

COLUMBUS COUNTY BOARD OF COMMISSIONERS

Monday, October 7, 2024

5:30 P.M. – Closed Session

6:30 P.M. – Regular Session

The Honorable Columbus County Commissioners met on the above stated date and time at the Columbus County Commissioners Chamber, 127 West Webster Street, Whiteville, North Carolina 28472, for the purpose of conducting a Regular Session.

**COMMISSIONERS PRESENT:**

Ricky Bullard, **Chairman**  
Giles E. Byrd, **Vice Chairman**  
Lavern Coleman,  
Scott Floyd  
Barbara Featherson  
Brent Watts  
Chris Smith

**APPOINTEES PRESENT:**

Eddie Madden, Jr., **County Manager**  
Amanda B. Prince, **Attorney**  
Jana Nealey, **Clerk to the Board**

**APPOINTEES ABSENT:**

**Agenda Item #1: MEETING CALLED to ORDER:**

At 5:30 P.M. Chairman Ricky Bullard called the regular session meeting to order.

**RECESS REGULAR SESSION and enter into CLOSED SESSION in ACCORDANCE with N.C.G.S. § 143-318.11(A)(3) ATTORNEY-CLIENT PRIVILEGE and N.C.G.S. § 143-318.11(A)(6) PERSONNEL**

**MOTION:**

Commissioner Featherson made a motion to recess regular session and enter into closed session, seconded by Commissioner Coleman. The motion unanimously passed.

**Agenda Item #2: CLOSED SESSION in ACCORDANCE with N.C.G.S. § 143-318.11(A)(3) ATTORNEY-CLIENT PRIVILEGE and N.C.G.S. § 143-318.11(A)(6) PERSONNEL**

**RECESS CLOSED SESSION and enter into REGULAR SESSION**

**MOTION:**

Commissioner Smith made a motion to recess closed session and enter into regular session, seconded by Commissioner Watts. The motion unanimously passed.

**GENERAL ACCOUNT:**

Attorney Amanda Prince gave the general account as follows:

The board discussed (3) matters of Personnel, (1) matter of pending litigation, and (1) matter of possible future litigation. No action was taken by the board.

**MOTION:**

Vice Chairman Byrd made a motion to approve the General Account, seconded by Commissioner Watts. The motion unanimously passed.

**Chairman Bullard recessed regular session until 6:30 P.M.**

**Regular Session resumes at 6:30 P.M.**

**Agenda Items # 3 and #4: INVOCATION and PLEDGE of ALLEGIANCE:**

The invocation was delivered by Commissioner Lavern Coleman. Everyone in attendance stood and pledged Allegiance to the Flag of the United States of America which was led by Commissioner Chris Smith.

**Public Hearing – 6:30 P.M. or as soon as can be heard regarding the expansion of the Gragg Tract Planned Unit Development Zoning District**

**MOTION:**

Commissioner Smith made a motion to close the public hearing seconded by Commissioner Featherson. The motion unanimously passed

**Agenda Item# 5: APPROVAL OF AGENDA:**

**MOTION:**

Vice Chairman Byrd made a motion to approve the Agenda with discussed Add-on #23a, seconded by Commissioner Smith. The motion unanimously passed.

**Agenda Item #6: BOARD MINUTES APPROVAL:**

- a. August 19, 2024 Regular Session
- b. September 23, 2024 Special Called

**MOTION:**

Commissioner Featherson made a motion to approve seconded by Commissioner Watts. The motion unanimously passed

**Agenda Item #7: PUBLIC INPUT:**

**Christian – EMS issue**  
**Green – Veterans Parade**

**Agenda Item #8: PROCLAMATION – DOMESTIC VIOLENCE AWARENESS MONTH:** Families First Domestic Violence Awareness Advocate Lucy Byrd is requested adoption of the 2024 Domestic Violence Awareness Month Proclamation

**MOTION:**

Commissioner Coleman made a motion to approve seconded by Commissioner Smith. The motion unanimously passed.



**Domestic Violence Awareness Month October 2024**

**WHEREAS**, 1 in every 3 teenagers, 1 in every 4 women, and 1 in every 6 men will experience domestic violence during their lifetime.

**WHEREAS**, approximately 15.5 million children are exposed to domestic violence every year.

**WHEREAS**, when a family member is abused, it can have long-term damaging effects on the victim that also leave a mark on family, friends, and the community at large.

**WHEREAS**, the problem of domestic violence is not confined to any group or groups of people, but crosses all economic, racial, gender, educational, religious, and societal barriers, and is sustained by societal indifference.

**WHEREAS**, the crime of domestic violence violates an individual’s privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse.

**WHEREAS**, survivors should have help to find the compassion, comfort, and healing they need, and domestic abusers should be punished to the full extent of the law.

**WHEREAS**, survivors of violence should have access to medical and legal services, counseling, transitional housing, and other supportive services so that they can escape the cycle of abuse.

**WHEREAS**, we encourage domestic violence survivors and their families to seek assistance from appropriate victims’ services organizations and the Families First, Inc. crisis hotline (910-641-0444), it is important to recognize the compassion and dedication of the individuals who provide services to victims of domestic violence and work to increase public understanding of this significant problem.

**NOW, THEREFORE, Columbus County Board of Commissioners**, do hereby proclaim **October 2024**, Domestic Violence Awareness Month throughout the county of Columbus and urge our community to work toward ending domestic violence by empowering people to develop healthier relationships.

**Agenda Item #9: PROCLAMATION – PROCLAMATION OF APPRECIATION FOR KENJI BOWEN**: The Governing Body is requested adoption of the Proclamation of Appreciation recognizing Kenji Bowen for his efforts during Tropical Storm Debby.

**MOTION:**  
Vice Chairman Byrd made a motion to approve, seconded by Commissioner Featherson. The motion unanimously passed.



