



**TOWN OF ELIZABETHTOWN
RECONVENED MEETING
DECEMBER 15, 2025**

*Noon Meeting - Public Hearing will be conducted and at
7 p.m. Meeting – Various Agenda Items will be considered.*

- Invocation
- To Reconvene the meeting, Mayor Campbell will entertain a Motion and Second
- To Adopt or Amend Meeting Agenda, Mayor Campbell will entertain a Motion and Second

NOON MEETING

PUBLIC HEARING:

Agenda Item #1: Public Hearing: Rezone Request – Parcel #140949 – Rezone of 5 Acres from H-I (Heavy Industrial) to L-I (Light Industrial) for Asphalt Technologies for a Hydroponics Business

For the Rezone Request, the Petitioner is Town of Elizabethtown – Case Number RZ-11–2025-04 - Rezone of parcel from H-I to L-I (ATTACHS. #1).

REQUEST: Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Interim Town Manager Pat DeVane to present the information; and
- b) Solicit relevant public comments and information; and
- c) Close the hearing after receiving or not any public comments.

(To Be Considered in Agenda Item #2 at the 7 p.m. Meeting)

ITEMS TO BE CONSIDERED AT THE 7 P.M. MEETING

ORDINANCES/RESOLUTIONS/PROCLAMATIONS:

Agenda Item #2: Zoning Ordinance Map Amendment – Parcel #140949 – Rezone of 5 Acres from H-I to L-I for Asphalt Technologies for a Hydroponics Business

Mayor Campbell may call upon Interim Town Manager Pat DeVane to present this agenda item.

REQUEST: Council is requested to approve/disapprove of the Zoning Ordinance Map Amendment request.

Council should use one (1) of the following statements when making a motion;

4.6.4.5.1. A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan/land use plan and explaining why the action taken is reasonable and in the public interest.

4.6.4.5.2. A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan/land use plan and explaining why the action is reasonable and in the public interest.

4.6.4.5.3. A statement approving the zoning amendment and containing at least all of the following:

4.6.4.5.3.1. A declaration that the approval is also deemed an amendment to the comprehensive plan/land use plan. The Town Council shall not require any additional request or application for amendment to the comprehensive plan/land use plan.

4.6.4.5.3.2. An explanation of the change in conditions the Town Council took into account in amending the Ordinance to meet the development needs of the community.

4.6.4.5.3.3. Why the action was reasonable and in the public interest.

Agenda Item #3: Zoning Ordinance Map Amendment – Rezone of 8 Parcels on West Broad Street from R-12 (Medium-Density Residential) to O-I (Office & Institutional) – Tabled at the October 6, 2025 Council Meeting

Mayor Campbell may call upon Town Planner Rusty Worley to present this agenda item. Town of Elizabethtown is the Petitioner requesting rezone of 8 parcels on W. Broad Street from R-12 to O-I (ATTACHS. #3).

REQUEST: Council is requested to approve/disapprove of the Zoning Ordinance Map Amendment request.

Council should use one (1) of the following statements when making a motion;

4.6.4.5.1. A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan/land use plan and explaining why the action taken is reasonable and in the public interest.

4.6.4.5.2. A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan/land use plan and explaining why the action is reasonable and in the public interest.

4.6.4.5.3. A statement approving the zoning amendment and containing at least all of the following:

4.6.4.5.3.1. A declaration that the approval is also deemed an amendment to the comprehensive plan/land use plan. The Town Council shall not require any additional request or application for amendment to the comprehensive plan/land use plan.

4.6.4.5.3.2. An explanation of the change in conditions the Town Council took into account in amending the Ordinance to meet the development needs of the community.

4.6.4.5.3.3. Why the action was reasonable and in the public interest.

Agenda Item #4: Resolution #R-2025-39 – Surplus Property – 42 Each Holiday Snowflakes - Sale via GovDeals.com

Mayor Campbell may call upon Public Works/Engineering Services Director Steve Duffy to present this agenda item (ATTACHS. #4).

REQUEST: Council is requested to approve the Resolution.

Agenda Item #5: Resolution for Town to Oppose the Fuquay-Varina Interbasin Transfer (IBT)

Interim Town Manager Pat DeVane may be called upon to present this agenda item. The Town of Fuquay-Varina, a fast-growing Raleigh suburb, wants to pull up to 6.17 million gallons per day from the Cape Fear River to keep up with demand for drinking water. Once the water has been used, the town wants to discharge the treated wastewater from its sewage treatment plants into the nearby Neuse River basin instead of the Cape Fear basin. A Resolution Opposing the Fuquay-Varina Interbasin Transfer and Request for Additional Comment is being provided for Council consideration (ATTACH. #5). The potential impacts to the communities served by the Cape Fear Basin Water Utilities include increased risk of water shortages during periods of drought; less potential future economic development opportunities; and reduced water flow or quality for recreational use.

REQUEST: Council is requested to approve the Resolution.

ADMINISTRATIVE MATTERS:

Agenda Item #6: McLean Street Ditch Update

Town Attorney Goldston Womble may be called upon to update Council as to when to expect a signable document (Utility Easement Agreement) for the involved property owners on McLean Street.

REQUEST: Council is requested to hear the update from Town Attorney.

Agenda Item #7: Policy for Underground Utility Contractors Working in Town

Mayor Campbell may call upon Public Works/Engineering Services Director Steve Duffy to present this agenda item. Copy of proposed policy provided (ATTACH. #7).

