

Edenton Town Council Minutes  
Special Meeting  
June 28, 2021

The Edenton Town Council met in special session on Monday, June 28, 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 Hackney High, Councilman Craig Miller and Councilman Roscoe Poole. Absent was Councilman Samuel Dixon.

Mayor Jimmy Stallings called the meeting to order.

The first item of business was the adoption of FY 2021/22 Budget Ordinance.

Ms. Knighton stated that the budget ordinance has been prepared by the Finance Officer. She stated that an addition of \$2,000 contribution to the Chowan Edenton Environmental Group for algae monitoring in and around Edenton Bay was added; correction to health insurance funding for the Fleet Maintenance Department. One major change in the proposed budget was the replacement of wave panels at the harbor. FEMA agreed to fund \$138,000 to replace five broken wave break panel under the Harbor's breakwater. FEMA would not agree to replace the other five panels that are not broken but are showing signs of stress. The bid price to fund the additional five stressed panels is \$118,000. The second major change to the Budget Ordinance also pertains to waterfront infrastructure. The pilings, pier and finger docks for the boat slips have deteriorated as well. Constructed in 2000 as part of the waterfront redevelopment plan, some of the pilings began to show signs of significant rot last year. Also, we have had to replace a number of the wooden boards on the pier over the years but a lot more deterioration occurred last year. We do plan to initiate a preventive maintenance plan, treat the wood with a sealant. The low bid price to replace the pilings, pier and finger docks is \$115,911. The budget proposes to use reserves (General Fund Balance) to pay for these two waterfront capital improvements. Also, FEMA agreed to replace a portion of deteriorated bulkhead in the area of the boat basin where sunfish sailboats, kayaks, stand up paddle boards and canoes are launched. FEMA funded \$54,675 however the low bid came in almost \$10,000 higher at \$64,252. So, to recap, we need \$118,000 for the additional five wave break panels, \$115,911 for replacement of pilings, pier and finger piers and \$9,580 to supplement FEMA's funding for the bulkhead replacement at Sunfish Park for a total of \$243,491 for Reserves. It is important to note FEMA is funding \$193,276.

Ms. Knighton stated that there is a recommended increase in the tax rate from \$.40 to \$.42.

Ms. Knighton also reviewed the Town's contribution to the employee state retirement contribution which increased from 8% to 13.9%.

Councilman Miller made a motion to approve the 2021/22 Budget Ordinance. Councilman High seconded the motion. The motion carried unanimously.

The next item was Case No. CUP 21-02: A Conditional Use Permit application from Thomas K. Gandee for the construction of a business leasing climate controlled self-storage units on a portion of property located at 1100 North Oakum Street (PIN 7805-16-93-3439)

Elizabeth Bryant, Planner gave the presentation of the staff report.

Councilman Bond asked what could be done to get the property rezoned so that no commercial activity can be built on the property.

Town Attorney Hood Ellis stated that Council can direct staff to initiate a zoning ordinance amendment. He stated that would not have any effect on the application before the Council at this meeting that Council needs to hear the application, vote on the four criteria and then if the application fails Council can direct staff to initiate the zoning amendment.

Councilman Miller asked if there were any comments from the Fire Chief on ingress and egress from Walker Street.

Fire Chief Bass stated that he did not see any problems with the ingress and egress, there is concern that another fire hydrant would need to be installed closer to Walker Street and the facility.

Mr. Gandee would be responsible for the cost of the installation of the fire hydrant.

Ms. Bryant stated that this project would not trigger the threshold for storm water management.

Ms. Bryant stated that a landscape plan would have to be submitted for review and approval by the Tree Committee and Planning Dept.

Mayor Stallings asked everyone planning to speak in relation to the application to stand and be sworn in. Everyone was duly sworn.

Tom Gandee, applicant gave an overview of the project to the Town Council.

Mr. Gandee stated that he currently has a waiting list of people needing to rent storage units. He sees this as a business opportunity to construct additional self-storage units. When the property at 1100 North Oakum Street come up for sale he placed an offer on the property so that he could construct additional units. He plans to construct 44 units to start the project. There is an automatic security gate to enter the facility and hours of operation are 6:00 a.m. and 10:00 p.m. The entrance to facility would be on Walker Drive. The color of the buildings will be the same as what is at his current location. Once built out there will be 166 units.

Councilman Miller asked if noise was ever an issue at his current location. Mr. Gandee stated that he's never had complaints or issues.

