



**ELIZABETHTOWN  
COUNCIL  
RESCHEDULED MEETING  
7:00 PM, Monday, December 8, 2025**

1. OPENING AND CALL TO ORDER

1.1 Opening and Call to Order

Mayor Sylvia Campbell will call the meeting to order.

2. PRESENTATION OF COLORS, PLEDGE OF ALLEGIANCE AND INVOCATION

2.1 Presentation of Colors, Pledge of Allegiance and Invocation

Cadets from the Paul R. Brown Leadership Academy will present the Colors and all will join in reciting the Pledge of Allegiance.

Mayor Pro Tem Rufus Lloyd will give the Invocation.

*After the Invocation, Bladen County Commissioner Chairman, Cameron McGill, and now Elizabethtown resident, has requested time to give a few brief remarks.*

3. APPROVE CONSENT AGENDA ITEMS

3.1 Approve Consent Agenda Items

Council is requested to approve the Consent Agenda items presented.  
[Consent Agenda Documentation - 12.8.25 Rescheduled Mtg..pdf](#)

4. ORGANIZATIONAL MEETING ITEMS

4.1 Oaths of Office - Re-elected Officials

Mayor Sylvia Campbell will call upon Town Attorney Goldston Womble to administer the Oaths of Office to Re-elected Officials Paula Greene, Rufus Lloyd and Bobby Kinlaw.  
[Oaths of Office - Re-elected Officials - Paula Greene - Rufus Lloyd - Bobby Kinlaw - 12.8.25.pdf](#)

4.2 Oath of Office - Newly-Elected Official

Mayor Sylvia Campbell will call upon Town Attorney Goldston Womble to administer the Oath of Office to Newly-Elected Official Bruce Dickerson.  
[Oath - Bruce Dickerson - Town Council Member - 12.8.25.docx](#)

- 4.3 Appointment of Mayor Pro Tem  
Council is requested to appoint/elect the Mayor Pro Tem.

5. PUBLIC HEARING

- 5.1 Public Hearing - Rezoning Request - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number RZ-11-2025-01 - Rezone Parcel #50336 from Bypass Commercial (B-C) to Light Industrial (L-I)  
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 #6.1)*

Public Hearing Notice - Application - Certification of Public Hearing Notices to Adjacent Property Owners - 12.8.25.pdf

Permitted Uses for Zoning District L-I - 12.8.25.pdf

6. ORDINANCES/RESOLUTIONS/PROCLAMATIONS

- 6.1 Consideration for Zoning Ordinance Map Amendment - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number RZ-11-2025-01 - Rezone Parcel #50336 from Bypass Commercial (B-C) to Light Industrial (L-I)  
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.*

7. PRESENTATIONS

- 7.1 Interim Town Manager Update  
Council is requested to hear the updates.

8. ADMINISTRATIVE MATTERS

8.1 Competitive Police Salary Discussion

Council is requested to hear from Police Chief Mark McMichael and to provide direction, comments or questions to staff. This item was scheduled for discussion at the Town's Annual Budget Planning Retreat on February 24, 2026.

9. OTHER BUSINESS

9.1 "Briefly" (*Reminders and announcements are made at this time*)

Interim Town Manager Pat DeVane may be called upon to present this agenda item.

[Peak Agenda - Briefly - 12.8.25 Rescheduled.docx](#)

[Department Head Update Report - 12.8.25.pdf](#)

10. OPEN FORUM

10.1 Open Forum

Council is requested to listen to any public concern or comments received.

[Sign-In Sheet - Open Forum - 12.8.25.docx](#)

11. CLOSED SESSION

11.1 Closed Session - *To Be Conducted at the 7 p.m. Meeting*

A Closed Session will be conducted in accordance with NCGS 143.318.11(a)(4) - Economic Development, NCGS 143.318.11(a)(5) - Employment and NCGS 143.318.11(a)(6) - Personnel.

12. CONSIDERATION OF THE INCENTIVE GRANT AGREEMENT WITH BLADEN'S BLOOMIN' AGRI-INDUSTRIAL

12.1 Consideration of the Incentive Grant Agreement with Bladen's Bloomin' Agri-Industrial

Council is requested to consider the Incentive Grant Agreement.

13. CONSIDERATION OF CONTRACT FOR INTERIM TOWN MANAGER PAT DEVANE

13.1 Consideration of Contract for Interim Town Manager Pat DeVane

Council is requested to consider the Contract.

14. ADJOURNMENT

14.1 Adjournment

Mayor Sylvia Campbell will entertain a motion and a second to **RECESS** this meeting to be reconvened on Monday, December 15, 2025 at Noon.

**Item Cover Page**

**COUNCIL AGENDA ITEM REPORT**

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** OPENING AND CALL TO ORDER

**SUBJECT:** Opening and Call to Order

**BACKGROUND:**

**SUGGESTED ACTION:** Mayor Sylvia Campbell will call the meeting to order.

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**ATTACHMENTS:**

# Item Cover Page

**COUNCIL AGENDA ITEM REPORT**

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** PRESENTATION OF COLORS, PLEDGE OF ALLEGIANCE AND INVOCATION

**SUBJECT:** Presentation of Colors, Pledge of Allegiance and Invocation

**BACKGROUND:** Cadets will present the Colors and all will join in reciting the Pledge of Allegiance.

**SUGGESTED ACTION:** Cadets from the Paul R. Brown Leadership Academy will present the Colors and all will join in reciting the Pledge of Allegiance.

Mayor Pro Tem Rufus Lloyd will give the Invocation.

*After the Invocation, Bladen County Commissioner Chairman, Cameron McGill, and now Elizabethtown resident, has requested time to give a few brief remarks.*

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**ATTACHMENTS:**

# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025  
**SUBMITTED BY:** Juanita Hester  
**ITEM TYPE:** Request  
**AGENDA SECTION:** APPROVE CONSENT AGENDA ITEMS  
**SUBJECT:** Approve Consent Agenda Items

**BACKGROUND:** A Consent Agenda includes several items for approval by the Board in a single motion. Documentation concerning these items are provided in the attached agenda material. Upon request from any one Board member, any item listed under the Consent Agenda shall be removed from the Consent Agenda and considered separately. After any items have been removed and the Consent Agenda is set, the Mayor will state the items on the Consent Agenda and moves to adopt it.

**Copy of Consent Agenda Documentation provided.**

**SUGGESTED ACTION:** Council is requested to approve the Consent Agenda items presented.

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**ATTACHMENTS:**  
[Consent Agenda Documentation - 12.8.25 Rescheduled Mtg..pdf](#)



**Consent Agenda Items  
December 8, 2025  
Rescheduled Town Council Meeting**

- A. Proposed Agenda – Agenda considered *proposed* until approved by the Board  
**ACTION RECOMMENDED: Approval**
  
- B. November 3, 2025 Noon Meeting Minutes **ATTACH. #B**  
**ACTION RECOMMENDED: Approval**
  
- C. November 3, 2025 7 p.m. Meeting Minutes **ATTACH. #C**  
**ACTION RECOMMENDED: Approval**
  
- D. November 3, 2025 Closed Session Minutes **ATTACH. #D**  
***(To Be Distributed to Council at 7 p.m. Mtg.)***
  
- E. November 18, 2025 Special Called Meeting Mins. **ATTACH. #E**  
**ACTION RECOMMENDED: Approval**
  
- F. November 18, 2025 Closed Session Mins. **ATTACH. #F**  
***(To Be Distributed to Council at 7 p.m. Mtg.)***
  
- G. Monthly Financial Report **ATTACH. #G**  
**ACTION RECOMMENDED: Approval**
  
- H. Audit Contract Amendment **ATTACH. #H**  
**ACTION RECOMMENDED: Approval**
  
- I. Tax Releases **ATTACH. #I**  
**ACTION RECOMMENDED: Approval**

**“UNOFFICIAL”**

TOWN OF ELIZABETHTOWN

November 3, 2025

Noon Meeting

The Elizabethtown Town Council met on Monday, November 3, 2025 at 12 o'clock Noon in the Council Chambers. Those present were Mayor Sylvia Campbell, Mayor Pro Tem Rufus Lloyd, Council Members Rich Glenn, Bobby Kinlaw, Herman Lewis and Ricky Leinwand. Also present were Interim Town Manager Pat DeVane and Town Attorney Goldston Womble. Department Heads in attendance included Police Chief Mark McMichael, Fire Chief Hollis Freeman, Finance Director Sharon Penny, Public Works/Engineering Services Director Steve Duffy and Town Clerk Juanita Hester. There were no representatives from the Press. Others in attendance included Ms. Brenda Clark and Mrs. Nancy Willis. Absent: Council Member Paula Greene and Planning Director Rusty Worley.

Item #1.1 Opening and Call to Order

Mayor Sylvia Campbell opened the meeting and called to order. Mayor Campbell then called upon Mayor Pro Tem Rufus Lloyd to give the Invocation.