REQUEST: Council is requested to consider adopting the presented policy.

Agenda Item #8: Budget Amendment - #2026-03

Mayor Campbell may call upon Finance Director Sharon Penny to present this agenda item.
Copy of Budget Amendment provided (ATTACH. #8).

REQUEST: Council is requested to approve this Budget Amendment.

CLOSED SESSION:

Agenda Item #9: Closed Session

Mayor Sylvia Campbell will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(3) – Economic Development, NCGS 143-318.11(a)(5) – Employment and NCGS 143-318.11(a)(6) – Personnel

Upon Completion of Closed Session, Mayor Campbell will entertain a motion and a second to exit Closed Session with return to Open Session for any action that may need to be taken.

Agenda Item #10: Consideration of Incentive Grant Agreement with VectorTex USA

Mayor Campbell may call upon Interim Town Manager Pat DeVane to present this agenda item. Town Attorney Goldston Womble will report on the progress being made on the Incentive Grant Agreement.

REQUEST: Council is requested to consider the Incentive Grant Agreement document if ready at this meeting.

Agenda Item #11: Consideration of Contract for Interim Town Manager

Mayor Campbell may call upon Town Attorney Goldston Womble to present this agenda item.

REQUEST: Council is requested to consider the Interim Manager Contract.

- **Adjournment** - Mayor Campbell will entertain a Motion and Second to adjourn the meeting.

**TOWN OF ELIZABETHTOWN
NOTICE OF PUBLIC
HEARING**

"Fayetteville Observer"
Publication Dates:
11/25/2025 & 12/02/2025

**Proposed Zoning Map
Amendment, Town of
Elizabethtown, North
Carolina.** Pursuant to NCGS
160A-364, 385 and 386, the
Town of Elizabethtown will
conduct a public hearing
on Monday, December 15,
2025 at 12 o'clock Noon in
the Elizabethtown Municipal
Building. Town Council will
consider the following:

Rezoning Request

Petitioner: Town of
Elizabethtown

Case Number: RZ-11-2025-4

PIN #: Portion of Parcel ID
#0026604

Request: To Rezone from HI
(Heavy Industrial) to LI (Light
Industrial)

All interested citizens are
invited to attend the meeting.
**Citizens desiring to speak
on the rezoning request
must sign-in to speak prior
to the beginning of the
Noon meeting.** Those who
wish to view a copy of the
rezoning application may do
so by contacting the Planning
Department during regular
business hours at (910) 86
2066, Ext. 2014.

ATTACHS. #1

11/25 12/2 2025

TOWN OF ELIZABETHTOWN
PLANNING & COMMUNITY DEVELOPMENT

CERTIFICATION OF NOTICE TO PROPERTY OWNERS

I, Patrick B. DeVane, Interim Town Manager, do hereby certify to Town Council of the Town of Elizabethtown, that in accordance with the provisions of G.S. 160A-384, the owner of the property involved in the zoning classification action described below and the owners of the parcels of land abutting the property involved in the zoning classification action described, received a notice of the proposed classification by first class mail.

Case Number: RZ 11-2025-04

Petitioner: Town of Elizabethtown

Parcel ID Number: 140949

Zoning Classification Action: Rezone from H-I (High Industrial) to L-I (Light Industrial)

OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
Sioux Honey Cooperative Assn.	P.O. Box 388	Sioux City	IA	51102
Bladen's Bloomin' Agri-Industrial	218A Aviation Pkwy.	Elizabethtown	NC	28337
Town of Elizabethtown	P.O. Box 700	Elizabethtown	NC	28337
Debbie Lewis	1933 Pineville Dr.	Hope Mills	NC	28348
James E. Lewis	5429 Euclid	Philadelphia	PA	19131
Teasie Mae Lewis Nance	4217 Granada Ave.	Baltimore	MD	21215
Bertha Brown	1049 Belmont Ave.	Philadelphia	PA	19104

Patrick B. DeVane
Patrick B. DeVane, Interim Town Manager

12-5-2025
Date

I, Juanita Hester, Town Clerk for the Town of Elizabethtown, do certify that the above-described notifications were mailed, and the property was posted with the Public Hearing information.

Juanita Hester
Juanita Hester, Town Clerk

12/5/2025
Date

**TOWN OF ELIZABETHTOWN
PLANNING & COMMUNITY DEVELOPMENT**

MEMORANDUM

DATE: December 5, 2025
TO: Mayor Sylvia Campbell and Town Council
FROM: Elizabeth Cole, Chairperson
Planning Board Members
RE: Petitioner: Town of Elizabethtown
Case Number: RZ 11-2025-04
Parcel #: 140949

Pursuant to the Elizabethtown Zoning Ordinance, Article 4, the Planning Board considered the above-referenced application during a regular meeting on December 4, 2025. The Petitioner is requesting to rezone Parcel #140949 from High Industrial (H-I) to Light Industrial (L-I).

After consideration of the information presented at the meeting, the Planning Board forwards to Town Council a favorable recommendation to approve the Rezoning request. The Rezone request is consistent with the adopted comprehensive plan/Land Use Plan.