**RECOGNIZING KENJI BOWEN**

**WHEREAS**, Kenji Bowen, a remarkable student at East Columbus High School, displayed extraordinary courage and selflessness during Tropical Storm Debby, risking his own safety to rescue a couple and their child from life-threatening flood waters; and

**WHEREAS**, Tropical Storm Debby brought unexpected rainfall and flooding to our community, creating dangerous conditions that threatened the lives and safety of many residents; and

**WHEREAS**, Kenji Bowen, without hesitation or concern for his own well-being, leapt into action when he noticed a couple and their child stranded in rising floodwaters, using his quick thinking and strength to bring them to safety; and

**WHEREAS**, Kenji Bowen’s bravery and decisive actions are a testament to his character, and he serves as a shining example of the values we hold dear in our community—compassion, courage, and service to others; and

**WHEREAS**, his heroic efforts have not only saved lives but have inspired those around him, reinforcing the power of individual action in the face of adversity; and

**NOW, THEREFORE**, we, the Columbus County Commissioners, recognize and honor **Kenji Bowen** for his outstanding bravery and service to others during Tropical Storm Debby. His actions reflect great credit upon himself, East Columbus High School, and the entire community. We express our deepest gratitude and admiration for his heroic deeds.

**Agenda Item #10: PRESENTATION– DEPARTMENT OF HEALTH AND HUMAN SERVICES BUSINESS REPRESENTATIVE ELIZABETH FONTES**: Department of Health and Human Services Business Representative Elizabeth Fontes will give a brief presentation on the recent name change from The Division of Vocational Rehabilitation Services to Division of Employment and Independence for People with Disabilities and the services that they provide

**Agenda Item #11: PRESENTATION– TRILLIUM ANNUAL UPDATE WITH CECELIA PEERS**: Trillium Representative Cecelia Peers will present their annual update

***\*\*THE FULL POWERPOINT IS HOUSED IN THE CLERK’S OFFICE\*\****

**Agenda Item #12: ADMINISTRATION – APPROVAL OF THE VOTING DELEGATE AND ALTERNATE FOR THE 2024 NC LEGISLATIVE CONFERENCE**: County Manager Eddie Madden is requested approval of the Voting Delegate and Alternate at the 2024 NC Legislative Conference.

**MOTION:**  
Vice Chairman Byrd made a motion to appoint Commissioner Barbara Featherson as the Voting Delegate and Commissioner Lavern Coleman as the alternate, seconded by Commissioner Watts. The motion unanimously passed.

**Agenda Item #13: MIS / GIS SERVICES – APPROVAL TO MOVE THE ADDRESSING SPECIALIST POSITION FROM EMERGENCY SERVICES TO MIS AND THE ASSOCIATED BUDGET**

**AMENDMENT:** MIS Director Steve Wagner is requested approval to move the Addressing Specialist position from Emergency Services to MIS and the associated budget amendment for the salary.

**MOTION:**

Commissioner Smith made a motion to approve, seconded by Vice Chairman Byrd. The motion unanimously passed.

General Statement of Duties

Performs skilled computerized map drafting and related technical work in the creation of layers and the maintenance of the County's GIS including the E911 database.

Distinguishing Features of the Class

An employee in this class works in the MIS Department and performs technical work in the operation of the Geographical Information System (GIS) computer software and hardware to create layers and to prepare maps for a variety of land record, utilities, electoral districts, schools, emergency response, addressing and for other County purposes. The employee is responsible for activities such as up dating and maintaining GIS centerline and address files and for providing updated maps to emergency responders and others as needed, and includes field work for location and photographing. Employees must exercise considerable initiative and analytical judgment in the development or acquisition and maintenance of G.I.S. hardware and software, and in the preparation of maps and other records. Employee must also exercise considerable tact and courtesy in frequent contact with County personnel, contractors, vendors and the general public. Work is performed under general direction and is evaluated through conferences, the analysis of program achievements and feedback from system users.

Duties and Responsibilities

Essential Duties and Tasks

Coordinates and oversees County GIS databases; merges data to master file and ensures databases are consistent; deletes outdated files.

Creates and updates a variety of data layers to allow creation of information, including maps, for purposes such as rescue and fire districts, elections districts, subdivisions, census data, utilities, easements, 911 centerlines, etc.

Updates GIS centerline and address files in the GIS system database by determining appropriate information and addresses; enters street ranges and addresses on all applicable layers; provides updated map and database information to emergency responders and others as needed.

Provides County departments with GIS output data for viewing, distribution and location identification in the form of maps, digital files and internet pages.

Oversees use and maintenance of GIS computer program and hardware; develops and implements applications of program based on County and departmental needs; installs new software; produces custom maps based on user requests; uses plotter to print maps.

Trains County employees and others, as appropriate, in use of GIS system; provides technical support to users assisting and working with them to troubleshoot operational problems, diagnosing errors in operation or program function, and resolving or referring problems to vendor.

Develops, coordinates, and implements policies and procedures concerning research, documentation and processing of maps and other land records to ensure quality control.

Prepares or receives and installs program upgrades, updating user manuals as appropriate; reviews new software and hardware and recommends acquisitions, administers the licensing agreements with vendors for software updates.

Goes into the field to locate items for inclusion in the database such as hydrants and signs; uses GPS location equipment; takes photos of property for use in location assistance.

Prints and laminates posters for various departments.

#### Additional Job Duties

Performs other related work as required.

#### Recruitment and Selection Guidelines

#### Knowledge, Skills and Abilities

Considerable knowledge of programming techniques and for GIS programs in use and related software, operating systems, computers, and peripheral equipment used in GIS systems.

Considerable knowledge of terminology, methods and forms used in keeping land records and their use in GIS systems.

Working knowledge of the principles and techniques of computer system analysis and design.

Working knowledge of geographical areas and subdivisions in the County.

Working knowledge of the organization and functions of county government and the GIS information needed for operational issues.

Skill in the use of computer-driven data entry and drafting equipment.

Skill in prioritizing, organizing and coordinating work flow among a variety of projects.

Ability to read and interpret registered land survey to plot and/or digitize a cadastral map.

Ability to read, interpret and apply programs in the operation of an electronic computer and its auxiliary equipment.

