Minutes
Town of Rose Hill

Board of Commissioners
Regular Meeting
September 8, 2026
Town of Rose Hill Conference Room
103 SE Railroad Street

Call to Order: Mayor Davy C. Buckner

In attendance were Mayor Davy C. Buckner, Mayor Pro Tempore Billy Wilson, Commissioner Perry Tully, Commissioner Tashau Mathis, Commissioner Calvin Miller and Commissioner Adam Quinn. Also in attendance were Town Administrator Angela Smith, Town Clerk Keren Parker, Deputy Clerk Vickie Dixon, Police Chief Michael Tyndall, Recreation Director Lois M. Robinson. There was a total of three (3) citizens in the audience.

Invocation: Commissioner Tashau Mathis gave the invocation

Pledge of Allegiance: Mayor Davy C. Buckner lead the Pledge of Allegiance

I. PUBLIC HEARING RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD FUNDING (CDBG-NR) FUNDING FOR PROJECT IN THE COMMUNITY

Mayor Davy C. Buckner commences the Public Hearing at 6:01 p.m.

*** Attorney Kenn Thompson arrived at the meeting at 6:01 p.m.***

Ms. Tammy Daniels with The Adams Company briefly presented herself to the board. As mentioned at last month's meeting, a second public hearing is required to be held to apply for a Community Development Block Grant (CDBG). Ms. Tammy reminded the board that the application is due by October 13th, 2026. A recommendation was given to Town Administrator Angela Smith from The Adams Company, both appeared to be in agreement regarding the best application for Rose Hill and the goals of the Board. The plan is to apply for the maximum amount of $950,000.00 plus a $4,000.00 local commitment. The application will consist of two activities (housing and parks & recreation)

*Housing:
Reconstruction: 322 Southwest Street; 120 Circle Drive
Repairs: 305 Fourth Street; 211 North Maple Street

* Parks & Recreation (Phase Two): Vacant lot
May include but not limited to field lighting, restroom/concession building, multi-purpose field, parking; contingent on phase one progress.

The proposed budget (subject to change) for housing rehab is $555,000; Park facilities $300,000; Admin/rental $95,000; Local commitment $4,000 (ads, lead/asbestos inspection etc.)

Mayor Davy C. Buckner asked Ms. Tammy if the individuals that were selected for repairs and reconstruction were alternates from the current program. Ms. Tammy responded to Mayor Buckner that there was only one alternate on the current grant which this individual will be assisted during the current grant. She later stated that all of the addresses mentioned earlier are new applicants; the list was provided by the Town.

Commissioner Tashau Mathis asked Ms. Tammy if the application process was done the same as the current project? Ms. Tammy stated that yes, the purpose of the public hearing was for the community to be aware of the town's intention to apply for the second CDBG grant. TA Smith stated that no new applications were submitted at the town hall. But the list that was provided to The Adams Company was previous applications that were submitted on the current CDBG grant that were not selected for any assistance. Ms. Tammy made a comment to the Board that if the Board is aware of a family in need of assistance, that family could be added to the list.

There were no further comments; Mayor Davy C. Buckner closed the Public Hearing at 6:09 p.m.

A. Consider Approving Resolution for the Town of Rose Hill Application for CDBG-NR Funding

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Tashau Mathis
Vote: Yes 5 No 0

II. PUBLIC HEARING RELATED TO ZONING MAP AMENDMENT REQUEST FOR A 0.851 ACRE PORTION OF TAX PARCEL # 11-1955 FROM INDUSTRIAL 1 TO RESIDENTIAL 1

Mayor Davy C. Buckner opened the Public Hearing at 6:10 p.m.

Town Administrator Angela Smith stated that the purpose of the public hearing is to hear public comment regarding the rezoning of Parcel # 11-1955 from Industrial 1(I-1) to Residential 1 (R-1), submitted by Mr. Richard Halls who is the developer, and Mr. Chris Herring who is the property owner on June 30th, 2026. All applicable fees were paid at $250 plus all mailing costs. The public hearing notice was published in the Duplin Journal on August 27th and September 3rd, 2026.

TA Smith also stated that all Planning Board members received the proposed amendment for review. All five members submitted comments, with no objections to the matter. The owners of the parcels that abut the requested parcel for change were notified on April 17th via letter. No comments in favor or against from any of the abutting neighbors were submitted.

Public Comment: None

A. Consider Acceptance of Reasonableness Statement for Zoning Request From I-1 to R-1

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Billy Wilson
Vote: Yes 5 No 0

B. Consider Adoption of Ordinance to Amend the Town of Rose Hill's Zoning Map of a 0.851 Acre Portion of Tax Parcel #11-1955

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Billy Wilson
Vote: Yes 5 No 0

Mayor Davy C. Buckner closed the Public Hearing at 6:15 p.m.

III. Consent Agenda

A. Approval of Meeting Minutes, August 11, 2026, Regular Meeting Minutes
B. Consider Declaring Police Patrol Vehicle Surplus and Authorizing for Sale to Highest Bidder on GOV Deals: 2016 Dodge Charger: Mileage 121,722: VIN# 54003

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Tashau Mathis
Vote: Yes 5 No 0

APPROVAL OF AGENDA

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Tashau Mathis
Vote: Yes 5 No 0

PUBLIC COMMENTS
(Limit 3 minutes per individual)

Resident Derick Mathis asked TA Smith whether there are regulations or setbacks for Residential One (R-1) zoning district. TA Smith stated that setback requirements are established for each zoning district. TA Smith explained that the Residential One (R-1) zoning district requires a minimum lot size of 8,000 square feet per dwelling, a minimum frontage of 30 feet, a minimum lot width of 50 feet, a minimum rear yard setback of 15 feet, and a minimum side yard setback of 10 feet.