PERMITTED USES FOR ZONING DISTRICT L-1

2025

ACCESSORY USES/BUILDINGS:

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Accessory buildings/structures

Accessory uses

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Child care center (as an accessory use for a principal business/industry)

Office uses as an accessory use to an industrial type activity, and being located on the same lot

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Fences and walls

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Satellite dish antennas

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Solar energy generating facility, accessory

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Swimming pools, private Temporary storage facility (portable storage units)

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Wind energy generating facility, accessory

EDUCATIONAL:

Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property

SPECIAL USE: Schools (non-academic); commercial, vocational, public or private to include music and dance studios

INSTITUTIONAL:

SPECIAL USE: Emergency management operation

SPECIAL USE: Fire stations

Municipal utility facilities, above ground

MANUFACTURING AND INDUSTRIAL:

Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and the like

Dairy products processing

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons

Foundry casting, light weight, nonferrous metal not causing noxious fumes, noise or odors

Frozen food lockers

Laboratories, medical, research

Machine shop, excluding: punch press over 20 tons rated capacity, drop hammers and automatic screw machines

Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products; including heating and ventilating ducts and equipment, cornices, eaves and the like

Manufacturing of musical instruments, toys, novelties, and rubber and metal stamps

Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas

Textile manufacture

OFFICES, PROFESSIONAL AND SERVICES:

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Condominium, commercial

RECREATIONAL:

Community buildings, not for commercial gain

Golf courses, par three or miniature courses

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Fairgrounds, carousels, roller coaster, ferris wheels, super slides and the like

Golf driving ranges

RESIDENTIAL:

Dwellings for caretaker or domestic employee and immediate family on premises where employed

RETAIL SALES AND SERVICES:

Arts and crafts supply and retail sales

SPECIAL USE: Automobile, motorcycle race tracks, demolition derbies

Automobile parking lots, commercial, may be for monetary gain

Automobile parking lots, serving non-residential uses in another district

Automobile parking lots serving uses permitted in district in which lot is located

PERMITTED USE WITH SPECIAL REGULATIONS: Automobile service station, not including outside storage of used, wrecked, inoperable, or dismantled automobiles

Bakeries, bottling works

Bakeries selling at retail products produced on premises

Barber/beauty salons

Broadcasting studios, radio, TV
Building supplies and sales
Carpet, rug, bag cleaning establishments
Catering establishments
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Cleaners and dryers
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Cleaners, self service
Commercial greenhouse or nursery
PERMITTED USE WITH SPECIAL REGULATIONS: Distilleries
Drive-in restaurants
Drug stores/pharmacies
Electrical repair or contractor (open storage allowed)
Electrical shops
Exhibition buildings, galleries, or show rooms
Flower and plant sales, not enclosed
Furniture, retail sales
General contractors (open storage allowed)
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Hardware and building materials sales
Heating and air conditioning installation and repair (no open storage)
Heating and air conditioning installation and repair (open storage allowed)
Home appliance repair
Hotels, motels
PERMITTED USE WITH SPECIAL REGULATIONS: Kennels
Laboratories, experimental photo or motion picture, film or testing
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Lock and gunsmiths
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Manufactured home sales, heavy machinery sale, repair, rental, or storage
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Microbreweries/wineries
Photographic developing, processing and finishing
Plumbing repair contractor (no open storage)
Plumbing repair contractor (open storage allowed)
Printing or binding shop
Rental of goods, merchandise, and equipment (with outside storage and display of goods)
Repair and servicing of office and household equipment
Restaurants, including all eating places except: drive-in, nightclubs, clubs, lodges
Sheet metal, roofing shops
Shoe store or repair
PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Towing, automobile and truck
Woodworking shops

TRANSPORTATION:

SPECIAL USE: Airports, public and private

Transportation terminals, freight

Transportation terminals, passengers

WHOLESALE SALES AND WAREHOUSING:

Appliance distributor for wholesale

Compartmentalized storage for individual storage of residential and commercial goods

PERMITTED USE WITH SPECIAL REGULATIONS: Construction storage yards, lumber yards

Storage of goods not related to the sale or use of those goods on the same lot where they are stored

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed herein

SPECIAL USE: Storage, petroleum products in quantities greater than 100,000 gallons

Warehouses, mini (units not to exceed 400 sq. ft. each)

Warehouses, sales or service

Warehousing, general, except agricultural product warehousing

Wholesale establishments

OTHER USES:

Bona fide farms

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Forestry activities

SPECIAL USE: Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, not including service and storage yards

Signs (as permitted by Article 10, Part IV)

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Solar energy facilities, roof-mounted, parking lot cover, or building integrated (Level 1)

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Special events

Temporary buildings incidental to a construction project

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Wind farm

PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: Wireless communication facilities

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: October 6, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: PUBLIC HEARING: Rezoning Request - Petitioner Town of Elizabethtown - Case Number RZ 08-2025-01, PIN #s: 130216748628, 130216746788, 130216745978, 130215744877, 130216745944, 130211754091, 130211754034 and 130211753047 - Rezone 8 parcels on West Broad Street from R-12 to O-I

BACKGROUND: Planning Director Rusty Worley may be called upon to present this agenda item.

