



## **EDENTON PLANNING & COMMUNITY DEVELOPMENT**

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Edenton Planning Board  
August 7, 2023  
6:00 PM  
Town Council Chambers

Meeting was called to order.

Mr. Whealton called roll.

Mr. Toppin, Mr. Partin, Mr. Naylor Willis, Mrs. Overton were present. Mrs. Adams joined over Zoom.

Minutes from the previous meeting were approved.

Agenda was approved.

### **New Business**

Case No. MSUP 23-01: A Major Special Use Permit from Mr. James Chesson, Jr. for the operation of a private recreational vehicle campground located at 549 Virginia Road. (PIN 780500254762)

Mr. Whealton gave the staff report. This project is currently zoned R20. This is to encourage population growth, promote economic development, provide for recreation and open space, and to foster housing choose. Under economic development there are 4 goals. Promote the establishment of commercial use in town, develop a strategy for expanding entrepreneurship opportunities in health care, tourism and vocational training, and to insure the town development ordinance in conducive to emerging economic trans. This will be located on Virginia Rd.

Mr. James Chesson presents. He said that his wife and himself travel around the country. He said that as the travel around they are looking for places that they can stop and let the children run and play. In NC alone they have spent 3 billion alone in recreational sector between wages, retail value, etc. He said that his wife noticed a lot of campers come downtown, staying at the old Food Lion parking lot. There is nowhere close by to engage, park and stay. The closest being Rocky Hock Camp Ground about 15 minutes away.

Mr. Chesson said that in doing research the towns goal is history, hospitality, and natural beauty to come together and form a community. They encourage residents and visitors to participate in the community. He said that this would be a wonderful way to merge the history with the town beauty. The common area would be like a colonial garden. The tiny homes would be historical home developed by business owners. They are looking at a \$2 million investment, looking for local builders, to hire 2 full time employees in the next couple years.

Mr. Randy Naylor said that he was acting at the realter for this project. He said that he also had questions from the planning board side.

Mr. Whealton said that should be okay, nothing was getting voted for other than it being in harmony and stuff like that. Also, Mr. Naylor will have to not vote on this project.

Mr. Naylor asked Mr. Chesson about the brick pavers asking if they will be pads for the RVs. Including electrical hook up, pumping stations for waste, and water.

Mr. Chesson confirmed that there would.

Mr. Naylor asked about the size of the site being 11.5 acres saying that there is not a whole lot of space in the front. That will have an office building and some shared amenities. So, there will not be a lot of visibility of the camping ground.

Mr. Naylor said that Mr. Chesson mentioned that this would be premium RV camping grounds. He asked how that would be distinguished.

Mr. Chesson answered that the way they manage that is through the lease agreement. How long people are allowed to stay on site, no more than 30-45 days. Some have restrictions of that age of equipment that is allowed on site. The pricing also goes with this.

Mr. Naylor said that being its back in the woods that is probably a good thing because its privacy for them.

Mr. Chesson said that walking the property the run from the street front reminds him of King St. You have a lot of tree and you know you are going into something private.

Mr. Naylor asked about the pavilion, would it be a 12x12 shelter.

Mr. Chesson said that it would be a common screened in area with a garden. A place that you could stretch your legs and walk around.

Mr. Naylor asked if the dog park was just for the campers or if it would be set up for the public use.

Mr. Chesson said that it had not been set up yet, but ideally it would be for the campers.

Mr. Toppin asked that if to provide the room for the RVs to get in and out would the houses there need to be torn down.

Mr. Chesson said that no, that would be turned into an office space. The site plan they have is a contractor out of Wisconsin. The specialize in RV parks and the measurements that have been done will be suitable for any class A or larger RVs. It will be a one way in so if you look at the flow it provides a place to park.

Mr. Whealton said that as they move forward the 7 stipulations that the board is recommended to town council. He went through them.

Mrs. Overton said that as a RV owner herself he has a few questions. She asked how many pads they plan to have.

Mr. Chesson said they are planning on 47.

Mrs. Overton said about the amenities, they were more leisure. She asked if he has any in mind.

Mr. Chesson said that right now on the site plan they have the dog park. Each site will have a patio, fireplace and a table and chairs. There will be a bathroom on the property in the back and the check-in area will have laundry and bathroom.