Item #2.1 Presentation of Colors, Pledge of Allegiance and Invocation

The presentation of Colors will be made by the Paul R. Brown Leadership Academy Cadets at the evening meeting.

Item #3.1 Approve Consent Agenda Items

Several questions were received from Council Members reference Finance Director Sharon Penny's Grant Project Ordinances and Grant Project Budget Amendments. At the evening meeting, an amendment will be needed for the 10/28/25 Special Called Meeting Minutes to reflect that Ms. Brenda Clark was not in attendance at the 12:30 p.m. meeting. This agenda item will be considered at the 7 p.m. meeting.

Item #4.1 Interim Town Manager Update

Interim Town Manager Pat DeVane gave updates on the Community Center project and the Vulcanair project.

Item #5.1 Funding Approval for Additional Funding Received for the Vulcanair Project – CDBG-NRCT #19-D-3095 (Companion Grant to 18-D-3095)

Mayor Sylvia Campbell called upon Interim Town Manager Pat DeVane to brief. He explained the Town was awarded an additional \$1,200,000 in 2019 CDBG funds to continue the Vulcanair project to erect a 40,736 square-foot publicly-owned facility for aerospace manufacturing within the corporate air park which will create approximately 82 jobs. Consideration will be taken by Town Council at the 7 p.m. meeting.

**ATTACH. #B**

Item #5.2 Suggested 2026 Budget Retreat Dates

Interim Town Manager Pat DeVane distributed additional dates that could be considered by Council. Mayor Sylvia Campbell suggested setting meeting date for February 24, 2026. There was consensus received for this meeting date.

Item #6.1 "Briefly" (Reminders and announcements are made at this time)

Interim Town Manager Pat DeVane briefly reviewed the noted items and events. Pointed out the Christmas Parade is scheduled for November 30<sup>th</sup> at 6 p.m.

Item #7.1 Open Forum

Any concerns from citizens will be taken at the 7 p.m. meeting.

Item #8.1 Closed Session – To Be Conducted at the 7 p.m. Meeting

Mayor Sylvia Campbell will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(4) – Economic Development and NCGS 143-318.11(a)(6) – Personnel.

Item #9.1 Adjournment

With there being no further business to be conducted, Council Member Herman Lewis, seconded by Council Member Bobby Kinlaw, moved to adjourn the meeting (Unanimous).

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Sylvia Campbell, Mayor

ATTEST:

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Juanita Hester, Town Clerk

TOWN OF ELIZABETHTOWN  
Evening Meeting  
November 3, 2025

The Elizabethtown Town Council met for its evening meeting on Monday, November 3, 2025, in the Council Chamber at 7:00 pm. Those present were Mayor Sylvia Campbell, Mayor Pro Tem Rufus Lloyd, Council Members Paula Greene, Herman Lewis, Bobby Kinlaw, Ricky Leinwand, Rich Glenn, Interim Town Manager Pat DeVane and Town Attorney Goldston Womble. Department Heads in attendance included Police Chief Mark McMichael, Finance Director Sharon Penny, Town Clerk Juanita Hester, Fire Chief Hollis Freeman, Town Planner Rusty Worley and Public Works & Engineering Services Director Stephen Duffy. No members from the Press attended the meeting.

Item #1.1: Opening and Call to Order

Mayor Sylvia Campbell opened the meeting and called to order. Mayor Campbell thanked everyone for being there.

Item #2.1: Presentation of Colors, Pledge of Allegiance and Invocation

The Pledge of Allegiance was given by Paul R. Brown Leadership Academy Cadets. Mayor Sylvia Campbell then called upon Mayor Pro Tem Rufus Lloyd to give the invocation.

Item #3.1: Approve Consent Agenda Items

Upon a motion by Council Member Paula Greene, seconded by Council Member Ricky Leinwand, to amend the October 28, 2025 Special Called Meeting Minutes – 12:30 pm, noting that Ms. Brenda Clark was not at the meeting. The Board unanimously approved the following Consent Items. A. Proposed Agenda, B. October 6, 2025 Noon Meeting Minutes, C. October 6, 2025 7 p.m. Meeting Minutes, D. October 6, 2025 Closed Session Meeting Minutes, E. October 28, 2025 Special Called Meeting Minutes - Noon, F. October 28, 2025 Special Called Meeting Minutes – 12:30 PM (Amended) G. Monthly Financial Report, H. Tax Releases, I. Grant Project Ordinance #40-00 HUD Hangar, J. Grant Project Budget Amendment #50-01 Airport Mater Plan Update, K. Grant Project Ordinance #50-02 Elizabethtown Airport Master Plan Update, L. Grant Project Budget Amendment #65-01 Safe Streets and Roads for All, M. Grant Project Ordinance #65-02 Safe Streets and Roads for All, N. Grant Project Budget Amendment #41-01 FY 24 Transportation Reserve Program, O. Resolution – “Employ A Veteran Week”, P. Proclamation – “Veterans Day”, Q. Proclamation – “Youth Appreciation Week”.

Item #4.1: Interim Town Manager Update

- Interim Town Manager noted that the Vulcanair building is coming along, interior walls are up, roof and windows scheduled to be put in this week.
- 50-foot door middle of November, painting and insulation.
- Community Center- wiring inside, parking lot to be paved, finished by end of December.

Item #5.1: Funding Approval for Additional Funding Received for the Vulcanair Project – CDBG-NRCT #19-D-3095 (Companion Grant to 18-D-3095)

Council Member Herman Lewis, seconded by Council Member Bobby Kinlaw, made a motion to approve Funding Approval for Additional Funding for the Vulcanair Project – CDBG-NRCT #19-D-3095 (Companion Grant to 18-D-3095 (Unanimous) Copy attached and incorporated herein by reference.

Item #5.2: Suggested 2026 Budget Retreat Dates

Mayor Campbell noted that the Budget Retreat is planned for February 24, 2026.

Item 6.1: "Briefly"

- Interim Town Manager noted that he apologizes for the chip and seal contractor coming to Town unexpectedly. Two years ago, they did chip seal on city streets a \$2 million project.
- Take a look at the Department Head Updates.
- Town offices closed in observance of Veterans Day.
- Town offices closed in observance of Thanksgiving November 26-28, 2025.
- Christmas Parade November 30, 2025 at 6 p.m.
- Employee Appreciation Luncheon December 5, 2025 at Cape Fear Vineyard & Winery.
- Happy Birthday to all celebrating in November.

Item #7.1: Open Forum

- Mrs. Barbara Simmons at 1202 McLean spoke about the ditch between McLean and Able Street. Mrs. Simmons noted that the Town used to clean them but stopped. The ditches overflow when it rains. It floods the street and yards.
- Interim Town Manager noted that the property owner line is at the center of the ditch. It has been going on for some time now. A previous Town Manager had asked all property owners to sign a letter so they could have the right of way to repair the ditches.
- Mrs. Simmons noted that she has pictures and signatures. Mrs. Simmons gave Interim Town Manager Pat DeVane the information.
- Ms. Brenda Clark at 107 Autumn Circle noted that the neighbors are finding needles in their neighborhood. It has been reported 4 times to the Police Department. Ms. Clark has spoken with the Police Chief about the situation.
- Chief McMichael noted that he is aware of the situation and only has 2 officers on a shift. Chief has suggested a community watch, group effort for the community.

Item #8.1: Closed Session – To Be Conducted at the 7 p.m. Meeting

Council Member Bobby Kinlaw, seconded by Council Member Rich Glenn, moved to enter into Closed Session in accordance with NCGS 143-318.11(a)(4) – Economic Development and NCGS 143-318.11(a)(6) – Personnel (Unanimous).

Item #10.1: RETURN FROM CLOSED SESSION TO OPEN SESSION

Council Member Herman Lewis, seconded by Council Member Rich Glenn, moved to exit Closed Session for return to Open Session (Unanimous).

Mayor Sylvia Campbell noted there was no action to be taken.

With there being no further business to conduct, Council Member Rich Glenn, seconded by Council Member Paula Greene, made a motion to adjourn (Unanimous).

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Sylvia Campbell, Mayor

ATTEST:

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Beverly Robinson, Deputy Town Clerk/CTC

Town of Elizabethtown  
Special Called Meeting  
November 18, 2025 at Noon

The Elizabethtown Town Council met in a Special Called meeting on November 18, 2025 at 12 o'clock Noon in the Council Chambers. Those present were Mayor Pro Tem Rufus Lloyd and Council Members Rich Glenn, Paula Greene, Bobby Kinlaw and Herman Lewis. Also present were Interim Town Manager Pat DeVane, Town Attorney Goldston Womble, Planning Director Rusty Worley, Finance Director Sharon Penny, Fire Chief Hollis Freeman and Police Chief Mark McMichael. Also, Mr. Henrik Amirkhanian, a local representative of the interested Buyer, was in attendance. No representative from the Press was in attendance. Absent: Mayor Sylvia Campbell, Council Member Ricky Leinwand and Public Works/Engineering Services Director Steve Duffy.

