



Minutes

**Board of County Commissioners Regular Meeting
Monday, October 21, 2024 at 4:00 PM
Pender County Public Assembly Room
805 S. Walker Street, Burgaw, NC**

PRESENT:

Chairman Brad George
Vice-Chairwoman: District 4 Jackie Newton
Commissioner: District 5 Fred McCoy
Commissioner: District 3 Jerry Groves
Commissioner: District 2 Randy Burton

ABSENT:

**OTHER
PRESENT:**

Michael Silverman, County Manager
Trey Thurman, County Attorney
Lexi Stanfield, Clerk to the Board
Allen Vann, Assistant County Manager
Other Staff and Members of the Press and Public

1. CALL TO ORDER

Chairman George called the meeting to order at 4:00PM.

2. INVOCATION

Commissioner McCoy gave the invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Burton led the Pledge of Allegiance.

4. ADOPTION OF AGENDA

Vice Chair Newton made a motion to continue items 21.1 and 21.2 to the November 4, 2024, Board of Commissioners Meeting.

Commissioner McCoy seconded the motion.

The motion passed unanimously.

Vice Chair Newton made a motion to approve the agenda with the amendments.

Commissioner McCoy seconded the motion.

The motion passed unanimously.

5. PUBLIC HEARING

6. PUBLIC INFORMATION

Daniel Waugh, NC Department of Transportation, provided the Board with an update on the Hampstead Bypass. The bypass picks up at Sloop Point Rd and goes to I-40. The current total project amount is \$185,680,422.00. Waugh covered project and construction highlights. The R-3300B project is forty-eight percent complete. Waugh reviewed what is to come in the upcoming months regarding the project. Waugh answered questions from the Board.

6.2	Extension Master Gardener Volunteer Program	Marie Palmer	22-33
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Marie Palmer, Pender County Cooperative Extension Volunteer/Formal President, presented the item. Palmer reviewed the Extension Master Gardener Volunteer program and its focus. The program offers intern training, seventeen classes, lectures, and field trips. The program offers pop-up booths at various events and sites such as Poplar Grove Herb and Garden Fair and the Spring Plant Sale. Palmer reviewed the school outreach the program continues to do in the Pender County Schools.

7. PUBLIC COMMENT

Don Hall thanked the Board for meeting with the Board of Education.

Daniel Adams announced the Planning Community Engagement Window deadline has been pushed back to October 29th.

8. CONSENT AGENDA

8.1	Approval to Award WithersRavenel the PFAS Treatment Alternatives Study Contract	Anthony Colon	34-71
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Commissioner McCoy made a motion to approve the consent agenda.
Commissioner Burton seconded to the motion of approval.
The motion passed unanimously.

8.2	Approval of the September 24, 2024, Minutes for the Board of Commissioners and Board of Education Joint Meeting	Lexi Stanfield	72-74
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8.3	Approval of Budget Ordinance Amendment to accept FEMA funds to reimburse Pender EMS & Fire in the amount of \$27,700.41.	Meg Blue	75-76
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8.4	Refund/Release Requests for items meeting NC G.S. 105-381	Melissa Radke	77-78
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9. APPROVALS AND RESOLUTIONS

10. DISCUSSION

11. APPOINTMENTS

11.1 Appointment to the Planning Board

Daniel Adams

83-88

Daniel Adams, Planning Director, presented Ron Satterfield's application to the planning Board. Adams reviewed Mr. Satterfield's background and qualifications. The Board members discussed among themselves. Mr. Satterfield was appointed to fill the remainder of a three-year term. His term began on February 1, 2023, and will expire on January 31, 2025.

Vice Chair Newton made a motion to approve the appointment of Ron Satterfield, Commissioner Burton 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

Anthony Colon, Utilities Director, provided an update on the HWY 421 water expansion project.

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 Thuman, County Attorney, provided an update on an outside county case that may result in North Carolina Constitutional revisions. Thurman also requested the Board go into closed session for

Michael Silverman, County Manager, informed the Board of the Pender County Citizens Academy. The academy begins in March 2025. The application deadline for the academy is set at 5:00PM on November 25, 2024. Silverman thanked Brandi Cobb and Sarah Fulton for their hard work in getting the word out to the public.