Copy of Public Hearing Notice, Map of 8 Parcels, Certification to Adjacent Property Owners, Planning Board Letter of Recommendation and List of Permitted Uses for Zoning District O-I.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Planning Director Rusty Worley to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (To be considered in Agenda Item #5.2)*

ATTACHMENTS:

Rezone Request - Petitioner Town of Elizabethtown - Rezone 8 Parcels on West Broad Street - 10.6.25.pdf
Permitted Uses for Zoning District O-I - 10.6.25.docx

"Fayetteville Observer"

Publication Dates:

9/16/2025 & 9/23/2025

**TOWN OF ELIZABETHTOWN
NOTICE OF PUBLIC HEARINGS**

Proposed Zoning Map Amendments, Town of Elizabethtown, North Carolina. Pursuant to NCGS 160A-364, 385 and 386, the Town of Elizabethtown will conduct two (2) public hearings on Monday, October 6, 2025 at 7:00 p.m. in the Elizabethtown Municipal Building. Town Council will consider the following:

Rezoning Request

Petitioner: Agent Katie Jernigan

Case Number: RZ 07-2025-01

PIN #: 131218313281

Request: General Rezoning Request with no specific use currently proposed for the subject property - Rezone Request from R-20 to C-1.

Rezoning Request

Petitioner: Town of Elizabethtown

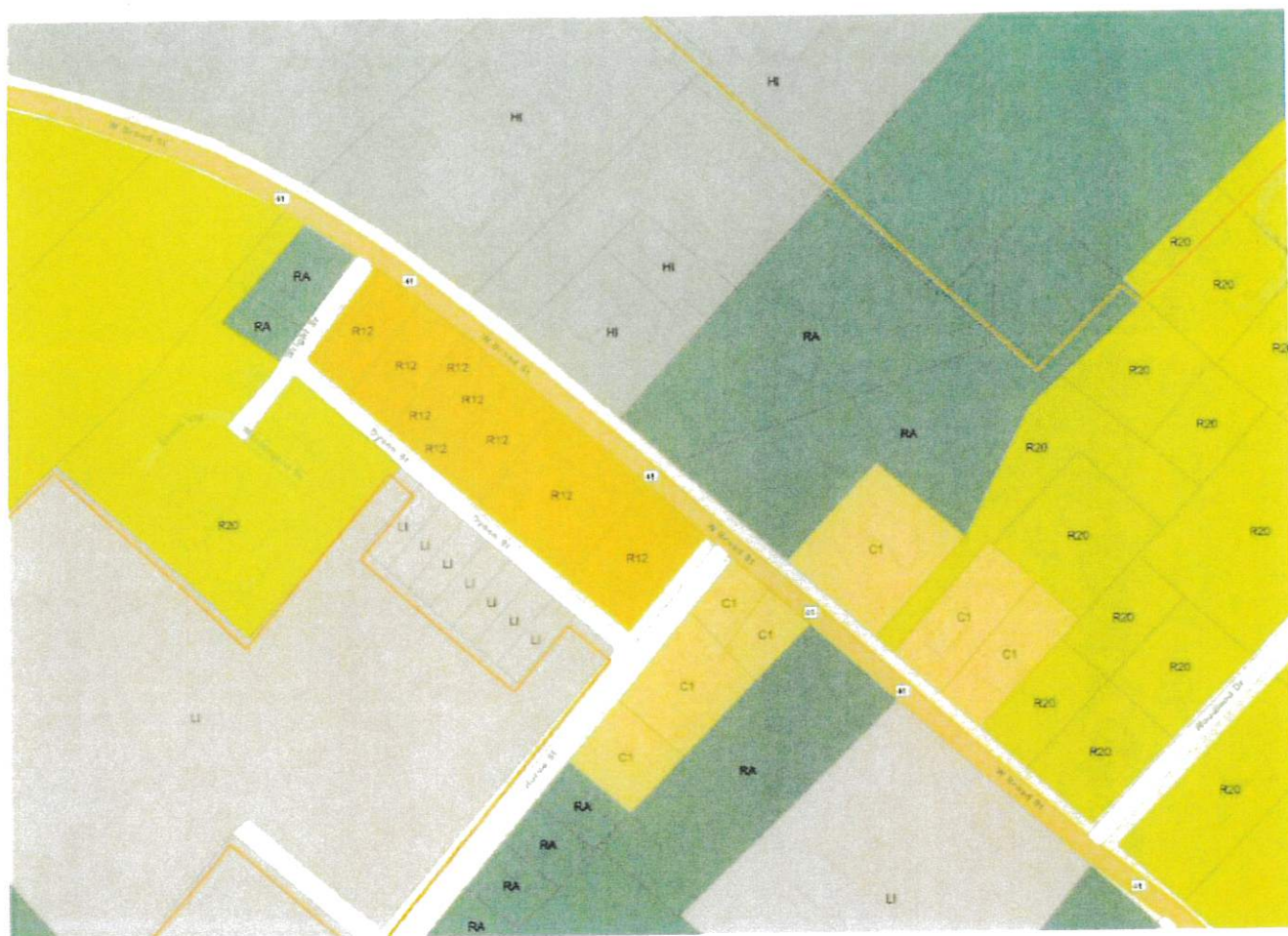
Case Number: RZ 08-2025-01

PIN #s: 130216748628, 130216746788, 130216745978, 130216744877, 130216745944, 130211754091, 130211754034, 130211753047

Request: To rezone 8 parcels of land to allow consistency with the current Land Use Plan and current use - Rezone Request from R-12 to OI.