Mrs. Overton asked to confirm that each pad will have its own fireplace.

Mr. Chesson said that most likely they will have premium pads and the backends maybe not as developed.

Mrs. Overton asked about the hours of operation and if the people off site would be allowed to use the amenities.

Mr. Chesson said that they have not hashed that out yet and that the intent of the park is to be more private.

Mrs. Overton said that some parks allow for day passes, would they have that.

Mr. Chesson said that he has not thought about that. But that would be something that he would consider.

Mrs. Overton asked if he played on adding cabins.

Mr. Chesson said that something similar to a cabin.

Questions were open to the public.

Mr. Bond at 667 Virginia Rd spoke. He said that he believes that they need to be careful when looking at this project. Each morning when he wakes up he opens his door he looks at Frog Crossing. He said that should have never happened. He said that they need to be careful not to make something like this, that they do need something like this but doesn't believe that this is the right location. He said that if they decide to approve it the side that is near his farm needs a buffer. He doesn't want to look at RVs when he wakes up.

Mr. Chesson said that he wants to create something that visitors can experience Historical Edenton. There is a part of the property that is bamboo and hills along Bond's property line.

Mr. Bond said that most of that land is wetlands and that they would need to be super careful with what activities that they allowed.

Mr. Chesson assured that all that has already been reviewed.

Mr. Toppin said that this will go to Town Council and that is to protect Mr. Bond too.

Mr. Whealton said that as a recommendation that was brought up to him as well they can recommend the permit to a specific duration. For example, if ownership changes they would need to come back. That way they know the intentions are not bad.

Mr. Partin asked for a motion

Mr. Toppin said that they think it's a good thing for the Town of Edenton but his concern is about getting the RV past the building. He made a motion.

Mr. Willis seconds.

All voted in favor. (Mr. Naylor did not vote)

A condition was added to this that they will need to present again if there is a change of ownership.

The next application was called, Case No. MSUP 23-02: A major special use permit from SAGA Construction INC, for the construction of multifamily dwelling at 1311 Paradise Rd. (Pin 78050085917)

Mr. Whealton gave a staff report. This was single family but they are wanting to change it. It's a 23-acre parcel. Multifamily is permitted in that area. He gave the reasons and goals for this. Showing where it will be.

Mr. Howsare presents.

Mr. Partin asked if they would be to buy or rent.

Mr. Howsare said that it would be to rent. They would be apartments.

Mr. Partin asked if the original plan for that area was multifamily. He asked if all the utilities had been run.

Mr. Howsare said that the roads and curbs are in but they do need work.

Mr. Toppin said that he would like to go back to when Saga first bought the property. He states that Saga told the town what they wanted to do, and now they are coming with a different idea. He wanted to know why.

Mr. Howsare said that was before he was working with the company. They were trying to go with that idea but he doesn't know what happened. He thinks that there might still be some assisted living that may be built into there but not a nursing home. He states that they won't need to whole lot to build the units using maybe just half.

Mr. Howsare said that its just sitting on about 7-7.5 acres.

Mrs. Overton asked how many units per building.

Mr. Howsare said 24. He said that this building has been used before and it is a very successful design.

Mr. Naylor asked about the size and design.

Mr. Whealton said that the design will fit Edenton.

Mrs. Adams asked if the road had been given to the town.

Mr. Whealton said that he was not sure. He had not seen a construction bond on this.

Mrs. Adams asked about the time line of this.

Mr. Whealton said that they do not have that yet. They will still need to meet with his team to go over a few things.

Mr. Howsare said that they will like to break ground early to mid-2024.

Questions were open to the public.

Ms. Capehart spoke. She asked how Paradise Road was chosen for this project

Mr. Partin said that he was not sure but that is where multifamily was shown on the plan historically

Ms. Capehart brought up that for people to afford this, jobs will need to be here first.

Mr. Howsare said that he understands that people in Edenton need homes to rent so they can stay local to work.

Mr. Whealton said that there is a lot of business expansion happening and the town needs to be prepared.

Ms. Capehart said that she believes that another location should be taken into consideration. She asked why do the people near this project not get notified.

Mr. Whealton said that a letter was sent out to all property owners within 100 feet of this parcel.