Allen Vann, Assistant County Manager, spoke about the Phase 4 Kiwanis Park Groundbreaking last week. The LEC groundbreaking ceremony will be on Wednesday, November 6 at 2:00PM. The Penderlea Park Ribbon Cutting will be on Wednesday, November 13 at 3:30PM. The DHHS Groundbreaking will be on Wednesday, November 20th at 2:00PM. The Central Pender Park

groundbreaking has yet to be scheduled.

Vice Chair Newton spoke about the Novant Pender Memorial Hospital renovations. The acute care and swing beds will hopefully be fully functional by mid-December. Skilled nursing will be in full swing in the first quarter of 2025. Novant has put in \$1.5 million into the hospital renovations.

Commissioner McCoy spoke about the Fall Festival in the courthouse square in Burgaw. He urged citizens to vote.

Commissioner Groves spoke about the Fall Festival and the Kiwanis Park groundbreaking.

Commissioner Burton spoke about the Kiwanis Park groundbreaking and gave praise to what the park could be in the future.

Chairman Geoge spoke about attending the Kiwanis Park groundbreaking and the Comprehensive Land Use Plan meetings.

20. CLOSED SESSION (IF APPLICABLE)

Vice Chair Newton made a motion to go into Closed Session for item three (3) Attorney Client Privilege including Coastal Pine Solar v Pender County 24525, item four (4) Economic Development, item five (5) Acquisition of Real Property, and item six (6) Personnel. Commissioner McCoy seconded the motion. The motion passed unanimously.

Vice Chair Newton made a motion to return to open session. Commissioner McCoy seconded the motion. The motion passed unanimously.

21. 7PM PUBLIC HEARINGS: SPECIAL USE PERMITS/ZONING MAP AMENDMENTS/RESOLUTIONS

21.1 REZONE 2024-75: Request to add 84 multifamily units to the existing Hawthorne at Hampstead development and unify adjacent developments under one zoning district Daniel Adams

Item was continued to November 4, 2024, Board of Commissioners meeting. Residents still spoke.

Max Beckwith, 871 Richard Switch Rd, Currie, NC: opposed to rezoning.
John Peacock, 123 Deerfield Dr, Hampstead, NC: opposed to rezoning.
Pat Donovan-Brandenburg, 201 Creekview Dr, Hampstead, NC: opposed to rezoning.
Bob Jerebeck, 118 Deerfield Dr, Hampstead, NC: opposed to rezoning.
Doug Holdstein, 313 Creekview Dr, Hampstead, NC: opposed to rezoning.

21.2 REZONE 2024-70: Request to rezone approximately 5.46 acres from the RP, Residential Performance, and RA, Rural Agricultural, zoning districts to a conditional zoning district for the development of a gas station with convenience store in the Holly Township Adam Moran

Item was tabled until November 4, 2024.

- 21.3 REZONE 2024-74: Request to rezone two parcels totaling approximately 1.28 acres from the RP, Residential Performance, zoning district to the GB, General Business, zoning district in the Topsail Township Taylor Davis 218-253

Taylor Davis, Planner, presented the item. The applicant, Wanda B Wills, is requesting the approval of a general use zoning map amendment to rezone two parcels of approximately 1.28 acres from residential performance to general business. The surrounding parcels are zoned planned development, residential performance, and rural agriculture. The parcels are undeveloped. Staff and the Planning Board both recommend approval of the request. Wanda B Wills was not in attendance but did send a statement for Davis to read to the Board.

Commissioner Burton made a motion to approve the Zoning Map Amendment and made a finding that the approval is consistent with the following policies and objectives in the Pender 2.0 Comprehensive Land Use Plan:

- 5.1.C
- 5.1.D
- 5.1.E
- 5.1.K

Vice Chair Newton seconded the motion of approval.
The motion passed unanimously.

- 21.4 SUP 2024-48: Request for a Special Use Permit to operate a country store in the Topsail Township Taylor Davis 254-278

Taylor Davis, Planner, presented the item. Michael and Tonia Register are the applicants and are requesting a special use permit for retail trade. The property is 1,000 feet west of Old House Rd and US Hwy 17 intersection in the Topsail Township. Davis reviewed the site plan and proposal. Tonia Register, applicant, addressed the Board. Register spoke about the process of getting this Special Use Permit and other permits required. Register plans to use the special use permit for a country store.

Commissioner Burton made a motion to approve the special use permit.
Vice Chair Newton seconded the motion.
The motion passed unanimously.

22. ADJOURNMENT

Vice Chair Newton made a motion to adjourn.
Commissioner McCoy seconded the motion.
The motion passed unanimously.