Councilman Bond asked what the intentions are for the remainder of the property that will not be developed. Mr. Gandee stated that he was not going to comment on future development for the rest of the property.

The question was asked that when and if Mr. Gandee want to develop more of the tract will he have to come back before Town Council. Town Attorney Hood Ellis stated yes.

Councilman High asked staff if this area was known to have issues with drainage. Corey Gooden, Public Works Director stated there are no know issues with drainage at this location.

Mayor Stallings opened the public hearing.

Lori Ann Curtin, resident of First Street, spoke to the Town Council about her concerns with the project and how it will impact the North Edenton residents and neighborhood. She requested that the Town Council deny the application.

Elizabeth Mitchell, Executive Director of the Boys and Girls Club, gave her support for Mr. Gandee and his project.

Deborah Davis, Executive Director of the Edenton Housing Authority, spoke to the Town Council about her concerns with the project and how it will affect the residents of the Edenton Housing Authority. She asked for the Town Council to please look at the location of the entrance for the project, to please change it from Walker Street.

The Public Hearing was closed.

Councilman High stated that he was a board member of the Boys and Girls Club and asked the Town Attorney if that was a conflict of interest for voting on this project.

Councilman High made a motion to recuse himself from voting on the project. Councilman Bond seconded the motion. The motion carried unanimously.

Councilman Miller asked Mr. Gandee if he ever considered having the entrance on Oakum Street for this project. Mr. Gandee stated that he would have to reconfigure the project to consider that.

Councilman Miller made a motion that the project will not endanger the public health or safety. Councilman Coleman seconded the motion. The following voted affirmative: Councilman Coleman, Councilman Miller and Councilman Poole. Councilman Bond voted No.

Councilman Miller made a motion that the project will not injure the value of adjoining or abutting property. Councilman Coleman seconded the motion. The following voted affirmative: Councilman Coleman, Councilman Miller and Councilman Poole. Councilman Bond voted No.

Councilman Miller made a motion that the project will be in harmony with the area in which it is located. Councilman Poole seconded the motion. The following voted affirmative: Councilman Miller, Councilman Poole and Mayor Stallings. The following voted No: Councilman Bond and Councilman Coleman Coleman.

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 Poole seconded the motion. The following voted affirmative: Councilman Coleman, Councilman Miller and Councilman Poole. The following voted No: Councilman Bond

Ms. Knighton stated that the Town Council will now need to vote on the consistency statement that was part of the staff report from Elizabeth Bryant.

Councilman Miller made a motion to authorize the conditional use permit with the conditions reviewed and approve the consistency statement. Councilman Poole seconded the motion. The following voted affirmative: Councilman Coleman, Councilman Miller and Councilman Poole. The following voted No: Councilman Bond

Next on the agenda was a resolution for the intent to close a portion of paper street and call for public hearing.

Ms. Knighton stated that this process was to clear up the encroachment that somehow incurred on the unimproved paper street named Cemetery Street. The action proposed will close the paper street and half of the property will be deeded to the County (Ag Center) and the other half deeded to the owners of 716 N. Broad Street.

Councilman Bond made a motion to approve the resolution. Councilman Miller seconded the motion. The motion carried unanimously.

Next on the agenda was the budget amendment for the airport fund, CARES ACT Funding.

Ms. Knighton stated that airports were eligible for additional funding and the federal legislation authorized an additional \$13,000 to general aviation airports.

Councilman Bond made a motion to approve the budget amendment. Councilman High seconded the motion. The motion carried unanimously.

Next on the agenda was the budget amendment for the water & sewer fund, Chowan County reimbursement.

Ms. Knighton stated that Chowan County has agreed to reimburse the Town for contractor paving costs to repair and resurface the utility cuts at intersection of N. Oakum and Blade Street and pave parking for the Boys & Girls Club.

Councilman Bond made a motion to approve the budget amendment. Councilman High seconded the motion. The motion carried unanimously.

The last item was the end of fiscal year budget amendments.

Ms. Knighton stated that Finance Officer Virginia Smith has prepared several year-end budget amendments. The amendments, if approved will transfer funds from one departmental budget to another departmental budget within the Fund to assure the budget is balanced. The majority of the amendments pertain to balancing salary & wages, FICA and health insurance.

Councilman Miller made a motion to approve the budget amendments. Councilman Bond seconded the motion. The motion carried unanimously.

There being no further items on the special meeting agenda, the meeting was adjourned.

