

Edenton Town Council Minutes
Recessed Meeting of February 22, 2021

The Edenton Town Council met on Tuesday, February 23, 2021 at 6:00 p.m. in the Council Chambers. The following members were present: Mayor Jimmy Stallings, Councilman Elton Bond, Councilman Roger Coleman, Councilman Samuel Dixon, Councilman Hackney High and Councilman Craig Miller and Councilman Roscoe Poole.

The purpose of this meeting was to conduct business from a recessed meeting of February 22, 2021.

The item on the agenda was 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)

Mayor Stallings stated that the staff report was presented, the applicant presentation was presented and the public hearing was conducted.

A motion was made by Councilman Miller and seconded by Councilman Coleman to recuse Councilman High from voting on the agenda item due to conflict of interest.

Ms. Knighton stated that Council is required to vote on the four criteria since this is a Conditional Use Permit application.

Mayor Stallings asked for a motion that the project will not endanger the public health or safety.

Councilman Miller made a motion that the project will not endanger public health or safety. Councilman Coleman seconded the motion. The motion carried unanimously.

Councilman Bond made a motion that the project will not injure the value of adjoining or abutting property. Councilman Coleman seconded the motion. The motion carried unanimously.

Councilman Bond made a motion that the project will be in harmony with the area in which it is located. Councilman Coleman seconded the motion. The motion carried unanimously.

Councilman Miller made a motion that the project will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council. Councilman Bond seconded the motion. The motion carried unanimously.

Councilman Miller made a motion to adopt the 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.

Councilman Bond seconded the motion. The motion carried unanimously.

Councilman Coleman inquired about a landscaping plan and installation of sidewalks on the property.

Elizabeth Bryant, Planner stated that this was an industrial property so less of a landscaping plan will be required and since it was an existing property the town cannot require that sidewalks be installed.

Councilman Miller made a motion to issue the Conditional Use Permit with conditions recommended in the Staff Report to Statesville Barn Company ,LLC. Councilman Bond seconded the motion. The motion carried unanimously.

There being no further items of business, the meeting was adjourned.