Item #1.1 Opening and Call to Order

Mayor Pro Tem Rufus Lloyd called the meeting to order.

Item #2.1 Invocation

Mayor Pro Tem Rufus Lloyd gave the Invocation.

Item #3.1 Agenda Adoption

With a motion from Council Member Rich Glenn and a second from Council Member Bobby Kinlaw, the Special Called Meeting agenda was adopted (Unanimous).

Item #4.1 Public Hearing – Land Conveyance (5 acres) to Asphalt Technologies, LLC

Mayor Pro Tem Rufus Lloyd opened the Public Hearing and called upon Interim Town Manager Pat DeVane to present the information. The Town would like to convey 5.00 acres of property in the Industrial Park for an economic development project pursuant to NCGS 158-7.1. The interested Buyer is Asphalt Technologies, LLC. The agreed price per acre is \$27,000. There were several questions received from Council Members. However, no one from the public signed-in to speak. Therefore, Mayor Pro Tem Rufus Lloyd closed the Public Hearing.

Item #5.1 Closed Session

For the purposes of Closed Session and in accordance to NCGS 143-318.11(a)(3) – Attorney-Client Privilege and NCGS 143-318.11(a)(4) – Economic Development, a motion was received from Council Member Bobby Kinlaw and seconded by Council Member Rich Glenn (Unanimous). At this time, Attorney Womble asked those in attendance to leave the Council Room because Closed Session with Town Council would be taking place.

After completion of Closed Session discussion, the Council Room doors were opened to invite the public back into the room for Open Session. Mayor Pro Tem Rufus Lloyd entertained a motion and second to exit Closed Session with return to Open Session – motion by Council Member Paula Greene and seconded by Council Member Bobby Kinlaw (Unanimous).

Item #6.1 Consideration of Joint Development Agreement

Council Member Paula Greene, seconded by Council Member Rich Glenn, moved to approve the Joint Development Agreement contingent upon the 5.00 acres being rezoned from H-I (Heavy Industrial) to L-I (Light Industrial) (Unanimous). There were questions and comments received from Town Council members.

Item #6.2 Consideration of Land Conveyance of 5.00 Acres

Council Member Bobby Kinlaw, seconded by Council Member Paula Greene, moved to approve the Land Conveyance of 5.00 acres to Asphalt Technologies, LLC contingent upon the 5.00 acres being rezoned from H-I (Heavy Industrial) to L-I (Light Industrial) (Unanimous). There were questions and comments received from Town Council members.

In the event of a Rezone, Council Member Paula Greene asked Mr. Henrik Amirkhanian if the rezone would work for Asphalt Technologies plan. Mr. Amirkhanian acknowledged.

Item #7.1 Adjournment

A motion from Council Member Bobby Kinlaw, seconded by Council Member Rich Glenn, moved to adjourn the meeting (Unanimous).

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Rufus Lloyd, Mayor Pro Tem

ATTEST:

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Juanita Hester, Town Clerk

# ELIZABETHTOWN as of November 30, 2025

## BUDGET & FINANCE SNAPSHOT

### FISCAL YEAR 2025-2026 REVENUES

42% of Year Completed

Revenue Sources	Fiscal Year Budget	Actual Y-T-D as of 11-30-2025	% of Budget	Prior Year Actual-to-Date 11-30-2024
<b>GENERAL FUND</b>				
Ad Valorem & BID Taxes	2,023,300.00	1,394,856	68.9%	1,380,339
Vehicle Taxes	221,000.00	72,161	32.7%	63,080
Local Option Sales Taxes	825,000.00	169,437	20.5%	143,197
Utility Franchise Taxes	313,000.00	0	0.0%	0
ABC Revenue	105,000.00	26,250	25.0%	26,250
Powell Bill	135,000.00	66,481	49.2%	67,503
Bladen Fire District	306,909.00	71,000	23.1%	54,333
Solid Waste fees	1,376,750.00	568,499	41.3%	556,369
Permits & Fees	55,112.00	16,343	29.7%	25,204
Rental Income	116,634.00	21,675	18.6%	20,711
Interest Income	180,000.00	97,452	54.1%	78,557
Salary & Admin. Reimbursements	0.00	0	0.0%	0
Miscellaneous Revenues	224,444.00	230,141	102.5%	93,923
Restricted Grants & Donations	5,000.00	5,000	0.0%	0
General Fund Balance Approp.	387,018.20		0.0%	
<b>TOTAL GENERAL FUND</b>	<b>6,274,167.20</b>	<b>2,739,294</b>	<b>43.7%</b>	<b>2,509,466</b>
<b>WATER FUND</b>				
Water fees	936,400.00	445,639	47.6%	424,282
Sewer fees	1,102,400.00	495,353	44.9%	497,754
Miscellaneous Revenue	156,700.00	81,746	52.2%	65,260
Utility Fund Balance Approp.			0.0%	
<b>TOTAL WATER FUND</b>	<b>2,195,500.00</b>	<b>1,022,738</b>	<b>46.6%</b>	<b>987,296</b>

ATTACH. #G

# BUDGET & FINANCE SNAPSHOT

## FISCAL YEAR 2025-2026 EXPENDITURES

Department	Fiscal Year Budget	Actual Y-T-D as of 11-30-2025	% of Budget	Prior Year Actual-to-Date 11-30-2024
Governing Body	56,500.00	35,518	62.9%	19,385
Administration	537,744.00	198,338	36.9%	210,658
Finance	292,480.00	128,523	43.9%	91,655
Public Works	811,335.00	299,022	36.9%	319,449
Technology	85,516.00	16,752	19.6%	25,633
Public Facilities	306,676.00	164,600	53.7%	143,091
Police	1,606,254.00	817,940	50.9%	489,046
Fire	988,878.00	498,689	50.4%	426,743
Streets	19,550.00	8,755	44.8%	121,388
Powell	404,149.00	76,943	19.0%	76,165
Solid Waste	602,900.00	199,695	33.1%	209,276
Planning & Economic Develop.	148,865.00	80,560	54.1%	59,048
Recreation	16,750.00	5,999	35.8%	7,325
Farmers' Market	8,468.20	0	0.0%	3,158
Airport	68,700.00	26,506	38.6%	6,621
Special Appropriations	289,402.00	121,402	41.9%	99,402
Restricted Grants & Donations	30,000.00	13,164	0.0%	10,227
<b>GENERAL FUND TOTAL</b>	<b>6,274,167.20</b>	<b>2,692,402</b>	<b>42.9%</b>	<b>2,318,270</b>
<b>WATER FUND</b>				
Water	939,727.00	664,230	70.7%	316,424
Sewer	1,155,773.00	436,091	37.7%	404,738
Tank Maintenance & Transfer Out	100,000.00	41,667	41.7%	41,667
<b>WATER FUND TOTAL</b>	<b>2,195,500.00</b>	<b>1,141,987</b>	<b>52.0%</b>	<b>762,829</b>

### REVENUE OVER/(UNDER) EXPENDITURES

GENERAL FUND	0.00	46,892	191,196
WATER FUND	0.00	(119,249)	224,467
<b>TOTAL COMBINED FUNDS</b>	<b>0.00</b>	<b>(72,358)</b>	<b>415,663</b>

Result of recording the loss on disposition of fixed assets.

TOWN OF  
ELIZABETHTOWN

805 West Broad Street  
Post Office 700  
Elizabethtown, NC 28337

Office (910) 862-3979  
Fax (910) 862-7117

TOWN MANAGER'S OFFICE

TO: Town Council Members  
FROM: Sharon A Penny, *SA*  
Finance Director  
DATE: December 1, 2025  
RE: Audit Contract Amendment

Council is requested to approve the audit contract extension with Thompson, Price, Scott, Adams CPAs.

- The recent federal government shutdown has caused a significant delay in the release of Office of Management and Budget (OMB) Compliance Supplement for 2025.
- This delay has resulted in auditors not being able to complete and submit the audits of local governments in North Carolina by the required deadline of December 31, 2025.
- For this reason, the Local Government Commission has adjusted the FY 25 audit submission deadline.
- The attached "Amendment to Contract to Audit Accounts: modifies the submission date of our audit to February 12, 2026 per the LGC's adjusted audit submission timeline.
- Per the LGC's guidance, we are requesting that you approve the audit contract amendment with Thompson, Price, Scott, & Adams CPA's to extend the submission of our audit to the Local Government Commission to February 12, 2026.
- In addition, there are three more grant projects that will have to have a compliance audit performed that we did not realize when we signed the original contract with them. This will be an additional \$10,500 in the fee over the original contract amount. This additional fee can be paid from the individual grants.