Ability to exercise tact and courtesy in frequent contact with County and other governmental personnel, vendors, and the general public.

Ability to establish and maintain effective working relationships as necessitated by work assignments.

Ability to communicate effectively in oral and written forms; ability to communicate technical information to non-technical system users.

#### Physical Requirements

Must be able to physically perform the basic life operational functions of stooping, kneeling, crouching, reaching, walking, lifting, fingering, grasping, feeling, talking, hearing, and repetitive motions.

Must be able to perform medium work exerting up to 20 pounds of force occasionally and/or up to 10 pound of force frequently.

Must possess the visual acuity to prepare and analyze figures, operate a computer terminal, perform mechanical tasks in the computer environment, do extensive reading, and do visual inspections of computer parts and automated data.

#### Desirable Experience and Training

Bachelor's Degree in geography, information technology, or a related field and some experience in GIS mapping or related work or any equivalent combination of training and experience which provides the required knowledge, skills and abilities.

**Agenda Item #14: SOLID WASTE - APPROVAL OF THE QUOTE FROM EPOXY SI FOR TRANSFER STATION FLOOR REPAIRS:** Solid Waste Director Harold Nobles is requested approval the quote from Epoxy SI, in the amount of \$119,430 to complete the state required repairs to the Columbus County Transfer Station floor.

**MOTION:**

Commissioner Coleman made a motion to reject the plats, seconded by Commissioner Watts. The motion unanimously passed.

**Proposal** \_\_\_\_\_ **Date: 10/17/2024**

Submitted To: Columbus County Public Utilities / Chris Nobles

**205 Lee Ave. Whiteville, NC 28472 [www.columus.org](http://www.columus.org)**

**Office; (910) 642-2828 Fax: (910) 642-2828 Chris cell: (910) 840-4525 E-mail: [cnobles@columbus.org](mailto:cnobles@columbus.org)**

**Job Location: 111 Landfill Rd. Whiteville, NC. 28472 Dump Pad Approx. 97' x 68'**

We hereby propose to furnish all materials and perform all labor necessary for the completion of the following options:

### Repair existing coating system on dump pad.

**Work to include:**

- Prep surfaces for coatings, removing existing loose coatings & joint sealants as best as possible. Prep to include but not limited to scarifying, diamond grinding and power washing.
- Cut out joints and repair as necessary.
- Install up to 1,200 sq. ft. of base urethane cement. Approx. 1" thick where existing loose coating was removed.
- Install a new layer of urethane cement approx. 1/4:" thick over entire area.

Total price: \$119,450.00.

**General Terms & Conditions:** The following terms & conditions are hereby made part of this agreement / proposal. Unless otherwise specified above, any coatings installed by Epoxy SI are designed and installed to follow the characteristics of the existing substrate; sloping to drain and water/material flow in the areas of installation are the responsibilities of the Owner. Customer agrees to furnish the following items: All necessary utilities required for proper installation of work including any special electrical needs for specialized equipment access to water supply, area of project broom swept & free of all obstructions with all surrounding equipment & material protected from contamination, area kept dry during installation and curing process. If installation crew has to wait for the area to be cleaned or the area cleared then E.S.I reserves the right to apply a minimum charge of \$100.00 per hour to the agreed price. General Contractor is responsible for protecting the floor from damage after flooring system is completed. **Epoxy SI agrees to supply the following information and warranty upon owner request;** Copy of Ohio’s Workers Compensation Certificate, and Copy of liability insurance. Epoxy SI guarantees the adhesion, labor, and materials of the overlay system listed above for **1** years. This warranty excludes damage to the coating from substrate failure, hydrostatic pressure, water vapor transmission, improper maintenance, or abuse. If the invoice for this project is not paid within the terms of our contract, the warranty will be void.

**Pricing assumes NON -Prevailing Wage** rates with one mobilization per area. If additional mobilizations are required, E.S.I. reserves the right to apply a mobilization fee to the agreed price. **Payment of Invoices** are all due Net 30 or subject to a 1.5% per month charge on late payments. All warranties will be void if not all invoices are paid within the terms of our contract.

