

Edenton Town Council Minutes  
July 12, 2022

The Edenton Town Council met in regular session on Tuesday, July 12, 2022 at 6:00 p.m. in the Council Chambers. The following members were present: Mayor Jimmy Stallings, Councilman Elton Bond, Councilman Roger Coleman, Councilman Aaron Coston, Councilman Samuel Dixon, Councilman Hackney High and Councilman Craig Miller.

Mayor Stallings called the meeting to order.

All present stood and recited the Pledge of Allegiance. Councilman Elton Bond gave the invocation.

The minutes from the regular meeting of June 14, 2022 and the Special Meeting & Closed Session of June 27, 2022.

Councilman Coston made a notation that the statement regarding the bird scooters were approved by the Town Council was incorrect.

Staff noted the error and the correction would be made.

Councilman Bond made a motion to approve the minutes with the edits that were noted. Councilman Miller seconded the motion. The motion carried unanimously.

The next item on the agenda was a presentation of the Electricities Municipal Electric Safety Award 2021.

Mayor Stallings presented the award to Corey Gooden, Town Manager.

The next item on the agenda was interviews for three board vacancies.

Francis Maffitt – Edenton Preservation Commission  
Keana Green – Edenton Planning Board  
Flint Harding – Edenton Tree Committee

All applicants were interviewed by the Town Council members.

Councilman Miller made a motion to appoint the three applicants to the vacancies. Councilman High seconded the motion. The motion carried unanimously.

The next item on the agenda was reappointments for the Edenton Preservation Commission.

The following Commission members were eligible for reappointment.

Tom Newbern: First Term expired June 2019  
Linda Thornton: Second Term expired June 2020  
Lisa Baker: First Term expired June 2020

Councilman Miller made a motion to approve the reappointments. Councilman Coleman seconded the motion. The motion carried unanimously.

Next on the agenda was public hearings.

The first two items were:

Case No. MSUP 22-01: A Major Special Use Permit application from EDEN2021, LLC for the subdivision of portion of property into residential lots located at 425 Old Hertford Road. (PIN 7815-10-25-8566)

Case No. RZ 22-03: A rezoning application from EDEN2021, LLC requesting to rezone property located at 425 Old Hertford Road, from CH, Commercial Highway to R-20, Residential. The property at 1384 N. Broad Street will remain CH, Commercial Highway. (PIN 7815-10-25-8566)

Corey Gooden, Town Manager reviewed the staff report and noted that the application was requesting a subdivision of the property for the creation of five residential lots. The applicants are also presenting a rezoning of these parcels to R-20. The Town of Edenton's Unified Development Ordinance (UDO) allows for the subdivision for residential use through the Major Special Use Permit process in the CH, Highway Commercial and R-20 Residential Zoning Districts.

It was also noted that the request is to rezone part of the aforementioned parcel from CH, Highway Commercial to R- 20, Residential. The applicant seeks this rezoning to for the purpose of subdividing and selling the parcels on Old Hertford Road for use as single-family residential properties. The property is currently zoned CH, Highway Commercial and does not allow for residential use of the existing land, although the Class C manufactured home was originally used for residential purposes. The potential rezoning of this parcel to R-20, Residential is consistent with the Future Land Use Map designation of this and neighboring properties as "Low Density Residential" areas, considering that the property operates currently as a commercial use, and that a residential use would be a less intensive use of the property.

Representatives with EDEN2021,LLC were presented and stated that the request for the subdivision of the property was to construct affordable housing.

Mayor Stallings opened the floor for public comment.

There being no comments the public hearing was closed

The Town Council reviewed the Major Special Use Request. The Town Council must ensure that the development at its proposed location meets the following criteria.

1) Will not endanger the public health or safety

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

2) Will not injure the value of adjoining or abutting property

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

3) Will be in harmony with the area in which it is located

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

4) Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council.

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 High seconded the motion. The motion carried unanimously.

Councilman High made a motion adopt Plan Consistency Statement per Planning Director's staff report.

"Whereas the Council of the Town of Edenton has considered the application for a Major Special Use Permit from EDEN2021, LLC for the partial development of the parcel for the subdivision of land in the CH, Highway Commercial and finds that the Major Special 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.

Councilman Miller seconded the motion. The motion carried unanimously.