All interested citizens are invited to attend the meeting. **Citizens desiring to speak on the rezoning requests must sign-in to speak prior to the beginning of the 7:00 p.m. meeting.** Changes may be made in the advertised proposal that reflect information presented at the hearings. Those who wish to view a copy of the rezoning applications may do so by contacting the Planning Department during regular business hours at (910)862-2066.
September 16, 23 2025
LWLM0368620





TOWN OF ELIZABETHTOWN
PLANNING & COMMUNITY DEVELOPMENT

CERTIFICATION OF NOTICE TO PROPERTY OWNERS

I, Rusty Worley, Planning Director, do hereby certify to Town Council of the Town of Elizabethtown, that in accordance with the provisions of G.S. 160A-384, the owner of the property involved in the zoning classification action described below and the owners of the parcels of land abutting the property involved in the zoning classification action described, received a notice of the proposed classification by first class mail.

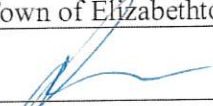
Case Number: RZ 08-2025-01

Petitioner: Town of Elizabethtown

Parcel Numbers: 130216748628, 130216746788, 130216745978, 130215744877, 130216745944, 130211754091, 130211754034, 130211753047

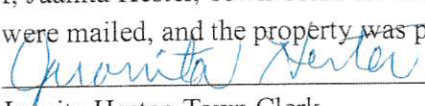
Zoning Classification Action: Rezone from R-12 (Medium Density Residential) to O-I (Office & Institutional)

OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
Russell Priest ETUX	307 Keith Avenue	Elizabethtown	NC	28337
Zinnie Wright	2915 Dyson Street	Elizabethtown	NC	28337
Randy Coy Dyson	2201 Meadow Road	Lumberton	NC	28358
James Alvin Johnson ETUX	320 Bent Pine Drive	Raleigh	NC	27603
John Breece Horton	P.O. Box 862	Elizabethtown	NC	28337
Enrique Sanchez Heirs	P.O. Box 2314	Elizabethtown	NC	28337
Town of Elizabethtown ABC Bd.	2817 W. Broad Street	Elizabethtown	NC	28337
Trico of Elizabethtown, INC	P.O. Box 730	Elizabethtown	NC	28337
DeVane Brothers, LLC	P.O. Box 5	Elizabethtown	NC	28337
Larry Donald Hopkins	3505 Dunkirk Ct.	Fayetteville	NC	28306
Tamla Eddington Powell	2909 Dyson Street	Elizabethtown	NC	28337
Cape Fear Wood, LLC	315 Barker Ten Road	Lumberton	NC	28358
Arthur Lee Wright Est.	915 M&M Street	Elizabethtown	NC	28337
David Jackson	6511 Wildcat Rd.	Harrells	NC	28444
Lillie Hamilton White	3001 Dyson St.	Elizabethtown	NC	28337
PHP Lewis Village, LLC	5184 Iron Gate	Bloomfield Hills	MI	48304
Ruby F. Sanders	6443 Peoples Road	Sodus	NY	14551
Lee Roger McDuffie	P.O. Box 1871	Elizabethtown	NC	28337
KRS Vested Interest, LLC	P.O. Box 963	Elizabethtown	NC	28337
Robert W. McKoy, Jr.	P.O. Box 460	Elizabethtown	NC	28337
Primary Maxton, LLC	P.O. Box 159	St. Pauls	NC	28384
J.W. Cross Industries, Inc.	301 Woodhouse Dr.	Elizabethtown	NC	28337
Town of Elizabethtown	P.O. Box 700	Elizabethtown	NC	28337


Rusty Worley, Planning Director

9-22-05
Date

I, Juanita Hester, Town Clerk for the Town of Elizabethtown, do certify that the above-described notifications were mailed, and the property was posted with the Public Hearing information.


Juanita Hester, Town Clerk

9/22/2025
Date

TOWN OF ELIZABETHTOWN
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: September 29, 2025
TO: Mayor Sylvia Campbell and Town Council
FROM: Elizabeth Cole, Chairperson
Planning Board Members
RE: Petitioner: Town of Elizabethtown
Case Number: RZ 08-2025-01
PIN #s: 130216748628, 130216746788, 130216745978, 130215744877,
130216745944, 130211754091, 130211754034 and 130211753047

Pursuant to the Elizabethtown Zoning Ordinance, Article 4, the Planning Board considered the above-referenced application during a regular meeting on August 26, 2025. Petitioner Town of Elizabethtown is requesting to rezone 8 parcels on W. Broad Street, as identified above, from R-12 (Medium-Density Residential) to O-I (Office & Institutional) to allow consistency with the current Land Use Plan and current use.

After consideration of the information presented at the meeting, the Planning Board forwards a favorable recommendation for Town Council to **approve** the Rezoning request. The Rezone Request is consistent with the adopted Land Use Plan.

PERMITTED USES FOR ZONING DISTRICT O-1

2025

ACCESSORY USES/BUILDINGS:

Accessory buildings/structures

Accessory uses

Cemetery as an accessory use to a church, including columbarium

Child care center (as an accessory use for a principal business/industry)

Dwelling (as an accessory for a principal business)

Fences and walls

Satellite dish antennas

Solar energy generating facility, accessory

Swimming pools, commercial/community

Swimming pools, private

Temporary storage facility (portable storage units)

Wind energy generating facility, accessory

EDUCATIONAL:

SPECIAL USE: Colleges, universities including fraternity, sorority houses, dormitories, and incidental uses when on the same unit of property

SPECIAL USE: Schools (academic); kindergarten, elementary, secondary, public or private

SPECIAL USE: Schools (non-academic); commercial, vocational, public or private to include music and dance studios

INSTITUTIONAL:

SPECIAL USE: Cemetery, mausoleum, or columbarium

Churches, synagogues, temples and other places of worship, rectories, Sunday Schools