Ms. Capehart said that she did not receive one.

Mr. Whealton said that he gets the current addresses listed on the tax office website.

Ms. Capehart asked about getting the area cleaned up.

Mr. Howsare asked for her to let him know what area so he can get that fixed.

Ms. Capehart explained the area.

Mr. Howsare told her that was not theirs.

Mr. Whealton asked Ms. Capehart to meet so they could look at the property.

Mr. Capehart said that he has concerns about it being apartments rather than permanent residents. He said that he doesn't want the value of his home to go down. He asked if they would consider this being permanent rather than apartments.

Mr. Howsare said not for this property. There may be some permanent on the others parts of the property but this will be for the apartments.

Mr. Capehart said that he believes that if it was permanent housing people would have an interested in the property instead of being in and out.

Mr. Howsare said that it will be a year-round lease. That this will be a nice complex and that the problems really come down to the management.

Mr. Capehart was wondering if like the case before, if they sold the property could the new owner present before the board.

Mr. Howsare said that they typical don't sell but they have high standards on what they allow on their property so it won't look junkie.

Mr. Whealton said that the covenants follow the deed and they would have to follow that.

Mr. Partin said that they want the best too. This protects them, if things go south there it goes south for everyone.

Mr. Trevor Miles said they have a couple questions for the developer and board. He said that he was concerned about the increase in traffic and about the first responders handling that.

Mr. Whealton states that there are two points for people to enter and exit. On both Virginia Rd and Paradise Rd. He believes that this will do for the units. For the first responders, there will be growing pains like with ever growing community. If they need more first responders that can be worked on.

Mr. Miles said that he brings this up because when he was law enforcement he lived in an area with many apartment buildings and that did bring some problems.

Mr. Howsare said that they will not all be built at the same time.

Mr. Whealton asked if that was normal for apartments.

Mr. Howsare said that if you are careful.

Mr. Miles asked if there will be security for these.

Mr. Howsare said that they will.

Mr. Toppin brought up the fact about turning left. They may need to do something about this. He asked if they need to get with the state as far as widening Paradise Rd.

Mr. Whealton said that will be something they can look at.

Mr. Toppin asked when they would start on building up the road.

Mr. Howsare said that he did not know.

Mr. Toppin asked how many buildings they are planning.

Mr. Howsare said they plan on 6.

Mr. Partin asks about the infrastructure for those 6 buildings.

Mr. Whealton said the road will need work and the town won't take it over until it's all done.

Mr. Toppin said that he doesn't want them to build 2 buildings stop and the road to never get paid.

Mr. Howsare said that he doesn't think that SAGA would do that. That should be something that is added to the conditions.

Mr. Whealton said that is something that can be added to the conditions that the road needs to be up to towns standards. Also, something to add would be before a CO is complete the road needs to be finished.

Mr. Partin said that the trucks will tear up the road, that is why it needs to be completed before the buildings. He states that something else that should be added in street lights

Mr. Howsare said that they will have lighting in the apartment area.

Mr. Whealton said that is something they can add into the conditions.

Mr. Partin asked how many floors, and the square footage for the apartments.

Mr. Howsare said 3 floors and he is unsure about the size but 2-3 bedrooms.

Mr. Partin said about the market rate for the apartments. He asked if that was for here or the Outer Banks.

Mr. Howsare confirmed that it would be for here.

Mr. John Grant said that he believes that a lot of the residents in the area had not been notified and the vote should be held off.

Mr. Whealton states that his integrity would not allow him to not send the letter and he sends letters past the area that he is required. The town cannot control what happens to the letters once it is mailed. Mr. Whealton said that he apologizes if they are not there but as for state law, the town have met all the requirements.

Mr. Capehart said that he has a lot of family that lives on Paradise Rd. He thinks that many people would have been there but they had just found out about it through Ms. Ms. Capehart.

Mr. Whealton said that he sends it to the address that is on Chowan County tax records. He suggested that they check all the mailing address are up to date. He said that it will also still go to Town Council for a meeting in September.

Mr. Whealton gave the update on the conditions.

Mr. Naylor made a motion. Mr. Toppin seconds.

All vote in favor.

Mr. Naylor asked for old business.

Hearing none, meeting was adjourned.