*"The mission of the Town of Elizabethtown is to deliver cost effective services that promote public health and safety and enhance the quality of life of all citizens."*

Whereas	Primary Government Unit Town of Elizabethtown
	and Discretely Presented Component Unit (DPCU) (if applicable) NA
and	Auditor Thompson, Price, Scott, Adams & Co., P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/25	and originally to be submitted to the LGC on	Date 12/31/25
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hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date submitted to LGC	Original date 12/31/25	Modified date 02/12/26
<input checked="" type="checkbox"/> Modification to fee	Original fee \$ 45,500.00	Modified fee \$ 56,000.00

Primary Other  
(choose 1)(choose 0-2)

**Reason(s) for Contract Amendment**

- Change in scope
- Issue with unit staff/turnover/workload
- Issue with auditor staff/turnover/workload
- Third-party financial statements not prepared by agreed-upon date
- Unit did not have bank reconciliations complete for the audit period
- Unit did not have reconciliations between subsidiary ledgers and general ledger complete
- Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
- Unit did not have information required for audit complete by the agreed-upon time
- Delay in component unit reports
- Software - implementation issue
- Software - system failure
- Software - ransomware/cyberattack
- Natural or other disaster
- Other (please explain)

**Plan to Prevent Future Late Submissions**

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due to the LGC four months after fiscal year end. Indicate NA if this is an amendment due to a change in cost only.

Late Release of 2025 Compliance Supplement

**Additional Information**

Please provide any additional explanation or details regarding the contract modification.

Change in the scope of work

**By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.**

## SIGNATURE PAGE

## AUDIT FIRM

Audit Firm* Thompson, Price, Scott, Adams & Co., P.A.	
Authorized Firm Representative* (typed or printed) Gregory S Adams, CPA	Signature*
Date*	Email Address gadams@tpsacpas.com

## GOVERNMENTAL UNIT

Governmental Unit* Town of Elizabethtown	
Date Primary Government Unit Governing Board Approved Amended Audit Contract* (if required by governing board policy)	
Mayor/Chairperson* (typed or printed) Sylvia Campbell	Signature*
Date	Email Address sylviac@campbeloil.net

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

## GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

**\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\***

*(Pre-audit certificate not required for hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

Primary Governmental Unit Finance Officer* Sharon Penny	Signature*
Date of Pre-Audit Certificate*	Email Address* spenny@elizabethtownnc.org

**SIGNATURE PAGE – DPCU  
(complete only if applicable)**

**DISCRETELY PRESENTED COMPONENT UNIT**

DPCU NA	
Date DPCU Governing Board Approved Amended Audit Contract (if required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

**DPCU – PRE-AUDIT CERTIFICATE**  
**\*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\***  
*(Pre-audit certificate not required for hospitals)*

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

*This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.*

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address

**MEMORANDUM**

Mayor and Town Council  
 Beverly Robinson, Certified Tax Collector /Deputy Town Clerk *BR*  
 Tax Releases  
 October 25, 2025

		<u>Account No.</u>
<b>2025 Violet Harbaugh</b>		5010144
Reason	Value Adjusted Per Sale	
Value	\$ 2,947.00	
Personal Property		
Tax Released		\$ 19.01
<b>2024 Robeson County Comm</b>		5013378
Reason	County Foreclosure	
Release Value	\$ 7,100.00	
Real Property		
Tax Released		\$ 45.80
<b>2025 Byron Williams</b>		5010880
Reason	County Owned	
Value	\$ 2,480.00	
Real Property		
Tax		<u>\$ 16.00</u>
<b>Council is requested to grant the above tax releases</b>		<u><u>\$ 80.81</u></u>

**Discoveries**

<b>2023 Jessica Hill</b>		547096
Reason	Discovery	
Value	\$ 4,750.00	
Personal Property		
Tax		\$ 29.21
<b>2024 Jessica Hill</b>		5470966
Reason	Discovery	
Value	\$ 4,512.00	
Personal Property		
Tax		\$ 29.10
<b>2024 James Brewington</b>		550726
Reason	Discovery	
Value	\$ 5,000.00	
Personal Property		
Tax		\$ 32.25
<b>2023 Cross Comfort Solutions LLC</b>		552287
Reason	Discovery	

**ATTACH. #1**

Value	\$	10,000.00	
Personal Property			
Tax			\$ 61.50
<b>2024 Cross Comfort Solutions LLC</b>			552287
Reason	Discovery		
Value	\$	9,500.00	
Personal Property			
Tax			\$ 61.28
<b>2023 David Deandrade</b>			4013504
Reason	Discovery		
Value	\$	4,071.00	
Personal Property			
Tax			\$ 25.04
<b>2024 David Deandrade</b>			4013504
Reason	Discovery		
Value	\$	3,867.00	
Personal Property			
Tax			\$ 24.94
<b>2024 DMG Burney INC</b>			560731
Reason	Discovery		
Value	\$	10,000.00	
Personal Property			
Tax			\$ 64.50
<b>2023 Big C's Farm LLC</b>			560697
Reason	Discovery		
Value	\$	10,000.00	
Tax			\$ 61.50
<b>2024 Big's C Farm LLC</b>			560697
Reason	Discovery		
Value	\$	9,500.00	
Tax			\$ 61.28
<b>2024 Vernon Brown</b>			558937
Reason	Discovery		
Value	\$	5,000.00	
Tax			\$ 32.25
<b>2023 Cynthia Campbell</b>			557269
Reason	Discovery		
Value	\$	4,750.00	
Tax			\$ 29.21
<b>2024 Cynthia Campbell</b>			557269
Reason	Discovery		
Value	\$	4,512.00	
Tax			\$ 29.10
<b>2024 John Dove</b>			509865
Reason	Discovery		

Value	\$	421.00	
Tax			\$ 2.72
<b>2025 Bryan Taylor</b>			538947
Reason Late List			
Value	\$	307.47	
Tax			\$ 30.75
<b>2025 Glenn Lesane</b>			527040
Reason Late List			
Value	\$	224.07	
Tax			\$ 22.41
<b>2025 Robert McKoy</b>			540779
Reason Late List			
Value	\$	950.49	
Tax			\$ 95.05
<b>2025 Robert Mckoy</b>			540779
Reason Late List			
Value	\$	399.90	
Tax			\$ 39.99
<b>2025 Severn Peanut Company</b>			550671
Reason Late List			
Value	\$	1,342.88	
Tax			\$ 134.29
<b>2025 Severn Peanut Company</b>			550671
Reason Late List			
Value	\$	60,732.25	
Tax			\$ 6,073.23
<b>2023 Paul Butler</b>			547513
Reason Discovery			
Value	\$	5,000.00	
Tax			\$ 30.75
<b>2024 Paul Butler</b>			547513
Reason Discovery			
Value	\$	4,750.00	
Tax			\$ 30.64
<b>2025 Veeder Root INC</b>			5002680
Reason Late List			
Value	\$	61,340.34	
Tax			\$ 6,134.03
<b>2025 DeVane INC</b>			2000054
Reason Late List			
Value	\$	1,454.97	
Tax			\$ 145.49
<b>2025 Campbell Oil Co</b>			5009803
Reason Late List			

Value	\$	519.15		
Tax				\$ 51.92
<b>2025 Mary Moultrie</b>			545685	
Reason To #0551279				
Value	\$	4,750.00		
Tax				\$ 30.64
<b>2025 John Dove</b>			509865	
Reason Value Adj				
Value	\$	4,350.00		
Tax				\$ 28.06
<b>2023 C N Murphy</b>			560706	
Reason Discovery				
Value	\$	9,025.00		
Tax				\$ 55.50
<b>2024 C N Murphy</b>			560706	
Reason Discovery				
Value	\$	8,574.00		
Tax				\$ 55.30
<b>2023 C N Murphy</b>			560706	
Reason Discovery				
Value	\$	9,500.00		
Tax				\$ 58.43
<b>2024 C N Murphy</b>			560706	
Reason Discovery				
Value	\$	9,025.00		
Tax				\$ 58.21
<b>2023 C N Murphy</b>			560706	
Reason Discovery				
Value	\$	8,145.00		
Tax				\$ 50.09
<b>2024 C N Murphy</b>			560706	
Reason Discovery				
Tax	\$	7,737.00		
Value				\$ 49.90
<b>2023 C N Murphy</b>			560706	
Value	\$	10,000.00		
Tax				\$ 61.50
<b>2024 C N Murphy</b>			560706	
Value	\$	9,500.00		
Tax				\$ 61.28

# Item Cover Page

COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ORGANIZATIONAL MEETING ITEMS

**SUBJECT:** Oaths of Office - Re-elected Officials

**BACKGROUND:** **NCGS 160A-61. Oath of Office.** *Every person elected by the people or appointed to any city office shall, before entering upon the duties of the office, take and subscribe the oath of office prescribed in Article VI, subsection 7 of the Constitution.*

**Copy of Oaths of Office provided.**

**SUGGESTED ACTION:** Mayor Sylvia Campbell will call upon Town Attorney Goldston Womble to administer the Oaths of Office to Re-elected Officials Paula Greene, Rufus Lloyd and Bobby Kinlaw.

---

**ATTACHMENTS:**  
[Oaths of Office - Re-elected Officials - Paula Greene - Rufus Lloyd - Bobby Kinlaw - 12.8.25.pdf](#)

**TOWN OF ELIZABETHTOWN  
OATH OF OFFICE**

I, Paula Greene, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Council Member, so help me God.