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Clubs and lodges, private, non-profit

SPECIAL USE: Correctional, penal institutions, jails

SPECIAL USE: Fire stations

Funeral homes

Government buildings/offices

SPECIAL USE: Hospitals, sanitarium

SPECIAL USE: Municipal utility facilities, above ground

Philanthropic, charitable institutions

Public buildings, libraries, museums, art galleries, and the like

MANUFACTURING AND INDUSTRIAL:

Laboratories, medical, research

OFFICES, PROFESSIONAL AND SERVICES:

Accounting agencies

Advertising agencies

Agencies, including, but not limited to, travel, brokers, insurance, loan, employment

Attorney's offices

Banks, savings and loan and similar financial institutions

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Condominium, commercial

Contractor's offices (no outside storage)

Engineering/surveying/architectural services – general

Insurance office

Interior decorating service

Medical, dental, paramedical, chiropractor offices

Medical support offices (testing labs)

Office, clerical, research and services not primarily related to goods and merchandise

Opticians

Real estate office/appraisal

RECREATIONAL:

SPECIAL USE: Community buildings, not for commercial gain

Indoor athletic and exercise facilities

Indoor tennis and squash courts

SPECIAL USE: Outdoor athletic and exercise facilities

SPECIAL USE: Privately-owned outdoor recreational facilities

SPECIAL USE: Publicly-owned and operated outdoor recreational facilities, public parks

SPECIAL USE: Swimming clubs

SPECIAL USE: Tennis courts, commercial

RESIDENTIAL:

Adult care home (over 6 residents)

SPECIAL USE: Dwellings for caretaker or domestic employee and immediate family on premises where employed

SPECIAL USE WITH SUPPLEMENTAL REGULATIONS: Dwelling, condominium (residential)

Dwelling, multi-family (other than townhouses and condominiums), 1 building per lot

Dwelling, single-family

SPECIAL USE: Dwelling, townhouses

Multi-unit assisted housing with services

SPECIAL USE: Orphanages

Rooming and boardinghouse

Small child care center

Temporary emergency, construction, and repair residences

Tiny houses
Tourist homes

RETAIL SALES AND SERVICES:

Antiques and gift retail stores
SPECIAL USE: Automobile parking lots, commercial, may be for monetary gain
SPECIAL USE: Automobile parking lots serving nonresidential uses in another district
Automobile parking lots serving uses permitted in district in which lot is located
Battery charging station
Bed and breakfast homes
Broadcasting studios, radio, TV
Carpet, rug, bag cleaning establishments
Child care center
Daycare facility, adult
SPECIAL USE: Drug stores/pharmacies
Electrical repair or contractor (no open storage)
General contractors (no open storage)
Health spa
Homestay
Kennels
Lock and gunsmiths
Nail/tanning salon
SPECIAL USE: Nursing home
Office supplies
Private postal shipping and receiving
Veterinarian, animal clinic, no outside kennel
Whole-house lodging

OTHER USES:

Bona fide farms
Community gardens
Forestry activities
SPECIAL USE: Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, not including service and storage yards
Signs (as permitted by Article 10, Part IV)
Solar energy facilities, roof-mounted, parking lot cover, or building integrated (Level 1)
Special events
Temporary buildings incidental to a construction project

TOWN OF ELIZABETHTOWN

**Resolution Authorizing the Disposition of
Certain Personal Property Declared Surplus**

#R-2025-39

Whereas, GS 160A-270(c) allows the Town Council to sell personal property at electronic auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the property at electronic auction; and

Whereas, the Town Manager has recommended that the following items be sold at electronic auction as surplus property:

42 each - 6 ft. Holiday Snowflakes

Now, therefore, be it resolved, by the Elizabethtown Town Council that the Interim Town Manager or his designee (Greg Taylor, Facilities & Public Works Manager) are authorized to sell at electronic auction @ www.GovDeals.com, the surplus property above-described per the terms and conditions as specified in the GovDeals contract approved by this Council and in accordance with G.S. 160A-270(c). The terms of the sale shall be net cash. The Town Clerk is directed to publish at least once and not less than 10 days before the date of the auction, a copy of this resolution or a notice summarizing its content as required by NCGS 160A-270(c).

Adopted this 15th day of December, 2025.

Sylvia Campbell, Mayor

ATTEST:

Juanita Hester, Town Clerk

DISPOSITION OF TOWN OF ELIZABETHTOWN PROPERTY

Requesting Department Public Works

Vehicle or Equipment: (42ea) 6' Holiday Snowflakes

Year / Model / Make: _____

Serial Number: _____

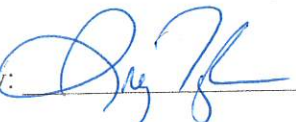
Present Mileage: _____

Estimated Value: \$4,200

Remarks: (Brief justification of why property needs to be disposed of)

Snowflakes have bad bulb sockets
and some are rusted. We have been
cycle old ones out the last two years.
We have 14 left to have all of them
replaced.

