



Minutes

**Board of County Commissioners Regular Meeting
Monday, November 3, 2025 at 6:00 PM
Pender County Public Assembly Room
805 S. Walker Street, Burgaw, NC**

PRESENT:

Vice Chair Brad George
Commissioner Jerry Groves
Chairman Randy Burton
Commissioner Brent Springer
Commissioner Jimmy T. Tate

ABSENT:

OTHER

PRESENT:

Meg Blue, Interim County Manager
Trey Thurman, County Attorney
Tracy Sholders, Clerk to the Board
Other Staff and Members of the Press and Public

1. CALL TO ORDER

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

2. INVOCATION

Chairman Burton led the invocation.

3. PLEDGE OF ALLEGIANCE

Vice Chair Springer led the Pledge of Allegiance.

4. ADOPTION OF AGENDA

Interim County Manager, Margaret Blue, asked for the WMPO presentation to be added to the agenda under Public Information.

Commissioner Tate made a motion to accept the agenda with the addition of the WMPO presentation at item 6.8.

Commissioner George seconded the motion.

The motion passed unanimously.

5. PUBLIC HEARING

5.1 Imagine Pender 2050 Comprehensive Land Use Plan Justin Brantley
Public Hearing

Justin Brantley, Interim Planning Director, presented the item. Commissioner Tate inquired if this would have a major impact on the Unified Development Ordinance and if it would need to be revised. Brantley explained the Comprehensive Plan would be used to update all Planning documents, and he expects to have a revised Unified Development Ordinance within the next two years.

Kim Meyer worked on the steering committee for the plan and said hiring Clarion as a consultant

for the project was helpful as they provided great information.

6. PUBLIC INFORMATION

- 6.1 Desmond Jordan won the National Championship Team USA in Africa Jerry Groves

Commissioner Groves presented the item. He recognized Desmond Jordan for winning the world championship in Africa.

- 6.2 NCACC Presentation by Kevin Leonard Margaret Blue
Interim County Manager, Margaret Blue, introduced Kevin Leonard with the North Carolina Association of County Commissioners (NCACC). Leonard explained the history of the association and how they can help County Commissioners.

- 6.3 NC Cooperative Extension - Consumer Horticulture Program Update Mark Seitz

Tiffany Boone, Horticulture & Local Foods Agent, presented the item. Boone explained the horticulture program and all its aspects.

- 6.4 Citizen's Leadership Academy presentation Sarah Fulton
Sarah Fulton, Strategic Director, presented the item. Fulton noted that the academy spanned a year and had 12 citizens attend. They were able to visit different departments within the county and the residents enjoyed the program.

- 6.5 NC Fire Chief Consulting presentation Sarah Fulton
Sarah Fulton, Strategic Director, introduced Chief Grayson. Grayson went over what North Carolina Fire Chief Consulting does. The next steps in the Pender EMS & Fire merger were discussed.

- 6.6 Presentation regarding the process for a Development Moratorium Trey Thurman

Trey Thurman, County Attorney, presented the item. Thurman explained what a moratorium was and the requirements that needed to be met in order to file one. After some discussion, the board asked Thurman to draft a resolution to have NC Legislator, Carson Smith, look and give the board an update.

- 6.7 Presentation on Code Enforcement Charlie Ring
Charlie Ring, Code Enforcement, presented the item. Ring went over his job description, powers, and limitations within the job. The board inquired how many people were in his department. Ring replied just himself. Commissioner Tate requested an amendment to the budget to get help in Code Enforcement area.

- 6.8 WMPO Presentation Margaret Blue
Interim County Manager, Margaret Blue, introduced Beth King with the Wilmington Metropolitan Planning Organization. King explained what the WMPO did and how they worked with Brunswick County and Pender County as well as New Hanover County.

7. PUBLIC COMMENT

Diane Veneziale spoke about Kiwanis Park
 Craig Myratt spoke about Kiwanis Park
 Lindsay Williams spoke about Kiwanis Park
 Caitlin Brown spoke about Kiwanis Park
 Mary King spoke about Kiwanis Park
 Beth Butler spoke about Kiwanis Park
 Lance Rossell spoke about a 2024 arrest for trespassing.
 Tom Brown spoke about town hall meetings.
 Gina Marasco spoke about DOT visitation to her farm.
 Ivan Blume spoke about Piver Tract.
 Cindy James Moore spoke about Maple Hill issues.
 Frankie Saunders spoke about transparency in the county.
 John Filippi spoke about the Piver Tract.
 Jeff Kahle spoke about the Piver Tract,
 Joan Portland spoke about safety due to traffic in Hampstead.
 Susan Christy spoke about the Piver Tract.
 John Morris spoke about the Piver Tract.
 Ben Stockdale spoke about Coastal Pines Solar offer.
 Walter Davis spoke about district voting.
 Mitchell Clark spoke about the Piver Tract.