---

Paula Greene, Town Council Member

---

Juanita Hester, Town Clerk

December 8, 2025

**TOWN OF ELIZABETHTOWN  
OATH OF OFFICE**

I, Rufus Lloyd, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Council Member, so help me God.

---

Rufus Lloyd, Town Council Member

---

Juanita Hester, Town Clerk

December 8, 2025

**TOWN OF ELIZABETHTOWN  
OATH OF OFFICE**

I, Bobby Kinlaw, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Council Member, so help me God.

---

Bobby Kinlaw, Town Council Member

---

Juanita Hester, Town Clerk

December 8, 2025



# Item Cover Page

**COUNCIL AGENDA ITEM REPORT**

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ORGANIZATIONAL MEETING ITEMS

**SUBJECT:** Oath of Office - Newly-Elected Official

**BACKGROUND:** Town Attorney Goldston Womble will administer the Oath of Office to Mr. Bruce Dickerson.

After Mr. Dickerson is sworn in, he fills the seat occupied by Mr. Herman Lewis.

**Copy of Oath provided.**

**SUGGESTED ACTION:** Mayor Sylvia Campbell will call upon Town Attorney Goldston Womble to administer the Oath of Office to Newly-Elected Official Bruce Dickerson.

---

**ATTACHMENTS:**  
[Oath - Bruce Dickerson - Town Council Member - 12.8.25.docx](#)

**TOWN OF ELIZABETHTOWN  
OATH OF OFFICE**

I, Bruce Dickerson, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Council Member, so help me God.

---

Bruce Dickerson, Town Council Member

---

Juanita Hester, Town Clerk

December 8, 2025



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ORGANIZATIONAL MEETING ITEMS

**SUBJECT:** Appointment of Mayor Pro Tem

**BACKGROUND:** *NCGS 160A-70. Mayor Pro Tempore; Disability of Mayor. At the organizational meeting, the Council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. During the absence of the mayor, the council may confer upon the mayor pro tempore any of the powers and duties of the mayor.*

**SUGGESTED ACTION:** Council is requested to appoint/elect the Mayor Pro Tem.

---

**ATTACHMENTS:**

# Item Cover Page

COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Public Hearing

**AGENDA SECTION:** PUBLIC HEARING

**SUBJECT:** Public Hearing - Rezoning Request - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number RZ-11-2025-01 - Rezone Parcel #50336 from Bypass Commercial (B-C) to Light Industrial (L-I)

**BACKGROUND:** Interim Town Manager Pat DeVane may be called upon to present the information.

Please note the Planning Board Letter of Recommendation will be provided on 12/8/2025. Planning Board meeting is scheduled for 12/4/25 to approve or deny this Rezone Request.

**Copy of Public Hearing Notice, Rezone Application and Certification of Public Hearing Notices Mailed to Adjacent Property Owners provided. List of Permitted Uses in L-I District is a separate attachment.**

**SUGGESTED ACTION:** 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 #6.1)*

---

**ATTACHMENTS:**  
 Public Hearing Notice - Application - Certification of Public Hearing Notices to Adjacent Property Owners - 12.8.25.pdf  
 Permitted Uses for Zoning District L-I - 12.8.25.pdf

**"Fayetteville Observer"**

**Publication Dates:**

**11/21/2025 & 11/28/2025**

**TOWN OF ELIZABETHTOWN  
NOTICE OF PUBLIC HEARING**

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 8, 2025 (Rescheduled Town Council Meeting) at 7:00 p.m. in the Elizabethtown Municipal Building. Town Council will consider the following:

**Rezoning Request**

**Petitioner:** Bladen's Bloomin' Agri-Industrial

**Case Number:** RZ-11-2025-01

**PIN #:** 132100038915 - **Parcel #:** 50336

**Request:** Rezone from Bypass Commercial (B-C) to Light Industrial (L-I)

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 7:00 p.m. 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)862-2066, Ext. 2014.

November 21, 28 2025  
LWLM0408406

TOWN OF  
ELIZABETHTOWN

**REZONING APPLICATION**



TOWN OF ELIZABETHTOWN  
805 W. BROAD STREET  
ELIZABETHTOWN, NC 28337  
910-862-2066



## Town of Elizabethtown Rezoning Process

Rezoning amends a designated parcel or property from one zoning classification to another. A Rezoning Application is required when the existing zoning classification does not allow a proposed use. To get property rezoned, you must complete a Rezoning Application form. The Rezoning Fee is \$250.00 and is **non-refundable**. This fee must accompany the application to be considered complete. This charge covers cost incurred by the Planning Department to advertise and notify adjacent property owners about the rezoning request public hearing. State Statutes require that the public hearing must be advertised in the local newspaper. All property owners within 100 feet of the rezoning are mailed letters informing them of the public hearing. By State Statute, these property owners are given the opportunity to comment on the proposed rezoning.

### REZONING PROCESS SEQUENCE

- The complete Rezoning Application package, along with the \$250.00 fee, must be received three (3) weeks prior to Planning Board meeting.
- A complete rezoning application package will consist of,
  - a rezoning application with all information completely filled in,
  - the printed name, original signature and contact information of all property owners,
  - a boundary survey of the subject site,
  - a tax map outlining the land area subject to the requested zoning action,
  - a written explanation of how the request is reasonable and in conformance with adopted development goals and policies of the Town of Elizabethtown.
- The Planning Board meets the first Monday of each month at Elizabethtown Municipal Building at 6:00 P.M. in Council Chambers.
- The Planning Board makes a recommendation; it is then forwarded to Town Council.
- The staff will post sign/s on your property after the Planning Board meeting that give a brief description of the request.
- Town Council will conduct a public hearing at the following month's regularly scheduled meeting.
- Town Council meets the first Monday of each month at Elizabethtown Municipal Building at 7:00 P.M. in Council Chambers unless otherwise posted.

Any application submitted found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff. There is no guarantee your application will be approved by Town Council. It normally takes between 60-90 days for the rezoning process to be completed. However, the process can take longer, depending on the actions of the Planning Board and Town Council.

If you have any questions before, during, or after the process, please feel free to call our office at 862-2066.

SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL, FAX 910-862 7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED DATE: _____ AGENT: _____
---	---

TOWN OF  
**ELIZABETHTOWN**  
Planning & Community Development  
805 West Broad St. - Post Office Box 716  
Elizabethtown, NC 28337

# LAND USE APPLICATION

## REZONING APPLICATION

*Please complete this application to the best of your ability in order to expedite accurate review.*

Subject Property Owner's Name: Bladen's Bloomin' Agri-Industrial, Inc.  
 Company: \_\_\_\_\_  
 Address: 218-A Aviation PKWY  
 City: Elizabethtown State: NC Zip: 28337 Non-Profit Corp. Number:  NO  YES:  
 Phone: 910-876-4459 Fax: \_\_\_\_\_ Other: \_\_\_\_\_  
 Applicant's Name: " "  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Other: \_\_\_\_\_

### SUBJECT PROPERTY LOCATION INFORMATION

Address or General Location: Corner of Aviation & <sup>Mexcer</sup> Mill Parcel ID Number: PID 0050336 & 0026604  
 Acreage: 89.40 & 4.31 acres Frontage: N 3, 963 & 240 feet Zoning: Bypass Commercial  
 portion of

### TYPE OF REQUESTED ACTION

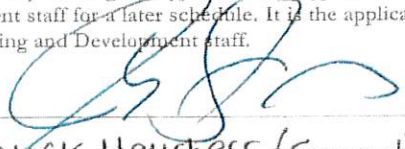
<b>Construction Related</b>	<b>Use Related</b>	<b>Zoning Related</b>	<b>Miscellaneous</b>
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Conditional Use App.	<input type="checkbox"/> Zoning Compliance Certificate	<input type="checkbox"/> Text Amendment Application
<input type="checkbox"/> New Construction Compliance	<input type="checkbox"/> Accessory Use Permits	<input checked="" type="checkbox"/> <b>Rezoning Application</b>	<input type="checkbox"/> Tank Removal
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Special Use Permit App	<input type="checkbox"/> Variance Request	<input type="checkbox"/> Other: _____

### SUPPORTING INFORMATION

<p>For rezoning applications, please provide the following (please print):</p> <ul style="list-style-type: none"> <li>Requested zoning classification: <u>Light Industrial</u></li> <li>One paper copy of a map indicating the property to be rezoned as well as the adjacent properties and one digital copy of same.</li> <li>List reason(s) why zoning should be changed (use separate sheet if necessary).  <u>To reflect and support the intended use of the property, which is recruiting &amp; growing industry.</u></li> </ul>	<p>List additional supporting documents here and affix to backside of petition:</p> <ol style="list-style-type: none"> <li><u>GIS Maps</u></li> <li><u>Deed</u></li> <li><u>plat map</u></li> <li>_____</li> <li>_____</li> </ol>
--	---

### AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature:  Date: 11-3-25  
 Printed Signature/Title: Chuck Heustess / Executive Director



SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL, FAX 910-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED DATE: _____    AGENT: _____
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TOWN OF  
**ELIZABETHTOWN**

Planning & Community Development  
805 West Broad St. - Post Office Box 710  
Elizabethtown, NC 28337

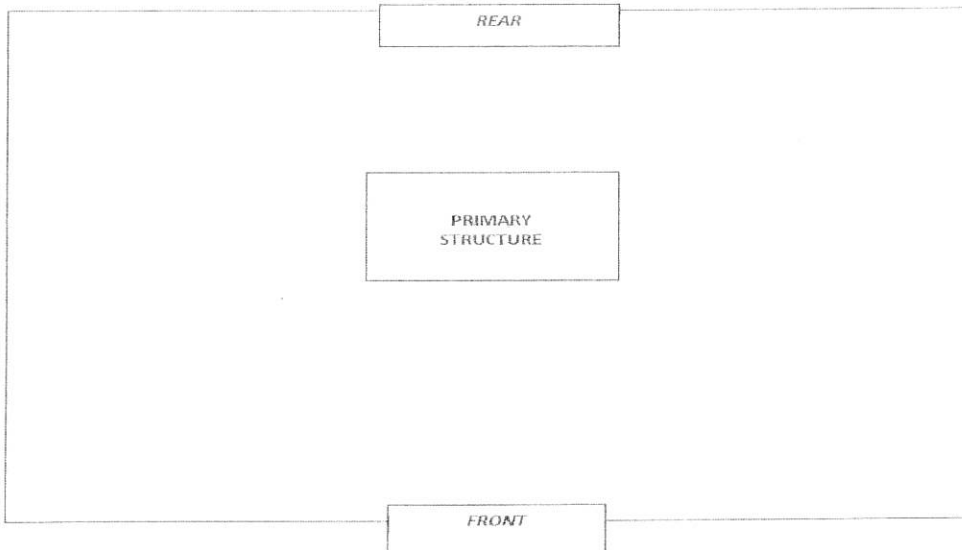
# LAND USE APPLICATION

## PROPOSED PLACEMENT

Applicant Name Bladen's Bloomin' Agri-Industrial Parcel ID 0050336

INSTRUCTIONS: Show a representative drawing of the intended placement location in relation to any driveways, existing buildings, fences, landscaping, street right-of-way and any neighboring drives or street intersections within 150 feet of the proposed placement location.

SCALE DRAWING OF PROPOSED PLACEMENT OF UNIT ON SUBJECT PROPERTY



Intended Use:

To recruit & grow industry in Bladen County.

### AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature:

Date: 11-3-25

Printed  
Signature/Title:

Chuck Heustess/Executive Director



SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL,  
FAX 910-862-7117 OR EMAIL [PLANNING@ELIZABETHTOWNNC.ORG](mailto:PLANNING@ELIZABETHTOWNNC.ORG)

APPROVED     DENIED

DATE:

AGENT:



**TOWN OF ELIZABETHTOWN**  
**Service Fee Listing – As of July 1, 2015**

Applicant Name: Bladen's Bloomin' Permit #: \_\_\_\_\_

ABC Permit Application	\$40	Text Amendment Application	\$250
Above/Undergrd. Tank Removal	\$50	Tory Hole Park Reservations	\$20
Accessory Use Permits	\$25	Variance Request	\$250
Budget Ordinance Copy	\$15	Vehicle Tag	\$5
Cemetery Plot Fees:		Zoning Compliance Certificate	\$50
Town Residents	\$500	Zoning Ordinance Book	\$25
Non-Residents	\$650	New Construction Zoning Compliance	\$100
Grave Marking	\$50	Stormwater Permit Application	\$1,000-up to 3 ac.
Code of Ordinances Book	\$80		\$2,000- > to 3 ac.
Conditional Use Permit App.	\$275		\$2,500- > to 5 ac.
Finger Print Request	\$20		
Fire Flow Test	\$50		
General Plan Review *	\$50	<b>Signs</b>	
Hazard Mitigation Plan	\$25	Business Identification Sign	\$2/sq.ft.
Hazardous Chemicals-Business	\$50	# of sq. ft. _____ Sign #1	
Inspection (Fire)-Cert. of Comp.	\$35	# of sq. ft. _____ Sign #2	
Labels – Per Sheet	\$.75	Temporary Signs	\$25
Labels (Furnished) – Per Sheet	\$.25		
Land Use Plan	\$25		
Mapping Labor	\$25/hr.		
Opening Locked Vehicles	\$10		
Photocopies: Per Page	\$.12		
Certified Copy: First Page	\$6		
Additional Page for Cert. Copy	\$3		
Removal/Demolition Bond **	\$500	<b>TOTAL (010.3310 PLANNING)</b>	<b>\$</b>
Residential Addition	\$25		
<b>Rezoning Application</b>	<b>\$250</b>		
Special Use Permit Application	\$250	<b>NOTES:</b>	
Strategic Plan	\$8		
Subdivision Application-Major	\$300		
Subdivision Application-Minor	\$200		
Subdivision Ordinance	\$25		
Technical Services	\$25/hr.		
Tents/Air Support Structures	\$25		

Applicant Authorized Signature:   
 Applicant Printed: Chuck Heustess  
 Planning Dept. Signature: \_\_\_\_\_

Date: 11-3-25  
 Date: \_\_\_\_\_

\* Commercial & Multi-Family    \*\* Must be on separate check.

Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL, FAX 910-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED DATE: _____    AGENT: _____
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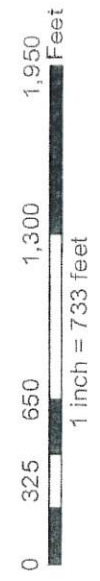


**Description:** VACANT RESIDENTIAL  
**Deed Book:** 619  
**Deed Page:** 698  
**Plat Book:**  
**Plat Page:**  
**Deeded Acres:** 89.4

**OWEN**  
**ADEN'S BLOOMIN' AGRICULTURE**  
**Account #:** 5013866  
**PIN:** 132100038915  
**Parcel #:** 50336  
**Physical Address:**

**BLADEN COUNTY GIS**

DISCLAIMER: The information gathered from this site is for informational purposes only and the map(s) printed from this site should NOT be used as or in place of an actual survey. The map(s) should NOT be used in sales or conveyances.



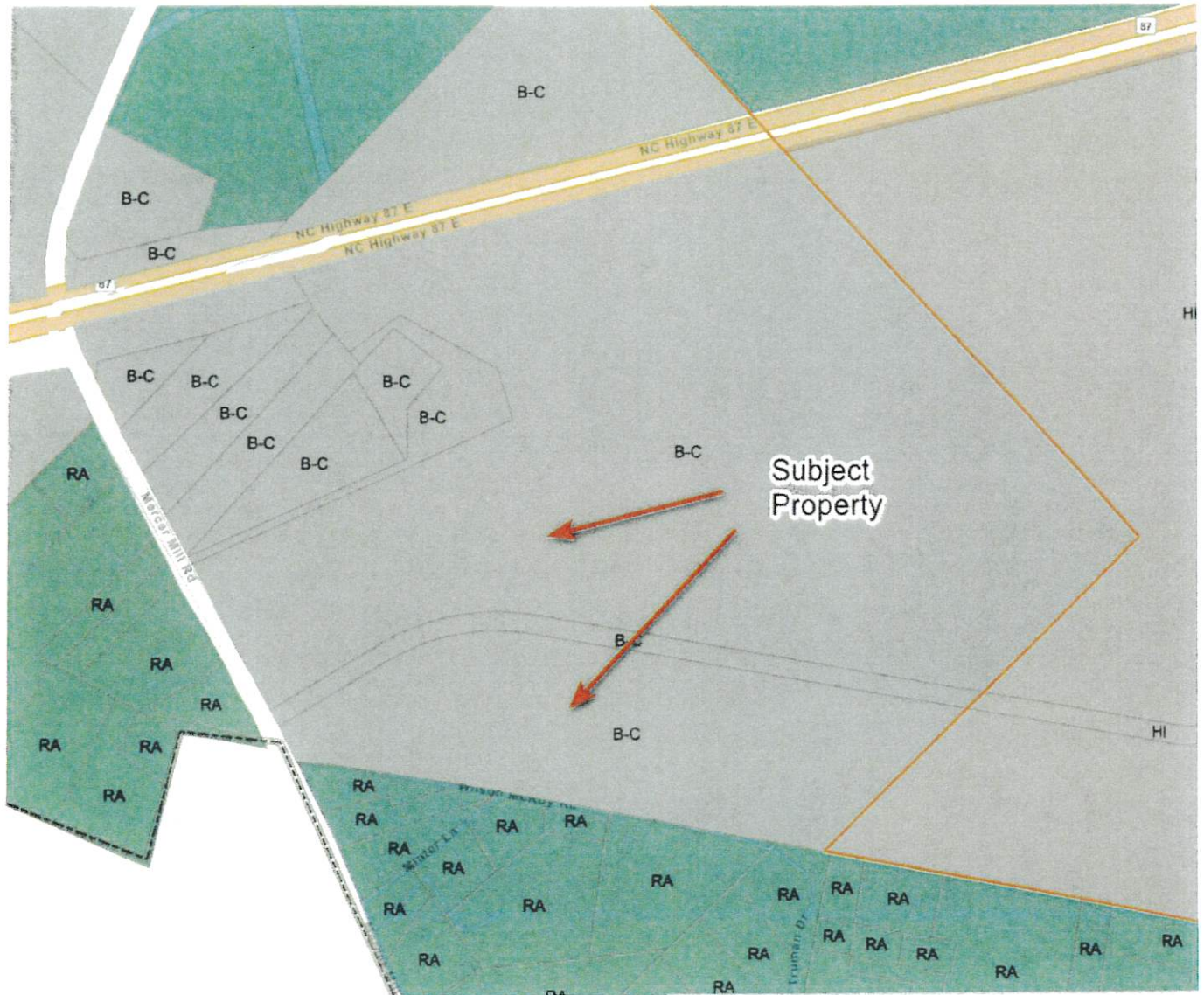
November 3, 2025  
 Generated by ntrms // ntrms.bladen.com



