Capps Road would like the street name removed to deter traffic from going down the road.

Commissioner Springer made a motion to approve.
Commissioner George seconded the motion.
The motion carried unanimously.

21.2	REZONE 2025-88: Conditional rezoning request to expand an existing dry stack boat storage facility as well as to allow for an office, retail space, boat sales, and boat service.	Marcy Waters

Marcy Waters, Long Range Planner, presented the item. Waters explained the applicant was resubmitting the request with changes, with the major one the removal of the restaurant. Commissioner Springer questioned why the restaurant was removed since it would bring jobs to the area. Matt Nichols, the applicant's attorney, replied in order to get the application approved.

Public Comment:
Martha Daniel - Spoke in favor of the application
Bryan Wright - Spoke in favor of the application
Allison Taylor - Spoke against the application
Beth Odgen - Spoke against the application

Commissioner George made a motion of denial.
There was no second.
The motion died.

Commissioner Springer made a motion to approve.
Commissioner Groves seconded the motion.
Chairman Burton and Commissioner Tate voted in acceptance.
Commissioner George voted against.
The motion carried 4 to 1.

21.3	SUP 2025-51; Request for a Special Use Permit to allow for the operation of an automobile repair business with the sale of used cars and used car parts.	Madelynn Spencer

Madelynn Spencer, Planner 1, presented the item. Spencer stated the applicant wanted to use the property for auto repair/sales. Commissioners questioned if there would be any run-off or ground contamination. Brantley stated, if the county was made aware of any, they would contact the appropriate agencies.

Commissioner Tate made a motion to approve.
Commissioner Springer seconded the motion.
The motion passed unanimously.

22. ADJOURNMENT

Commissioner George made a motion to adjourn at 10:59PM.
Commissioner Springer seconded.
Motion passed unanimously.

23. APPOINTMENTS

[MIN_SIGNATURES]