Respectfully Submitted: Steve R Ferneding

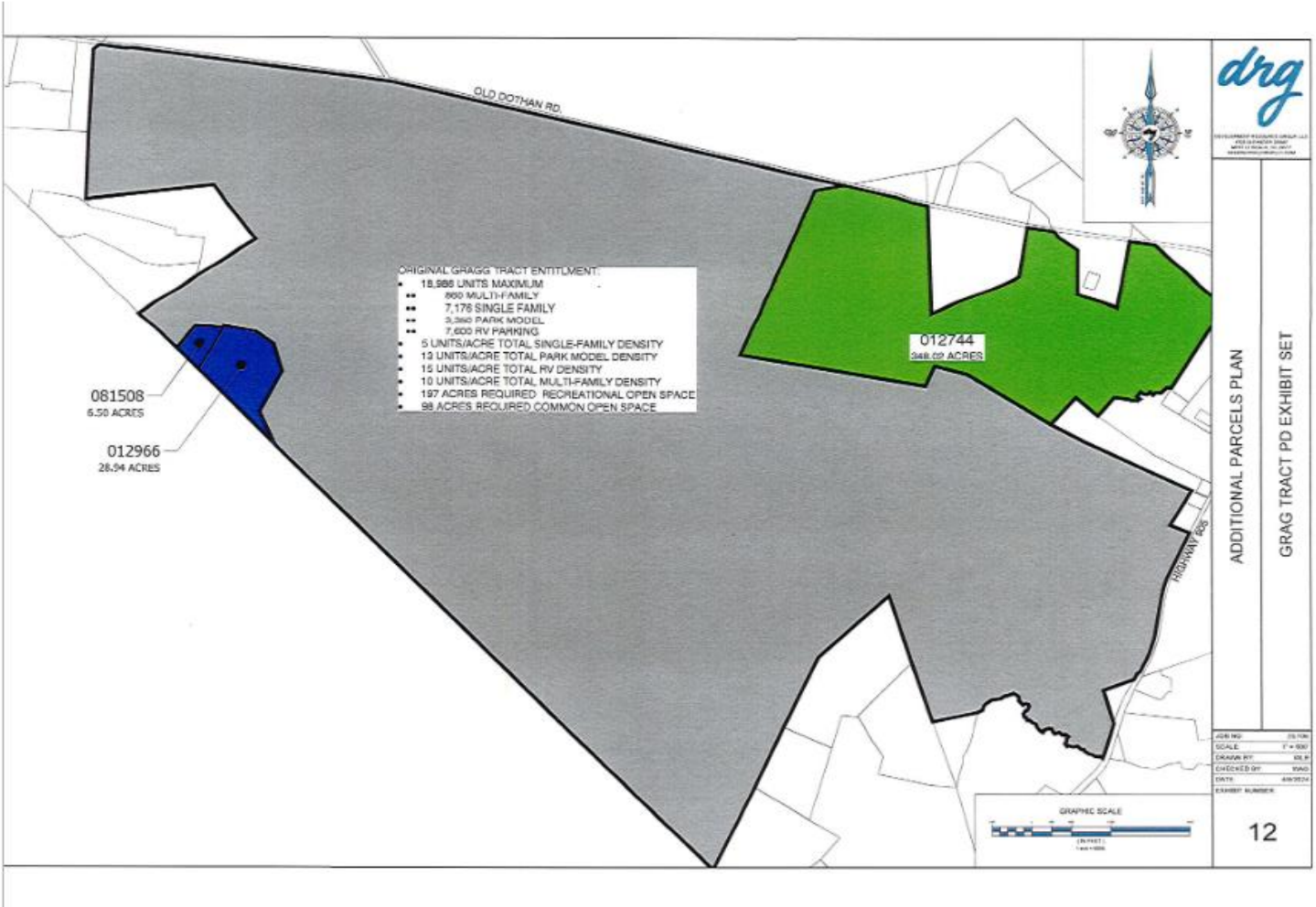
The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Agenda Item #15: ECONOMIC DEVELOPMENT / PLANNING DEPARTMENT – APPROVAL OF THE EXPANSION OF THE GRAGG TRACT PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD);** EDC & Planning Director Dr. Gary Lanier is requested approval of the expansion of the Gragg Tract Planned Unit Development Zoning District (PUD). This is the action item in response to the above required public hearing.

MOTION:

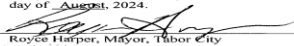
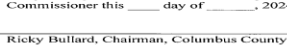


Commissioner Floyd made a motion to approve, seconded by Commissioner Smith. The motion unanimously passed.





**Agenda Item #16: ECONOMIC DEVELOPMENT / PLANNING – APPROVAL OF THE GRANT PROJECT ORDINANCE FOR THE TABOR CITY SHELL BUILDING PROJECT:** Economic Development / Planning Director is requested approval of the Grant Project Ordinance for the Tabor City Shell Building Project.

**MOTION:**  
Commissioner Watts made a motion to approve, seconded by Commissioner Featherson. The motion unanimously passed.

GRANT PROJECT ORDINANCE TABOR CITY SHELL BUILDING TOWN OF TABOR CITY	
Be it ordained by the Tabor City Town Council and Columbus County Board of Commissioners that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby jointly adopted:	
Section 1. The project authorized is the Tabor City Shell Building project to be financed by a grant from the Golden LEAF Foundation (Grant # G-202412-08880) along with matching Town funds.	
Section 2. The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant documents, the rules and regulations of the Golden LEAF Foundation and the budget contained herein.	
Section 3. The following revenues are anticipated to be available to complete this project:	
Golden Leaf Shell Building Grant	\$1,425,000.00
Town of Tabor City Local Funds	\$502,950.00
Columbus County Local Funds	\$502,950.00
Total	\$2,430,900.00
Section 4. The following amounts are appropriated for the project:	
Diligence Work	\$58,000.00
Construction	\$2,105,800.00
Engineering and Surveying	\$267,100.00
Total	\$2,430,900.00
Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement and federal and state regulations.	
Section 6. Funds may be advanced from the General Funds for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.	
Section 7. The finance officer is directed to report annually on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.	
Section 8. The budget officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.	
Section 9. Copies of this grant project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.	
Adopted by the Tabor City Town Council this 13 <sup>th</sup> day of August, 2024.	Adopted by the Columbus County Board of Commissioner this ____ day of _____, 2024
 Royce Harper, Mayor, Tabor City	 Ricky Bullard, Chairman, Columbus County
Attest:  Lora Merritt-Thompson, Town Clerk, Tabor City	Attest:  Jana Nealy, Clerk to the Board, Columbus County

**Agenda Item #17: ECONOMIC DEVELOPMENT / PLANNING – APPROVAL TO ESTABLISH A PUBLIC HEARING REGARDING AN ORDINANCE SETTING RESTRICTIONS ON STORES THAT SELL VAPE PRODUCTS:** Economic Development / Planning Director is requested approval to establish a public hearing on October 21<sup>st</sup>, 2024 at 6:30 P.M. or as soon as can be heard regarding an ordinance setting restrictions on stores that sell vape products.

**MOTION:**  
Commissioner Floyd made a motion to approve the public hearing to be on November 4<sup>th</sup>, 2024, seconded by Commissioner Featherson. The motion unanimously passed.