Description: VACANT RESIDENTIAL  
**Owner:** GRADEN'S BLOOMIN' AGRI-  
 Account #: 5013866  
 Deed Page: 698  
 PIN: 132100038915  
 Parcel #: 50336  
 Physical Address:  
 Deeded Acres: 89.4

**BLADEN COUNTY GIS**  


0 325 650 1,300 1,950 Feet  
 1 inch = 733 feet  
 November 3, 2024  
 Generated by htrms / rjls.kladencn.org



0883  
0487

FILED ELECTRONICALLY  
BLADEN COUNTY NC  
BEVERLY T. PARKS  
REGISTER OF DEEDS

FILED Oct 22, 2025  
AT 04:27:26 PM  
BOOK 00883  
START PAGE 0487  
END PAGE 0490  
INSTRUMENT # 02830  
EXCISE TAX \$0.00

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$0

Recording Time, Book and Page

Tax Map No. a portion of 1321-00-31-2433

Parcel Identifier No. a portion of 0028604

Mail after recording to: JOHNSON & JOHNSON ATTORNEYS AT LAW PLLC 302 W. Broad Street Elizabethtown, NC 28337

This instrument was prepared by: Allen M. Johnson, a licensed North Carolina attorney.

\*\* (No title opinion or closing services rendered by preparer.) \*\*

THIS DEED made this 1<sup>st</sup> day of October, 2025 by and between

**GRANTOR**

**Town of Elizabethtown**  
(a North Carolina municipal corporation)  
Post Office Box 716, Elizabethtown, NC 28337

**GRANTEE**

**Bladen's Bloomin' Agri-Industrial, Inc.**  
(a North Carolina non-profit corporation)  
218-A Aviation Parkway, Elizabethtown, NC 28337

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Elizabethtown Township, Bladen County, North Carolina and more particularly described as follows:

LYING in Elizabethtown Township, Bladen County, North Carolina, this subject tract being bounded on the north by: Lot 7, as described and recorded in Plat Book B-160, Page 1608, "A SURVEY FOR BLADEN'S BLOOMIN AGRICULTURAL, INC", Bladen County Registry; bounded on the southeast by the Northern margin of Aviation Parkway (60 ft. public right of way), bounded on the southwest and northwest by the tract of which this subject tract is part, the 104.81 acres tract as described and recorded in Plat Book C-107, Page 1061, "THE TOWN OF ELIZABETHTOWN", Bladen County Registry and being more particularly described as follows:

submitted electronically by "Johnson & Johnson Attorneys at Law PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Bladen County Register of Deeds.

0883  
0488

**COMMENCING** from an existing pk nail located at the centerline of Executive Drive (60 ft. public right of ways) as described and shown in Plat Book C107, Page 1061 with NAD 83 (2011) Coordinates of: (N: 309712.0148 & E: 2123686.4234), thence North 53 degrees 26 minutes 45 seconds West for a distance of 988.37 to an existing pk nail in the intersection of Executive Drive and Aviation Parkway said nail being **TRUE POINT AND PLACE OF BEGINNING**;

**THENCE** South 40 degrees 56 minutes 19 seconds West for a distance of 138.14 feet to a set pk nail;

**THENCE** North 49 degrees 18 minutes 57 seconds West for a distance of 423.42 feet to a set iron rebar;

**THENCE** North 40 degrees 41 minutes 05 seconds East for a distance of 443.69 feet to an existing iron rebar;

**THENCE** South 49 degrees 17 minutes 58 seconds East for a distance of 393.76 feet to an existing iron rebar in the western right of way margin of Aviation Parkway (60' public right of way);

**THENCE** South 49 degrees 01 minutes 53 seconds East for a distance of 30.00 feet to an existing pk nail in the centerline of Aviation Parkway (60' public right of way);

**THENCE** South 40 degrees 41 minutes 10 seconds West for a distance of 25.26 feet to an existing pk nail in the centerline of Aviation Parkway (60' public right of way);

**THENCE** South 40 degrees 42 minutes 18 seconds West for a distance of 280.11 feet to an existing pk nail. Said pk nail also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.31 acres (187,930 square feet).

This description prepared by W. Larry King, PLS L-1339, on this 21<sup>st</sup> day of October, 2025 under the supervision of W. Larry King, a Professional Land Surveyor.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 813, Page 460, Bladen County Registry.

A map showing the above described property is recorded in Plat Cabinet D-004, Page 035, Bladen County Registry and incorporated herein by reference for greater certainty of description.

[THIS SPACE IS LEFT INTENTIONALLY BLANK]

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This deed is being recorded as a result of the Bladen County lawsuits filed in 25CV001221-080 and 25CV001272-080 and the subsequent terms as agreed upon by the Grantor and Grantee in the Settlement Agreement and Release which was approved and signed by the parties on July 23, 2025.


The above described property  does  does not include the primary residence of the Grantor.

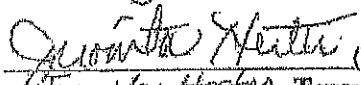
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:  
Taxes for the year 2026 and subsequent years, not yet due or payable; utility easements, road rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (Seal)  
 Sylvia B. Campbell, Mayor


Attested By:  (Seal)  
 Juanita Hester, Town Clerk



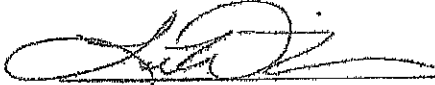
STATE OF NORTH CAROLINA  
COUNTY OF BLADEN

I, the undersigned Notary Public, certify that Juanita Hester personally came before me this day and acknowledged that s/he is the Town Clerk of the Town of Elizabethtown, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town Board of Commissioners, the foregoing instrument was signed in its name by Sylvia B. Campbell, Mayor, sealed with its corporate seal, and attested by her as Town Clerk.

Witness my hand and Notarial stamp or seal, this 17<sup>th</sup> day of October, 2025.



LAUREN W. THOMAS  
 NOTARY  
 MY COMMISSION EXPIRES  
 PUBLIC  
 BLADEN COUNTY, NC

  
 Notary Public  
 Print Notary Name: Lauren W. Thomas  
 My Commission Expires: 3.9.2028

0883  
0490

Deed/Tax Information  
Prior to Recording of Deed at  
Register of Deeds



**Bladen County Tax Administration**  
(Please complete one sheet for each Parcel/PIN)

Grantor Information Name: Town of Elizabethtown

Mailing Address: Post Office Box 716, Elizabethtown, NC 28337

Grantee Information Name: Bladen's Bloomin' Agri-Industrial, Inc.