Recommended minimum disposition price (optional): \$ 100 ea

By:  \$4,200 total

Date: 12-10-25



TOWN OF ELIZABETHTOWN

RESOLUTION OPPOSING THE FUQUAY-VARINA INTERBASIN TRANSFER AND REQUEST FOR ADDITIONAL COMMENT

#R-2025-40

WHEREAS, on September 1, 2020, the Town of Fuquay-Varina (Town) submitted a Notice of Intent to Request an Interbasin Transfer (IBT) requesting an average day transfer of approximately 4 million gallons per day (MGD) and a maximum day transfer of 8 MGD from the Cape Fear River basin to the Neuse River basin; and

WHEREAS, over five years after submitting its Notice of Intent, the Town released a draft Environmental Impact Statement (DEIS) identifying a preferred alternative of sourcing water from the Tri-Rivers Water Treatment Plan in the Cape Fear River basin and seeking approval to transfer 6.17 million gallons per day from the Cape Fear River basin (2-3) to the Neuse River basin (10-1). The DEIS is nearly 2,000 pages; and

WHEREAS, Fuquay-Varina's DEIS does not account for any of the 6.17 million gallons per day to be returned from the benefiting Neuse River basin to the impacted Cape Fear River basin at any time; and

WHEREAS, published documents indicate the Town has purchased a total of 6 million gallons of water capacity from the City of Sanford via the Tri-Rivers Water Treatment Plant; and

WHEREAS, presently the Town receives up to a total of 4.25 MGD of potable water from the City of Raleigh, Harnett County, and Johnston County on a contractual basis; and

WHEREAS, the Cape Fear Public Utility Authority (Authority), Brunswick County, Pender County, and the Lower Cape Fear Water and Sewer Authority (collectively, Cape Fear Basin Water Utilities) and Bladen County and others rely upon the Cape Fear River as the source of water; and

WHEREAS, data reflects that the removal, without return, to the Cape Fear River Basin may result in the overallocation of the Cape Fear River waters leading to substantial adverse environmental and economic effects to the downstream communities; and

WHEREAS, the potential impacts to the communities served downstream include increased risk of water shortages during periods of drought; less potential future economic development opportunities; and reduced water flow or quality for recreational use; and

WHEREAS, the Town has not provided any measures or alternatives to avoid detrimental impacts upon the currently authorized Local Water Supply Plans of the downstream municipalities. Drought conditions throughout the State have affected the flow of the Cape Fear River, the net effect of the IBT would result in negative water quantity and quality, particularly during periods of drought or low river flow; and

ATTACH. #5

WHEREAS, the communities served by the Cape Fear River will be detrimentally impacted by this IBT certificate request, while those communities benefiting from the request will be positioned for growth and increased economic development; and

WHEREAS, furthermore, the November 4, 2025 announcement stated that the EMC would hold a series of public hearings regarding the Town's DEIS, to be held December 4, 2025 in Fayetteville, NC; December 9, 2025 in Raleigh, NC; and December 11, 2025 in Pittsboro, NC; and

WHEREAS, despite the substantial impact of the Town's DEIS and IBT certificate request, the closest hearing location is Fayetteville, NC; and

WHEREAS, due process requires that those impacted be offered both notice and an opportunity to be heard. The locations of the hearings are centrally located to the beneficiaries of the Town's IBT certificate request, but do not provide the same access and opportunity to be heard by impacted communities downstream.

NOW, THEREFORE, BE IT RESOLVED that the Town of Elizabethtown opposes the Town of Fuquay-Varina IBT certificate request and draft Environmental Impact Statement as submitted and amended; and

BE IT FURTHER RESOLVED that the Town of Elizabethtown opposes any IBT certificate request affecting the Cape Fear River basin that does not account for the return of the water so removed and respectfully requests:

1. The North Carolina Environmental Management Commission needs to allow the downstream users additional time to respond and submit comments to the DEIS and requested IBT Certificate.
2. The North Carolina Environmental Management Commission to hold an additional, fourth public hearing on the draft Environmental Impact Statement in New Hanover County during the month of December 2025, to allow the public to attend and provide relevant comments on the DEIS and requested IBT Certificate.

Adopted this 15th day of December, 2025.

Sylvia Campbell, Mayor

ATTEST:

Juanita Hester, Town Clerk

Underground Utility Contractors Permitting Procedures

1. Notify the Town of intentions and submit a Land Use Application (rev.11/20/2025). The intentions portion of the submission should show both the immediate (2-4 week) expectations and the long range (1-3 month) construction build out.
2. Provide a reasonable schedule for the locations and timeframes of the work.
3. If traffic may be affected, provide a traffic signage plan and if necessary, flagger locations. If work is performed in the state Right-of Way the traffic plan should meet NCDOT Work Zone Traffic Standards.
4. NC811 Locate ticket must be completed for each project area.
5. Copies of the following:
 - a. Contractors License
 - b. Town Business License
 - c. Contractors Liability Insurance
6. An English-speaking site supervisor must be **present** on the work sites during all active work periods to ensure communication with workforce.
7. Copies of the approved Land Use Application must be maintained onsite during active work periods.

Contractors are notified of the following permitted work periods:

Days of the Week	April through October	November through March
Monday through Thursday	7am to 6pm	7am to 5pm
Friday	7am to 3:30pm	7am to 3:30pm
Weekends	No Work	No Work
Holidays	No Work	No Work

Contractor personnel should be departing the worksites by the end of the authorized work period. Any special exception requests for temporary alteration of the authorized work periods must be submitted 48 hours in advance of the requested modification. Emergency circumstances will be evaluated on a case-by-case basis.

Town of Elizabethtown
Budget Amendment #2026-03
FY 2025 - 2026

The Town of Elizabethtown Town Council, at a meeting on the 15th day of December, 2025 passed the following ordinance.