**Chapter 10, Part 2 – Land Use Regulation Ordinance**  
**Article 9 Special Development Standards:**

**Standard D – Vape, Tobacco, and Hemp Retail Shop Requirements**

- Called and defined as **Vape, Tobacco and Hemp Retail**: means the principal sales and/or distribution of:
  - a. Any product that contains tobacco or nicotine, irrespective of whether the nicotine is tobacco-derived or synthetic, and is intended for human consumption, as defined by G.S. § 14-313(4). As used in this Sub-Article Standard, “tobacco product” includes, but is not limited to, cigarettes, cigars, pipe tobacco, electronic cigarettes, hookah, smoked or vaped tobacco substitutes, chewing tobacco, snuff, snus, dissolvable tobacco products, and heated tobacco products. Tobacco product does not include nicotine replacement products approved by the USFDA for treatment of tobacco use and dependence.
  - b. Any product that contains tetrahydrocannabinol (THC), irrespective of whether the THC is hemp derived or synthetic. Products that contain no greater than .3% THC are exempt.
  - c. Any product that contains Mitragyna speciosa, commonly known as kratom.
  - d. Any electronic device that delivers nicotine, THC or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, electronic cigar, electronic pipe, vape, or electronic hookah.
  - e. Tobacco and hemp retail shall also mean any person who primarily sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, tobacco products, or tobacco paraphernalia.
- Allowed in areas zoned as General Use (GU)
- Location Restrictions:
  - a. The site of the establishment must be located at least 1,000 feet— measured in a straight line from property line to property line—from the site of any other Tobacco and Hemp Retail establishment that exists or has been permitted.



- b. The site of the establishment must be located at least 1,000 feet—as measured in a straight line from property line to property line— from any of the following uses: schools (public, private, elementary or secondary), day care facilities, group homes, public parks, group quarters (halfway house), or residential habilitation support facilities.
- c. There shall not be more than one use subject to these standards on the same property or in the same building, structure, or portion thereof.

**Agenda Item #18: ECONOMIC DEVELOPMENT / PLANNING – APPROVAL TO ESTABLISH A PUBLIC HEARING REGARDING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) ORDINANCE LANGUAGE:**

Economic Development / Planning Director is requested approval to establish a public hearing on Monday, October 21<sup>st</sup>, 2024 at 6:30 P.M., or as soon as can be heard, regarding the amended Planned Unit Development (PUD) Ordinance Language to change the approval of major text amendments from the Board of Adjustments to the Board of Commissioners.

**MOTION:**

Commissioner Coleman made a motion to approve the public hearing to be on November 4<sup>th</sup>, 2024, seconded by Commissioner Smith. The motion unanimously passed.

2) There is no violation of the PD master plan map or any provision or condition of the PD district in any previous phase; and

3) When a development contains common areas, owners' association documents have been prepared and reviewed, and are ready for recordation, or have been recorded, with the Register of Deeds in Columbus County.

4. Amendments to Approved Planned Development Master Plan Map or the Statement of Intent and Development Standards

Amendments or modifications to a planned development master plan map or to the statement of intent and development standards shall be considered in accordance with the standards in Article 10, Section 3, Planned Development.

a. Amendments: Amendments to existing PUDs are classified into two categories Minor and Major as defined below.

b. Minor Amendments: Minor amendments to existing PUD's include:

i. No change to overall density

ii. Reconfiguration of internal layout without modifications to perimeter buffers, access points, or open spaces.

iii. Reassignment of roadway cross sections within the PUD with cross sections previously approved within the PUD.

Minor amendments may be approved by staff after review by all applicable departments. Staff may elevate a minor amendment to a major amendment if they believe it does not comply with the conditions outlined above.

c. Major Amendments: Major amendments include any items which do not qualify as minor amendments. Major amendments must be reviewed by staff and presented to the planning board for recommendation and board of adjustment for approval.

Amendments shall include a clear and concise summary of the items proposed to be amended, as well as a full copy of the PUD text included the proposed amended sections. Any items affecting site plan or other previously approved exhibits within the PUD shall include updated exhibits.

APPROVED  
Columbus County Board  
of Commissioners  
on 08/15/2022  
*[Signature]*  
Clerk to Board

**Agenda Item #19: ECONOMIC DEVELOPMENT / PLANNING – APPROVAL TO ESTABLISH A PUBLIC HEARING REGARDING THE PROPOSED TEXT AMENDMENTS TO THE CAMPGROUND AND MOBILE HOME PARK ORDINANCE:**

Economic Development / Planning Director is requesting approval to establish a public hearing on Monday, October 21<sup>st</sup>, 2024 at 6:30 P.M., or as soon as can be heard, regarding the proposed text amendment to the Campground Ordinance that will change p.69, item 1, reducing the required spaces from fifteen (15) to two (2). The Mobile Home Park Ordinance will revise p.90, section D5, item 2, requiring that all mobile home spaces be at least 60 feet wide and no less than ten thousand (10,000) square feet.

**MOTION:**

Commissioner Floyd made a motion to approve the public hearing to be on November 4<sup>th</sup>, 2024, seconded by Commissioner Featherson. The motion unanimously passed.

If the construction of the campground has not begun within twelve (12) months from the issue date of the letter of approval, the Board of County Commissioners may grant an extension of this approval if the developer appears before the Board and shows cause. If cause is not shown, the developer must repeat all the required steps of procedure for securing approval of a campground as required by this Ordinance.

When a campground is to be developed in stages, the preliminary campground plan shall be submitted for the entire development, and an application for approval shall be made for each stage of development.

G. DESIGN STANDARDS

The following standards shall be considered the minimum requirements for all new campgrounds.

Section G.1: General Requirements.

1. Every campground shall contain at least **two (2)** spaces.
2. No more than one (1) camper may be parked on anyone (1) space. Campers shall not be permitted on parcels, lots or spaces other than those approved through these regulations.
3. No space shall have direct vehicular access to a public road.
4. All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site for a campground and to provide adequate drainage away from the space. The requirement is not intended to circumvent FEMA regulations or the County Flood Management Plans.
5. Pursuant to the North Carolina State Building Code, each campground shall have at least one (1) service building to provide necessary sanitation and laundry tray. This structure may also contain a retail sales counter and/or coin operated machine for the campground residents' use, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area. All service buildings shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All service buildings shall be accessible to the County Health Department and shall be in conformity with all County codes. All buildings shall be constructed in accordance with the North Carolina State Building Code, and shall meet the North Carolina State Building Code setback requirements.
6. No swimming pool or bathing area shall be installed, altered, improved or used without compliance with applicable Columbus County Health Department regulations. No bathing area shall be used without the approval of the Columbus County Health Department.
7. The campground owner is responsible for refuse collection. Storage, collection and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards or air pollution. The method of garbage

of an Operator to renew the Letter of Compliance within thirty (30) days following the expiration of such Letter shall result in the permanent loss of the existing status. Once the Ordinance is adopted, Operators will have not more than sixty (60) days after adoption to obtain a Letter of Compliance. Any expansion of the manufactured/mobile home park, either in area or in the number of homes, shall also immediately result in the loss of existing status. Any manufactured/mobile home park which loses its existing status shall be required to meet all minimum standards contained in Section D: Minimum Standards before a new Letter of Compliance will be issued.

