

Edenton Town Council Minutes
Special Meeting
November 28, 2022

The Edenton Town Council met in special session on Monday, November 28, 2022 at 6:00 p.m. in the Council Chambers. The following members were present: Mayor Jimmy Stallings, Councilman Roger Coleman, Councilman Aaron Coston, Councilman Hackney High and Councilman Craig Miller. Absent were Councilman Elton Bond and Councilman Samuel Dixon.

Mayor Jimmy Stallings called the meeting to order.

Mayor Stallings stated the first two public hearings scheduled on the agenda were requested to be tabled by the applicant.

Public Hearing Case MSUP 22-03: A Major Special Use Permit application from Down East Preservation Construction and Design, LLC for the subdivision of the property into Planned Residential Development located at 515 E. Church Street. (PIN 804-08-99-5809)

Councilman Coleman made a motion to table the Major Special Use Permit application as requested by the applicant. Councilman Miller seconded the motion. The motion carried unanimously.

Public Hearing Case CURZ 22-01: A Conditional Use rezoning application from Down East Preservation Construction and Design, LLC requesting to rezone property located at 515 E. Church St, from R-20 Residential to CU-R5, conditional residential for the creation of a planned residential development. (PIN 804-08-99-5809)

Councilman Miller made a motion to table the conditional use rezoning application as requested by the applicant. Councilman Coleman seconded the motion. The motion carried unanimously.

Public Hearing Case MSUP 22-02: A Major Special Use Permit application from Cheryl Eason for the subdivision of a portion of the parcel into R-20, Residential from RA, Agricultural Residential located at 1511 Paradise Road. The rear property will remain RA. (PIN 7806-00-91-0436)

Dwayne Whealton, Assistant Town Manager stated that this application was from the Estate of Peggy Dees for the subdivision of the property located at 1511 Paradise Road to be subdivided into four residential lots.

Mr. Whealton stated that the Planning Board reviewed the application and approved with no conditions.

There was no one present requesting to speak for the public hearing.

Councilman Coston made a motion to approve the major special use permit application request as presented. Councilman High seconded the motion. The motion carried unanimously.

Public Hearing Case RZ 22-04: A Rezoning application from Cheryl Eason requesting to rezone property located at 1511 Paradise Road, from RA, Agricultural Residential to R-20, Residential. The rear property will remain RA. (PIN 7806-00-91-0436)

Dewayne Whealton, Assistant Town Manager stated that the Estate of Peggy Dees requests to rezone property located at 1511 Paradise Road, from RA, Residential Agriculture to R-20, Residential. The property behind the residences is requested to remain RA, Residential Agriculture.

Mayor Stallings called for a motion on each of the four items:

Councilman Miller made a motion that the major special use request and the rezoning request will not endanger the public health or safety. Councilman High seconded the motion. The motion carried unanimously.

Councilman High made a motion that the major special use request and the rezoning request will not injure the value of adjoining or abutting property. Councilman Miller seconded the motion. The motion carried unanimously.

Councilman Miller made a motion that the major special use request and the rezoning request will be in harmony with the area in which it is located. Councilman High seconded the motion. The motion carried unanimously.

Councilman High made a motion that the major special use request and the rezoning request will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council. Councilman High seconded the motion. The motion carried unanimously.

Mayor Stallings stated that the next item was the Fire Station Deed Transfer to Chowan County for the new high school construction.

Dewayne Whealton, Assistant Town Manager stated that at a recent meeting the Town Council voted to transfer three parcels to Chowan County to assist with the USDA lending requirements for the John A. Holmes High School project. Since that time two of the deed transfers are ready to transfer and recording however the deed transfer for the Town of Edenton Fire Station proved to be problematic for two reasons. One due to N. C. G.S. lease and advertising requirements and two due to the accelerated time frame to design/build a new fire station within lease time frame. Kevin Howard, Chowan County Manager and Corey Gooden, Town Manager have determined the simplest and cleanest transfer of the property will be to sub-divide the Fire Station Parcel into two sections and then transfer the vacant property to the rear (east) of the existing station to the County. Staff recommends that the Town Council approve the subdivision of the Fire Station property and transfer the parcel to Chowan County.

Councilman Miller made a motion to approve the fire station deed transfer as reviewed. Councilman High seconded the motion. The motion carried unanimously.

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