BE IT ORDAINED that the following budget amendment be approved for the fiscal year ending June 30, 2026.

ACCOUNT CLASSIFICATION	APPROVED BUDGET FY 2025-2026	Increase/ (Decrease)	APPROVED REVISED BUDGET
Revenues:			
Ad Valorem Taxes	\$ 1,960,050.00		\$ 1,960,050.00
Business District Taxes	\$ 40,500.00		\$ 40,500.00
Motor Vehicle Taxes	\$ 221,000.00		\$ 221,000.00
Interest & Penalties on Taxes	\$ 22,750.00		\$ 22,750.00
Local Option Sales Tax	\$ 825,000.00		\$ 825,000.00
Franchise Taxes	\$ 313,000.00		\$ 313,000.00
Interest on Investments	\$ 180,000.00		\$ 180,000.00
Powell Bill Funds	\$ 135,000.00		\$ 135,000.00
Other Revenue	\$ 2,189,849.00	\$ 428.00	\$ 2,190,277.00
Fund Balance Appropriated	\$ 387,018.20	\$ 7,900.00	\$ 394,918.20
TOTAL GENERAL FUND REVENUE	\$ 6,274,167.20	\$ 8,328.00	\$ 6,282,495.20
Water Usage Charges	\$ 936,400.00		\$ 936,400.00
Sewer Usage Charges	\$ 1,102,400.00		\$ 1,102,400.00
Late/Reconnect Fees	\$ 85,000.00		\$ 85,000.00
Other Revenue	\$ 71,700.00	\$ 132,250.00	\$ 203,950.00
Fund Balance Appropriated	\$ -	\$ 151,234.00	\$ 151,234.00
TOTAL UTILITY FUND REVENUE	\$ 2,195,500.00	\$ 283,484.00	\$ 2,478,984.00

ACCOUNT CLASSIFICATION	APPROVED BUDGET FY 2025-2026	Increase/ (Decrease)	APPROVED REVISED BUDGET
Expenditures:			
Governing Body (4110)	\$ 56,500.00	\$ 7,900.00	\$ 64,400.00
Administration (4120)	\$ 537,744.00		\$ 537,744.00
Finance (4130)	\$ 292,480.00		\$ 292,480.00
Public Works (4145)	\$ 811,335.00		\$ 811,335.00
IT (4150)	\$ 85,516.00		\$ 85,516.00
Public Facilities (4190)	\$ 306,676.00		\$ 306,676.00
Police (4310)	\$ 1,606,254.00	\$ 428.00	\$ 1,606,682.00
Fire (4340)	\$ 988,878.00		\$ 988,878.00
Streets (4510)	\$ 19,550.00		\$ 19,550.00
Powell Bill (4515)	\$ 404,149.00		\$ 404,149.00
Solid Waste (4710)	\$ 602,900.00		\$ 602,900.00
Planning (4910)	\$ 148,865.00		\$ 148,865.00
Recreation (6120)	\$ 16,750.00		\$ 16,750.00
Farmers' Market (6130)	\$ 8,468.20		\$ 8,468.20
Airport (6150)	\$ 68,700.00		\$ 68,700.00
Special Appropriations (6170)	\$ 289,402.00		\$ 289,402.00
Restricted Grants & Donations (6210)	\$ 30,000.00		\$ 30,000.00
 TOTAL GENERAL FUND APPROP.	 \$ 6,274,167.20	 \$ 8,328.00	 \$ 6,282,495.20
 Water Services (7130)	 \$ 939,727.00	 \$ 283,484.00	 \$ 1,223,211.00
Sewer Services (7140)	\$ 1,155,773.00		\$ 1,155,773.00
Utility Appropriations (8168)	\$ 100,000.00		\$ 100,000.00
 TOTAL UTILITY FUND APPROP.	 \$ 2,195,500.00	 \$ 283,484.00	 \$ 2,478,984.00

DULY ADOPTED this the 15th day of December 2025 by the Elizabethtown Town Council at
Elizabethtown, North Carolina

Sylvia Campbell, Mayor

Attest: _____
Juanita Hester, Town Clerk

Patrick B. DeVane, Interim Town Manager

TOWN OF ELIZABETHTOWN
BUDGET AMENDMENT #2026-03
DETAIL

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Justification</u>
<u>Revenue</u>			
10-2990-200	General Fund - Fund Balance Appropriated	\$ 7,900.00	Early Voting Expense
10-3500-311	Police Miscellaneous Revenue	\$ 178.00	Officer Fees from Bladen County
10-3500-311	Police Miscellaneous Revenue	\$ 250.00	Donation from Tractor Supply
30-3500-371	Proceeds from Sale of Fixed Assets	\$ 132,250.00	Sale of 5 acres in industrial park to Biogrow
30-2990-200	Utility Fund - Fund Balance Appropriated	\$ 151,234.00	Transfer of land in Industrial Park to BBAI
	TOTAL	\$ 291,812.00	
<u>Expenditures</u>			
10-4110-399	Gov. Body - Election Expenses	\$ 7,900.00	
10-4310-122	Police - Overtime Pay	\$ 178.00	
10-4310-200	Police - Overtime Pay	\$ 250.00	
30-7130-505	Water - Loss of Disposition of Fixed Assets	\$ 270,884.00	Transfer of land in Industrial Park to BBAI
30-7130-500	Water - Capital Outlay	\$ 12,600.00	Cost to clear the 5 acres in industrial park
	TOTAL	\$ 291,812.00	