Mailing Address: 218-A Aviation Parkway, Elizabethtown, NC 28337

911 Address and/or Brief Legal Description of property being transferred: 4.31 acres, +/-

Parcel/s: a portion of 0026604 AND/OR PIN#: \_\_\_\_\_

Parcel in Present/Land Use Program  Yes  No

\*\*\* Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. \*\*\*

Requested by: Andrea of Johnson & Johnson Attorneys at Law PLLC Date: 10-21-2025

Phone #: 910-862-2252

Fax #: 910-862-3332

Email: andrea@johnsonlawyers.net

**\*\*TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION\*\***  
**VOID AFTER 10 CALENDAR DAYS**

Delinquent Taxes: 0 Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Run Date: 10/21/2025

Please Deliver by address, fax, or email  
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737  
EMAIL: helms@bladenco.org

**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 11-2025-01

**Petitioner:** Bladen's Bloomin' Agri-Industrial

**Parcel Number:** 50336

**Zoning Classification Action:** Rezone from B-C (Bypass Commercial) to L-I (Light Industrial)

OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
Benson Construction, Inc.	P.O. Box 1250	Lumberton	NC	28359
Forest Greg Owen ETUX Melinda	P.O. Box 780	Clinton	NC	28329
Michael Louis Harrington ET UX	1755 Mercer Mill Brown Marsh Road	Elizabethtown	NC	28337
Darrel W. Gray & Donna Gray	1797 Mercer Mill Brown Marsh Road	Elizabethtown	NC	28337
Emogene Lewis Swindell	2291 Boggy Branch Road	Council	NC	28434
Johnny L. McKoy	P.O. Box 772	Elizabethtown	NC	28337
Clark Brothers LLC	P.O.Box 339	Elizabethtown	NC	28337
Lucinda McKoy	1959 Mercer Mill Brown Marsh Road	Elizabethtown	NC	28337
James Rodney McKoy	2011 Mercer Mill Brown Marsh Road	Elizabethtown	NC	28337
Tina C. Tasker & ETALS	7808 Bankers Drive	Fayetteville	NC	28311
Shinta Harris	155 Truman Drive	Elizabethtown	NC	28337
Tracie Perkins	380 Wilson McKoy Road	Elizabethtown	NC	28337
Town of Elizabethtown	P.O. Box 700	Elizabethtown	NC	28337
Chuck Heustess, Bladen's Bloomin' Agri-Industrial	218A Aviation Parkway	Elizabethtown	NC	28337

\_\_\_\_\_  
Rusty Worley, Planning Director

11.25.25  
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

11/25/2025  
Date

**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:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ORDINANCES/RESOLUTIONS/PROCLAMATIONS

**SUBJECT:** Consideration for Zoning Ordinance Map Amendment - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number RZ-11-2025-01 - Rezone Parcel #50336 from Bypass Commercial (B-C) to Light Industrial (L-I)

**BACKGROUND:** Interim Town Manager Pat DeVane may be called upon to present this agenda item.

**SUGGESTED ACTION:** 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.*

---

**ATTACHMENTS:**



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** PRESENTATIONS

**SUBJECT:** Interim Town Manager Update

**BACKGROUND:**

**SUGGESTED ACTION:** Council is requested to hear the updates.

---

**ATTACHMENTS:**



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ADMINISTRATIVE MATTERS

**SUBJECT:** Competitive Police Salary Discussion

**BACKGROUND:** Police Chief Mark McMichael may be called upon for this agenda item.

**SUGGESTED ACTION:** Council is requested to hear from Police Chief Mark McMichael and to provide direction, comments or questions to staff. This item was scheduled for discussion at the Town's Annual Budget Planning Retreat on February 24, 2026.

---

**ATTACHMENTS:**

# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** OTHER BUSINESS

**SUBJECT:** "Briefly" (*Reminders and announcements are made at this time*)

**BACKGROUND:** The "Briefly" items will be presented by Interim Town Manager Pat DeVane.

**Copy of the "Briefly" items and Department Head Update Reports are provided.**

**SUGGESTED ACTION:** Interim Town Manager Pat DeVane may be called upon to present this agenda item.

---

**ATTACHMENTS:**  
[Peak Agenda - Briefly - 12.8.25 Rescheduled.docx](#)  
[Department Head Update Report - 12.8.25.pdf](#)

**To:** Mayor and Town Council  
**From:** Pat DeVane, Interim Town Manager  
**Subj:** “Briefly”  
**Date:** December 8, 2025 Rescheduled Meeting

The following items are provided as information to Council:

- The Department Head Update Report is provided as a separate attachment.
- In observance of Christmas, Town offices will be closed on December 23, 24, 25 & 26, 2025.
- In observance of New Year’s Day, Town offices will be closed on Thursday, January 1, 2026.



**FOR THE MONTH OF DECEMBER**

- 12/05 – Blake Willoughby, Police Officer**
- 12/08 – Herman Lewis, Council Member**
- 12/09 – Greg Taylor, Facilities & Public Works Mgr.**
- 12/10 – Rusty Worley, Planning Director**
- 12/15 – Sherry Lanier, Water Utilities Manager**
- 12/20 – Roger Thomas Davis, Police Detective**
- 12/21 – Tracy Priest, Equipment Mechanic**



Department Head Updates  
December 2025

**FIRE DEPARTMENT**

*Hollis Freeman*



**Call Report for November**

Fire Calls - 5

EMS Calls - 27

Special Responses - 1

Service Calls - 5

Other Type Incidents - 8

Total Calls – 46

Fire Inspections Completed – 20

Fire Pre-Plans – 25

**POLICE DEPARTMENT**

*Mark McMichael*

Total Calls- 11/01/25-11/30/25	295
Reports Taken	70
Arrests	7
Collisions	19
Citations	18
Warnings	9
Truck Route	2

**Town Clerk**

***Juanita Hester***

- Clerk prepared the 11/3/2025 Noon meeting minutes, the 11/3/2025 Closed Session minutes, the 11/18/2025 Special Called meeting minutes and 11/18/2025 Closed Session minutes.
- Handled the Public Hearing notice (Land Conveyance and Joint Development Agreement) for the 11/18/2025 Special Called Council meeting, the Public Hearing notice (Rezone Request for Bladen's Bloomin') for the 12/8/2025 Rescheduled Council meeting and Public Hearing notice (Rezone of 5.00 acres) for the 12/15/2025 Reconvened Council meeting as well as notices to the Public and Press. In addition, agenda material was prepared and distributed by the Clerk for the 11/18/2025 Special Called meeting.
- The follow-ups and distribution of approved and signed documents for the Council meetings conducted in November were handled by the Clerk.
- Weekly Friday Memos were prepared and distributed to Council Members and Department Heads.
- For the Interim Town Manager's review, prepared Staff Meeting Outlines for the December 8, 2025 Rescheduled Council meeting and the 12/15/2025 Reconvened meeting.
- In coordination with the Interim Town Manager, Finance Director, Planning Director and Town Attorney, the Clerk prepared the agenda material for the 12/8/2025 Rescheduled Council meeting, posted the information to the Town's webpage and made distribution to Town Council and Department Heads. In addition, the Clerk made notification to the Press that the agenda material had been posted to the Town's webpage.
- Prepared the "Thanksgiving" holiday closing notice for posting to the Town's webpage.
- On 11/25/2025 Clerk made notification to Mrs. Theresa Lloyd at Paul R. Brown Leadership Academy of the December 8, 2025 Rescheduled Town Council Meeting so that advance preparation can be made for the Cadets to attend the meeting for presentation of the Colors.



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** OPEN FORUM

**SUBJECT:** Open Forum

**BACKGROUND:** Three (3) Minutes Per Citizen.....Should State Name/Address.

**SUGGESTED ACTION:** Council is requested to listen to any public concern or comments received.

---

**ATTACHMENTS:**  
[Sign-In Sheet - Open Forum - 12.8.25.docx](#)



**Item Cover Page**

**COUNCIL AGENDA ITEM REPORT**

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** CLOSED SESSION

**SUBJECT:** Closed Session - *To Be Conducted at the 7 p.m. Meeting*

**BACKGROUND:** Bladen's Bloomin' Executive Director Chuck Heustess may be in attendance to explain an incentive proposal.

**SUGGESTED ACTION:** A Closed Session will be conducted in accordance with NCGS 143.318.11(a)(4) - Economic Development, NCGS 143.318.11(a)(5) - Employment and NCGS 143.318.11(a)(6) - Personnel.

---

**ATTACHMENTS:**



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** CONSIDERATION OF THE INCENTIVE GRANT AGREEMENT WITH BLADEN'S BLOOMIN' AGRI-INDUSTRIAL

**SUBJECT:** Consideration of the Incentive Grant Agreement with Bladen's Bloomin' Agri-Industrial

**BACKGROUND:** Interim Town Manager Pat DeVane may be called upon to present this agenda item.

**SUGGESTED ACTION:** Council is requested to consider the Incentive Grant Agreement.

---

**ATTACHMENTS:**

**Item Cover Page**

**COUNCIL AGENDA ITEM REPORT**

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** CONSIDERATION OF CONTRACT FOR INTERIM TOWN  
MANAGER PAT DEVANE

**SUBJECT:** Consideration of Contract for Interim Town Manager Pat DeVane

**BACKGROUND:** Town Attorney Goldston Wonble may be called upon to present this  
agenda item.

**SUGGESTED ACTION:** Council is requested to consider the Contract.

---

**ATTACHMENTS:**



# Item Cover Page

## COUNCIL AGENDA ITEM REPORT

**DATE:** December 8, 2025

**SUBMITTED BY:** Juanita Hester

**ITEM TYPE:** Request

**AGENDA SECTION:** ADJOURNMENT

**SUBJECT:** Adjournment

**BACKGROUND:** Meeting will be recessed for Council to reconvene on December 15, 2025 at Noon.

**SUGGESTED ACTION:** Mayor Sylvia Campbell will entertain a motion and a second to **RECESS** this meeting to be reconvened on Monday, December 15, 2025 at Noon.

---

**ATTACHMENTS:**