8. CONSENT AGENDA

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

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| 8.1 | Approval to accept one-time Funding Reconsideration from the NC E911 Board | Alan Cutler |
| 8.2 | Approval of Board of Commissioners Special Meeting Minutes from September 19, 2025, September 26, 2025, and October 19, 2025. | Tracy Sholders |
| 8.3 | Approval of Board of Commissioners Meeting Minutes from the October 6, 2025 meeting. | Tracy Sholders |
| 8.4 | Approval of a Purchase Order for the Central Square (Zuercher) Annual Subscription and Annual Maintenance fee in the amount of \$128,749.99. | Alan Cutler |
| 8.5 | Approval to Purchase Sheriff's Office Equipment using previously donated Sheriff's Office Charitable Foundation Funds in the amount of \$41,405.96 | Alan Cutler |
| 8.6 | Approval for sale of Surplus County vehicles | Margaret Blue |

9. APPROVALS AND RESOLUTIONS

- 9.1 Approval of Purchase Order and Budget Ordinance Amendment to Replace Playground at Hampstead Kiwanis Park in the amount of \$249,563.80 Zach White

Zach White, Parks & Recreation Director, presented the item. White explained the playground equipment at Kiwanis park was 25 years old and had damaged areas. The commissioners requested to know if and how much Kiwanis Park Inc was going to pay towards the replacement within two weeks. White said he could have that information within two weeks. The commissioners questioned where the contract with Kiwanis stood. White explained is was on hold due to the lack of a county attorney, but that he was meeting with the Interim County Manager, Margaret Blue and the new legal team this week.

Commissioner George made a motion of approval.
Commissioner Groves seconded the motion.
The motion passed unanimously.

- 9.2 Approval of Purchase Orders and Budget Ordinance Amendment for the Purchase of Four Sheriff's Office Vehicles and Related Equipment for Deputies beginning January 1, 2026 Alan Cutler

Commissioner Springer asked for this to be tabled until the November 17, 2025, meeting.
Commissioner Tate seconded the motion.
Chairman Burton and Commissioner George voted in approval.
Commissioner Groves voted against;
The motion passed 4 to 1.

- 9.3 Imagine Pender 2050 Comprehensive Land use Plan Justin Brantley
Justin Brantley, Interim Planning Director, presented the item.

Vice Chairman Springer made a motion to approve.
Commissioner George seconded the motion.
The motion passed unanimously.

- 9.4 Approval of a Budget Ordinance Amendment to create an Emergency Services org and advertise for an Emergency Services Director Margaret Blue

Margaret Blue, Interim County Manager, presented the item. Blue noted this was for advertising, and allocating six (6) months of income for the position. Vice Chair Springer asked if the county could look into getting a grant writer. Blue stated it would be added to the next meeting.

Vice Chair Springer made a motion to approve.
Commissioner Groves seconded.
The motion passed unanimously.

- 9.5 Approval of 2026 Board of County Commissioners meeting calendar Tracy Sholders

Tracy Sholders, Clerk to the Board, presented the item. Sholders' explained the town halls could be removed if they chose to.

Commissioner George made a motion to approve adding a change to the location of the March 12, 2026, town hall meeting.

Commissioner Springer seconded.

The motion passed unanimously.

10. DISCUSSION

11. APPOINTMENTS

11.1 Appointment to the Jury Commission

Tracy Sholders

Tracy Sholders, Clerk to the Board, presented the item. Sholders' noted there were three (3) positions open with three (3) applications.

Commissioner George made a motion to approve.

Commissioner Groves seconded the motion.

The motion passed unanimously.

11.2 Appointment to the Parks & Recreational Board

Tracy Sholders

Tracy Sholders, Clerk to the Board, presented the item. Sholders' noted there was an opening for district 5 with two (2) applications. It was recommended that Henderson fill the District 5 vacancy and open her seat to the at large position and appoint Brandi Odom to the at large position.

Commissioner Springer made a motion to approve.

Commissioner Gero seconded the motion.

The motion passed unanimously.

11.3 Appointment to the Planning Board

Tracy Sholders

Tracy Sholders, Clerk to the Board, presented the item. Sholders' noted there was one position open with four others becoming available 1/31/2026. Any left from this vote would be added to the others received and presented at a later date for the four (4) positions becoming available 1/31/2026.

Commissioner Tate made a motion to approve Crystal Hubbell.

Commissioner Springer seconded the motion.

The motion passed unanimously.

12. MAPLE HILL WATER AND SEWER DISTRICT

13. ROCKY POINT WATER AND SEWER DISTRICT

14. SCOTTS HILL WATER AND SEWER DISTRICT

15. MOORE'S CREEK WATER AND SEWER DISTRICT

16. CENTRAL PENDER WATER AND SEWER DISTRICT

17. PENDER COUNTY BOARD OF HEALTH

17.1 2024 Annual Communicable Disease Report

Carolyn Moser

Carolyn Moser, Health Director, presented the item. Moser noted the numbers had been steady for the last few years.

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 items three (3) Attorney Client Privilege, item four (4) Economic Development and item six (6) Personnel.

Blue introduced the new Legal team and thanked them. She also mentioned having a 12/15/2025 Commissioners meeting.

Groves stated he did not sell his sole for the election.

George was thankful for the new equipment at Kiwanis Park, and he stated he understood the traffic issue in Hampstead, since he lives over there.

Tate enjoyed the NC Spot Festival and a meeting at Union Rescue. He spoke with lobbyists regarding water in the county. He appreciated Charlie Ring presenting tonight and providing information on code enforcement and thanked Ms. Blue for adding the items to the agenda.

Burton feels that the government should partner with builders. The county needs homes for less than \$500,000 for the younger generation.

20. CLOSED SESSION (IF APPLICABLE)

Commissioner Springer made a motion to go into closed session.
Commissioner Groves seconded the motion.
The motion passed unanimously.

Commissioner Groves made a motion to end closed session.
Commissioner Springer seconded the motion.
The motion passed unanimously.

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

22. ADJOURNMENT

Commissioner Springer made a motion to end the meeting.

Commissioner George seconded.

The motion passed unanimously.

[MIN_SIGNATURES]