D. MINIMUM STANDARDS OF DESIGN, CONSTRUCTION AND LAYOUT FOR OTHER THAN PRE-EXISTING MANUFACTURED/MOBILE HOME PARKS

Section D.1: Minimum Manufactured/Mobile Home Park Size: All manufactured/mobile home parks created after the effective date of this Ordinance shall contain a gross land area of at least two (2) acres and shall contain at least three (3) manufactured/mobile home spaces for occupancy.

Section D.2: Phases of Development: Manufactured/Mobile Home Parks developed in phases shall be required to develop a minimum of three (3) spaces in the first phase and a minimum of four (4) spaces in all additional phases except where the remaining spaces to be developed are less than four (4). In such case, all remaining spaces must be developed in the final phase.

Section D.3: Drainage: No manufactured/mobile home park shall be so located that the drainage of the manufactured/mobile home park area will endanger any public or private water supply.

Section D.4: Flood Hazard: Manufactured/mobile home parks shall not be located in areas that are susceptible to regular flooding as noted on FEMA Maps. Existing manufactured/mobile home parks located in flood hazard areas shall not be allowed to add additional spaces or manufactured/mobile homes. Manufactured/mobile home spaces shall be graded so as to prevent water from ponding or accumulating on the premises.

Section D.5: Spaces: All new manufactured/mobile home parks or additions to existing manufactured/mobile home parks shall have manufactured/mobile home spaces complying with the following:

1. Where a community or municipal sewage disposal system is used, each manufactured/mobile home space shall be at least than forty (40) feet wide and not less than four thousand (4,000) square feet in size.
2. Where individual sewage disposal system is used, unless it is determined by the Health Director that additional area is needed, each manufactured/mobile home space shall be at least sixty (60) feet wide and **not less than ten thousand (10,000)** square feet in size for a double or triple-wide unit.

**Agenda Item #20: ECONOMIC DEVELOPMENT / PLANNING – APPROVAL TO ESTABLISH A PUBLIC HEARING FOR THE PRELIMINARY PLATS FOR THE MCGILL MEADOWS PLANNED UNIT DEVELOPMENT DISTRICT (PUD):** EDC & Planning Director Dr. Gary Lanier is requested to establish a public hearing on Monday, October 21<sup>st</sup>, 2024 at 6:30 P.M., or as soon as can be heard, with regard to the proposed preliminary plans for McGill Meadows PUD Zoning District located on Seven Creeks Hwy, Tabor City, NC.

**MOTION:**

Vice Chairman Byrd made a motion to approve, seconded by Commissioner Featherson. The motion unanimously passed.

***\*\*THE FULL PRELIMINARY PLATS FOR MCGILL MEADOWS ARE HOUSED IN THE CLERK’S OFFICE\*\****

**Agenda Item #21: SHERIFF’S OFFICE – APPROVAL OF THE NORTH CAROLINA GOVERNOR’S HIGHWAY SAFETY PROGRAM GRANT BUDGET AMENDMENT:** Sheriff Bill Rogers is requested approval of the North Carolina Governor’s Highway Safety Program Grant budget amendment. This Grant was previously approved at the May 20<sup>th</sup>, 2024 meeting.

**MOTION:**

Commissioner Coleman made a motion to approve, seconded by Commissioner Floyd. The motion unanimously passed.



BUDGET AMENDMENT

FY 24/25

Name of Department:

SHERIFF'S OFFICE

Agency Head Signature:

Date Prepare / Submitted to Admin:

October 2, 2024

Date Received in Admin:

Budget Code			EXPENDITURES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
10	4316	512100	SALARIES & WAGES - REGULAR	\$58,781
10	4316	518910	CHRISTMAS BONUS	\$120
10	4316	518100	FICA	\$4,506
10	4316	518300	INSURANCE	\$13,282
10	4316	518200	RETIREMENT	\$8,841
10	4316	518400	401 K	\$2,945
10	4316	535300	MAINTENCE & REPAIR - VEHICLES	\$25,000
10	4316	550000	CAPITAL OUTLAY	\$87,756
10	4316	526001	DEPARTMENTAL SUPPLIES	\$1,000
10	4316	531100	TRAVEL	\$3,000
10	4310	512100	SALARIES & WAGES - REGULAR	(\$8,818)
10	4310	518910	CHRISTMAS BONUS	(\$18)
10	4310	518100	FICA	(\$676)
10	4310	518300	INSURANCE	(\$1,992)
10	4310	518200	RETIREMENT	(\$1,326)
10	4310	518400	401 K	(\$442)
10	4310	535300	MAINTENCE & REPAIR - VEHICLES	(\$3,750)
10	4310	550000	CAPITAL OUTLAY	(\$19,756)
10	4310	526001	DEPARTMENTAL SUPPLIES	(\$150)
10	4310	531100	TRAVEL	(\$450)
Total Net Expense				\$167,853

Budget Code			REVENUES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
10	3430	426020	GOVERNOR'S HIGHWAY GRANT	\$167,853
Total Net Revenue				\$167,853

XXX

This budget revision has been approved by the Board of Columbus County Commissioners on:

Signature

Date

Explanation of Increase or Decrease:

BUDGET IS FOR YEAR ONE (OCT 2024 - SEPT 2025) GOVERNOR'S HIGHWAY SAFETY PROGRAM. PAYROLL IS BEING BUDGETED FROM OCT 21 2024 TO JUNE 30 2025, WITH THE LAST QUATER BEING BUDGETED IN FY 25/26. AS THE GRANT IS WRITTEN, IT REQUIRES 2 NEW EMPLOYEES ON THE TRAFFIC TEAM, INCREASING IT TO 4. GRANT IS 85% FEDERAL FUNDS WITH A 15% LOCAL MATCH. NO FUND BALANCE WAS BUDGETED TOWARDS THE LOCAL MATCH. IT IS BEING FUNDED BY USING FUNDS ALREADY BUDGETED IN THE SHERIFF'S OFFICE FY 24/25 BUDGET.

