



Recessed Special Meeting  
Monday, February 22, 2021  
6:00 p.m.

Tuesday, February 23, 2021

### **AGENDA**

The meeting will be held in the Council Chambers, 504 S. Broad Street, however due to COVID-19 and social distancing, seating will be severely restricted. Remote video and audio access to the meeting is provided using Zoom software. See attached meeting invitation, conference ID & dial-in instructions. If attending in person, please wear a mask.

#### **Special Meeting**

- A. Case No. CUP 21-01: A Conditional Use Permit Application from Statesville Barn Company, LLC for operation of a business constructing storage sheds as well as wholesale and retail distribution of said storage sheds at 1365 North Broad Street. (PIN 781509150695)

1. Staff Report - Presented
2. Applicant's Presentation – Presented
3. Public Hearing – Conducted

\*As provided in the Town Council Meeting Policies During Declarations of Emergency, the Council will delay action for a period of not less than 24 hours to allow for written comment on the proposed rezoning to be submitted by 5 pm on the day of the adjourned meeting via email to [anne-marie.knighton@edenton.nc.gov](mailto:anne-marie.knighton@edenton.nc.gov) or delivered to Ms. Knighton, Edenton Town Hall, 400 S. Broad St. Ms. Knighton will read into the record during the recessed meeting.

Council Actions for the Recessed Meeting:

Call Recessed Meeting to Order: Mayor Jimmy E. Stallings

Motion to Recue Councilman High and Councilman Dixon due to conflicts of interest

Motion / Second / Discussion /Vote on each of the four criteria:

- 1) Will not endanger the public health or safety
- 2) Will not injure the value of adjoining or abutting property

- 3) Will be in harmony with the area in which it is located: and
- 4) Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council.

Motion / Second / Discussion / Vote to adopt plan consistency statement:

“Whereas the Council of the Town of Edenton has considered the application for a Conditional Use Permit from Statesville Barn Company, LLC operation of a business constructing storage sheds, as well as wholesale and retail distribution of said storage sheds in the IW, Industrial Warehouse District, and finds that the Conditional Use Permit, if granted, will not endanger the public health or safety, will not injure the value of adjoining or abutting property, will be in harmony with the area in which it is located, and is warranted to achieve and consistent with the purposes of the Land Use Plan, as explained by, but not limited to, the following goals and policies of the Land Use Plan:

GOAL E-2: Promote the establishment of a broad range of new commercial uses in the Town, both in the downtown core and on the periphery near the Highway 17 (new Interstate 87) interchanges, with particular emphasis on grocery stores and restaurants. GOAL E-4: Develop a strategy for expanding job opportunities in the healthcare, tourism, and vocational training sectors.

POLICY E-3: The Town of Edenton encourages new commercial uses to locate in any commercial area within the Town. In particular, the development of grocery stores and restaurants is encouraged.

POLICY E-6: The Town is supportive of cottage industry entrepreneurship, and will put into place standards that require cottage industries that may have adverse effects, such as noise or traffic, on neighboring properties to mitigate these effects.

Motion / Second / Discussion / Vote to issue the Conditional Use Permit with conditions recommended in the Staff Report to Statesville Barn Company ,LLC.

Motion to Adjourn