IV. Action Agenda

A. Update on 2024 CDBG- NR Program: Tammy Daniels with Adams Company

Ms. Tammy Daniels with the Adams Company informed the board that Ms. Bernita (338 S. West St.) house has been completed and has moved back into her new place. Ms. Stella Oxendine (224 W. Ridge St.) house is currently having sheet rock being placed with the anticipation of her home being completed soon. Ms. Ruby King (201 E. Church St.) home construction is completed however she is still currently waiting for Duke Energy to reconnect her electricity. Ms. Sue Dixon (115 E. Sixth St.) home reconstruction has begun.

Ms. Tammy also informed the board that there are excess available funds, with only one alternate remaining from the current CDBG project. One advantage of having an alternate on the current application is that an

environmental review assessment was completed at the beginning of the project. All selected applicants and alternates are included in this process. After reviewing the remaining alternate application, it was decided that this alternate will not be a "rehab" but a reconstruction of a new home. The current grant has enough funding to address the alternate needs, but recent changes will increase the estimated cost.

During the process of the new CDBG application an "urgent repair housing assistance" for 209 W. South St – Eddie Newkirk, came to light. Ms. Tammy has spoken with the State and mentioned she does not want to wait until the next application cycle begins due to the risk of funding not being available. The State has indicated that additional funding is available if the Town can specify the amount needed and how quickly it can be spent. The town is also considering using additional funds for phase one of a planned park on vacant land. If the proposal requesting additional funds is approved the Town will be able to complete the alternate reconstruction, assist Mr. Newkirk and begin on phase one of the new park. However, because the park is a new activity that was not included in the original application, the town must hold a Public Hearing in October, and complete a program amendment to add the park as an eligible activity, and submit any information that the state may require. Ms. Tammy noted that this would not be competitive funding but a resubmission to the open grant.

After some discussion it was the consensus of the board to schedule a Public Hearing for next month on October 13, 2026.

B. Consider Award of FY 26-27 Resurfacing Contract to Lowest Bidder: Legion Asphalt: $240,723.51

Resolved, by the Rose Hill Town Board of Commissioner that the Implementation of the Resurfacing Program for FY 26-27 by the award of the Resurfacing Contract to Legion Asphalt, Inc. in the amount of $240,723.51 is **Approved**.

Motion: Commissioner Adam Quinn
Seconded: Commissioner Tashau Mathis
Vote: Yes 5 No 0

C. Consider Approval of Budget Amendment #3: Powell Bill: $4,200

TA Smith informed the Board that Budget Amendment #3 will cover the additional costs associated with the street paving project, as the bids received exceeded the original budgeted amount.

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Tashau Mathis
Vote: Yes 5 No 0

D. Consider Participation in Pre-Regulatory Landfill Program (PRLF) Through North Carolina Department of Environmental Quality (NCDEQ)

The Town received a letter from the North Carolina Department of Environmental Quality (NCDEQ) about participation in a pre-regulatory landfill program for the property on 145 Lake Tut Road, known now as the Jimmy Jerome Park. Attorney Kenn Thomspon informed the board that the property was reportedly used as a landfill prior to the implementation of landfill regulations in 1983. Due to possible contamination still being present, the State has established a program to allow environmental assessments at no cost to the Town. Attorney Kenn Thompson drafted a letter granting permission for the investigation while making it clear that the Town does not admit liability or wrongdoing by allowing access. Within the letter the Town also requests that at least 48 hours' notice before assessment is performed.

Approved
Motion: Commissioner Adam Quinn
Seconded: Commissioner Calvin Miller
Vote: Yes 5 No 0

TA Smith made a comment that she had sent the board an email regarding the 18-acre lease agreement with Mr. Rook Wells. Commissioner Adam Quinn responded to her email with a suggestion of leasing just the back half of the property, approximately 9 acres. TA Smith stated that the only issue with that recommendation would be the entrance area to property is on Lake Tut Road which wouldn't be an issue until construction of phase one of the new park began.

After some discussion it was the consensus of the board for TA Smith to make Mr. Rook Wells aware of the future plans that the Town has for that property.

V. Reports

A. Administration
   - Monthly Budget vs. Actual – TA Smith briefly went over the revenue/ expense summary for month ending August 31st, 2026
   - Cash Report – TA Smith provided the Board with a cash report
B. Police - None
C. Fire – None
D. Public Works – None
E. Recreation – Recreation Director Lois M. Robison gave a brief verbal report about the upcoming fall ball season.
F. Tax Collection – None
G. Attorney- None

VI. Comments from Mayor and Board

Mayor Davy C. Buckner expressed his gratitude to everyone.

VII. Adjourn

Time: 6:48 p.m.
Motion: Commissioner Adam Quinn
Seconded: Commissioner Calvin Miller
Vote: Yes 5 No 0

Respectfully Submitted,
Keren Parker

Keren Parker
Town Clerk