Version 1.0

Budget Amendment.xls

Created:12/15/04

**Agenda Item #22: FINANCE – APPROVAL OF THE BUDGET AMENDMENTS:** Interim Finance Director Heather Woody is requested approval of the following budget amendments:

a. EMS - FLEET – Surplus Vehicles

b. EMS – Line Item Adjustment

c. Heath Services – Line Item Adjustment

**MOTION:**

Vice Chairman Byrd made a motion to approve, seconded by Commissioner Smith. The motion unanimously passed.

Columbus County, North Carolina

BUDGET AMENDMENT

FY 24/25

Name of Department:

FINANCE

Agency Head Signature:

Date Prepare / Submitted to Admin:

October 2, 2024

Date Received in Admin:

Budget Code			EXPENDITURES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
10	4250	535300	M/R - VEHICLES	\$19,000
Total Net Expense				\$19,000

Budget Code			REVENUES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
10	3839	489004	SALE OF SURPLUS EQUIPMENT	\$19,000
Total Net Revenue				\$19,000

This budget revision has been approved by the Columbus County Finance Office:

This budget revision has been approved by the Columbus County County Manager:

XXX

This budget revision has been approved by the Board of Columbus County Commissioners on:

Signature

Date

Explanation of Increase or Decrease:

BUDGET THE FUNDS FROM THE SALE OF SURPLUS EQUIPMENT TO BE USED BY OUR CENTRAL GARAGE FOR THE MAINTENANCE AND REPAIR OF THE VEHICLES

BUDGET AMENDMENT

FY 24/25

Name of Department:

EMERGENCY MANAGEMENT

Agency Head Signature:

Date Prepare / Submitted to Admin:

October 2, 2024

Date Received in Admin:

Budget Code			EXPENDITURES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
10	4330	512100	SALARIES & WAGES	(\$33,262)
10	4330	518910	CHRISTMAS BONUS	(\$60)
10	4330	518100	FICA	(\$2,549)
10	4330	518301	INSURANCE	(\$8,668)
10	4330	518200	RETIREMENT	(\$4,552)
10	4391	512100	SALARIES & WAGES	\$33,262
10	4391	518910	CHRISTMAS BONUS	\$60
10	4391	518100	FICA	\$2,549
10	4391	518301	INSURANCE	\$8,668
10	4391	518200	RETIREMENT	\$4,552
Total Net Expense				\$0

Budget Code			REVENUES	Requested
Fund	Dept	Category	Classification	Increase or (Decrease)
Total Net Revenue				\$0

This budget revision has been approved by the Columbus County Finance Office:

This budget revision has been approved by the Columbus County County Manager:

XXX

This budget revision has been approved by the Board of Columbus County Commissioners on:

Signature

Date

Explanation of Increase or Decrease:

MOVING FUNDING FROM POSITION BEING TRANSFERRED TO MIS TO THE 911 BUDGET FOR THE ADDITIONAL OPERATORS APPROVE BY THE BOARD DURING THE JULY 15, 2024 MEETING

At 7:24 P.M. a Motion was made by Commissioner Feathersen and second by Commissioner Floyd to recess regular session and enter into Columbus County Water and Sewer Districts I, II, III, IV and V.

Agenda Item #24: APPROVAL of WATER and SEWER COMBINATION MINUTES:

- a. September 03, 2024 Regular Session
- b. September 23, 2024 Special Called Water and Sewer Combination

MOTION:

Commissioner Smith made a motion to approve, seconded by Commissioner Watts. The motion unanimously passed.

Agenda Item #25: WATER AND SEWER DISTRICTS I, II, III, IV, AND V - APPROVAL OF THE WATER SUPPLY PLAN (WSP) RESOLUTION FOR ALL WATER DISTRICTS: Public Utilities Director Harold Nobles is requested approval of the Water Supply Plan (WSP) resolution for all water districts.

MOTION:

Commissioner Watts made a motion to approve, seconded by Commissioner Floyd. The motion unanimously passed.

RESOLUTION TO APPROVE 2023 LOCAL WATER SUPPLY PLAN FOR COLUMBUS COUNTY WATER DISTRICTS PWSID 04-24-060

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for the Columbus County Water Districts, has been developed and submitted to the Columbus County Board of Commissioners for approval; and

WHEREAS, the Columbus County Board of Commissioners finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for the Columbus County Water Districts, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Columbus County Board of Commissioners of the Columbus County Water Districts that the Local Water Supply Plan entitled Columbus County Water Districts, dated 2023, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Columbus County Board of Commissioners intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the 7<sup>th</sup> day of September, 2024.

Ricky Bullard, Chairman of the Board Date

Name: Jana Nealey  
Title: Clerk to the Board of Columbus County  
Signature:

ATTEST:

ADJOURN COMBINATION MEETING OF Columbus County Water and Sewer Districts I, II, III, IV AND V BOARD MEETING.

MOTION:

Commissioner Smith made a motion to approve, seconded by Commissioner Watts. The motion unanimously passed.

Agenda Item #26: COMMENTS:

A. Board of Commissioners

Commissioner Watts commented:

- The Fair starts tomorrow night and want to encourage everyone to go out and have a good time.

Commissioner Coleman commented:

- I want to thank all those who went and helped with Hurricane Helene Relief in the Western Part of NC

- I encourage everyone to help and donate what you can. There are a lot of scams out there so make sure you are donating through a place or organization that you trust. There will be people at the fair collecting donations at the fair and they will be right at the gate when you go in.

**Vice Chairman Byrd commented:**

- I would like to say the same thing, thank you to those who helped after Hurricane Helene. I have a trailer will have offered and continue to offer to take up there if we can get it filled. I just want everyone to know that have a trailer to take up there if we can get some donations on it.

**Commissioner Featherson commented:**

- I concur what everybody else has said about the tragedy in Western North Carolina, it has been personal for me as well I did have a nephew that we didn't hear from for around seven days but, he did he did call us on this past Sunday.
- I want to thank Mr. Madden and the team of those who went and donated their time and efforts in assisting people in need. I also want to thank those that stayed behind to keep the county running.
- It is a very tragic time and we all can feel the pain so, if you can help in any way please do.
- I like to thank Commissioner Watts and all those on the Fair board for what they do and I really enjoyed the fair dinner the other night.
- The citizens of Evergreen are respectfully requesting that the local and state elected officials make the necessary steps to protect the lives of the citizens due to, cars, trucks, Semi-Trucks going through the intersection of hwy 074 and 242 without noticing that there is a stop sign. They are asking for is a flashing light to warn people to slow down and stop at the stop sign to prevent accidents.

**Commissioner Floyd commented:**

- I want to thank the citizens and the people for what they have already given to the people affected by the Hurricane Helene. I have been able to help load 18 wheelers and it is unreal how much people have given to help those in need.

***We also would like to say congratulations to our new DSS Director!!***

**Chairman Bullard commented:**

- I want to thank everybody that has pitched in, County Employees, Sheriff Department, Citizens, and private businesses. I think it has shown that Columbus County cares about other people and I thank everyone for what they've done always remember that prayers can go where we can't.

## **B. County Manager**

**County Manager Eddie Madden commented:**

- course dates to remember an information section indicates upcoming events of course Commissioner Watts mentioned the county fair that's that begins tomorrow and it goes through Sunday urge everyone to go out and enjoy the fair
- you also have the Waccamaw Siouan Pow Wow that's coming up October 18th and 19th
- Taste of Tabor coming up towards the end of the month October 24th followed by the Yam Festival on the 26th
- I too want to thank our staff the members of our team that went up to the mountains this past week we left on the dates are running together we left on not yesterday but the prior Sunday and we came home Saturday evening about 5:00 pm and all I think with what's there now and what we went with a total of 15 individuals from the county gave up their time and talent over that 7-Day period I would estimate that the numbers of hours U accumulated to well over a thousand during that short period of time and I can't say enough you all have read this my comments in the newspaper and emails to you all about our team and the remarkable work they did during that period of time and we took a group of I would say a very diverse group of people some with a lot of experience others with no experience one that had started with us just the week before was a brand new employee but we were able to insert ourselves in Buncombe County, Black Mountain provide on the ground technical assistance and physical work passing out water and Manning distribution sites from the time we walked in the door Buncombe County needed us at that point we were there when they were in the midst of complete shock and turmoil and really didn't know quite frankly what to do and we were able to at least provide some parameters for them to get started on and of course following that were reinforcements that came in from FEMA from the New York fire department from other counties across our state primarily of from the East, New Hanover, Brunswick, Pender, Johnston, and the like and it was a remarkable thing for people to band together to help our friends and Neighbors in the west and it was just an honor and privilege to lead this fine group to go help go help



there just to put some context on things I know that there's been a cry for donations and donations are needed but I want you to know that just yesterday Ryan Cole who is the deputy director of Emergency Management for Buncombe County was on a press release a press conference and he stated because I heard it myself that they are having a hard time managing the flow in the intake of donations they have leased hundreds of thousands of square feet of warehouse space and is filled to capacity what Mr Cole said was don't give up on us but hold off for now let us catch our breath let us get ahead of this and when the larger organizations like FEMA leave town or the core of engineers or some of the bigger or organizations that are there providing assistance that is when we are going to need our neighbors the most and we all know when we see individuals that go through traa people show up in the early stage and then when it's when it's still real and personal and you know their resources seem to go away don't they so what we have to do is find a way to make a long-term commitment as a community to help these folks who are struggling so much so it's not to stop giving not to stop Gathering I think what we need to do is keep Gathering but we have to coordinate those deliveries to where that we get it there to them at the appropriate time does that make sense okay we have taken a number of photographs I hope at some point or another we can share that with you all all 15 members of our team took video and pictures and we catalog things and we're hoping to compile that for you at some point that we can share because it is it is it is moving it is very it's eye opening is raw and we need to share it because it's part of our story and I share with our group in the texts we were driving home yesterday or maybe it was last night I don't recall no one will know the work that we did behind the scenes because we work behind the scenes right we were we were not there for attention we didn't go there for a photo op, we went because our friends and neighbors needed help and we delivered on that and I'm so proud of our group from shelters to Logistics to Communications to providing information to the community Through public information requests to assisting the county manager and her staff I'm telling you folks it was remarkable and I know we'll have others that will want to go there are others in this community that want to go and we will plug them in and where the state determines they need to be because only the state knows where those shortfalls are but we were notified today that because of the pending hurricane in the gulf hurricane Milton right that the Eastern branch of Emergency Operations in in Raleigh or I suppose that's where they're based are not dispatching anybody until we know that the actual path of hurricane Milton we can't send all of our resources to the west and then find ourselves here under you under underprepared okay so while we have intentions of sending as much resources we can to the mountains we're going to have to watch this storm very carefully okay I think that concludes my report thank you to the board for allowing us to go I want you all to know that you have a tremendous group of people who have a good heart who work long hours and we represent you all very well and you should be proud and I know you are and I thank you for allowing us to go okay we are proud and I heard Mr. Madden brag on everyone with the job that they were assigned to do to me and so I know he was proud of everyone.

**Agenda Item #27:    ADJOURNMENT:**

**MOTION:**

At 7:45 P.M., Commissioner Smith made a motion to adjourn; seconded by Commissioner Featherson. The motion unanimously passed.

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JANA NEALEY, Clerk to the Board

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RICKY BULLARD, Chairman