Next on the agenda was Case No. RZ 22-03: A rezoning application from Carolina Hotels Group, LLC requesting to rezone property located at 125 Claire Drive, from MA, Medical Arts to CH, Commercial Highway. (PIN 7805-00-43-9306)

Corey Gooden, Town Manager presented the staff report. It was noted that the request is to rezone the aforementioned parcel from MA, Medical Arts to CH, Highway Commercial. The applicant seeks this rezoning to build a hotel and restaurant. The property is currently zoned MA, Medical Arts and allows for a hotel, but currently does not allow for a restaurant. The potential rezoning of this parcel to CH, Commercial Highway is consistent with the Future Land Use Map designation because the neighboring properties designated as Commercial Highway areas. Considering that the property currently is undeveloped, a commercial designation would provide a more productive use of the property.

Mayor Stallings opened the floor for public comment.

There being no comments the public hearing was closed

The Town Council reviewed the rezoning application. The Town Council must ensure that the development at its proposed location meets the following criteria.

1) Will not endanger the public health or safety

Councilman High made a motion that the rezoning request will not endanger public health or safety. Councilman Bond seconded the motion. The motion carried unanimously.

2) Will not injure the value of adjoining or abutting property

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

3) Will be in harmony with the area in which it is located

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

4) Will be in conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the Town Council.

Councilman Dixon made a motion that the rezoning request 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 adopt Plan Consistency Statement per Planning Director's staff report. Councilman Bond seconded the motion. The motion carried unanimously.

Councilman High made a motion to grant the rezoning permit. Councilman Bond seconded the motion. The motion carried unanimously.

Next on the agenda was committee reports.

The Administrative Committee had three items on the agenda.

Councilman High stated that the first item was the Edenton Trolley After Hours Rental Rate Revaluation.

Councilman High made a motion to increase the trolley after hours rental rate to \$200.00 per hour. Councilman Miller seconded the motion. The motion carried unanimously.

Councilman High stated that the second item was a resolution for the Town of Edenton Fire Department Verification. Councilman High read the resolution for the record.

Town of Edenton Fire Department Verification Resolution

WHEREAS, The Fire Department of the Town of Edenton serves as an Agency of the Town; and  
WHEREAS, The Fire Department of the Town of Edenton has requested confirmation of this Agency relationship; and

WHEREAS, This Agency's relationship is long-standing and generally acknowledged.

NOW THEREFORE BE IT RESOLVED, that the Town of Edenton does hereby confirm this Agency's relationship and does verify by this Resolution that relationship.

Councilman High made a motion to adopt the resolution as presented. Councilman Miller seconded the motion. The motion carried unanimously.

Councilman High stated that the third item was the Human Relations Commission Update.

Councilman High noted that 10 new objectives have been added to the Commission's Initiative. These items will be reviewed by the Human Relations Commission at their next meeting.

There was discussion amongst the Town Council about the removal of the initiative: Promoting equality of opportunity and participation with a focus on town staff positions, town boards and commissions, and town supported organizations.

The Town Council requested that the Human Relations Commission reconsider this initiative and maybe change the wording.

Councilman High made the motion to approve the new initiatives as presented with the request that the Commission reconsider the one initiative discussed. Councilman Bond seconded the motion. The motion carried unanimously.

Next on the agenda was new business.

The first item was the business registration ordinance and application.

Corey Gooden, Town Manager noted that staff created a business registration ordinance and application for all new and existing businesses. This will help ensure that all businesses in town are accounted for in regards to zoning and future planning and promote the health and safety of residents.

Councilman Bond made a motion to approve the business registration ordinance and application as presented. Councilman Miller seconded the motion. The motion carried unanimously.

The second item was the customer service policy update.

Corey Gooden, Town Manager reported that Town Staff updated the Customer Service Policy to address and alleviate reoccurring issues. The amended guidelines will help address gaps left in the previous guidelines, and new problems that have arisen over time.

Councilman Coston expressed concern regarding the maximum deposit amounts. He was concerned that this was very high for customers who will have moving expenses, rent deposits and utility deposits. He asked if this could be evaluated before adoption of the policy.

Corey Gooden, Town Manager, noted that in looking at the Town's financials and customers that leave bills unpaid that the currently utility deposits are not covering those debts. By increasing the deposit amounts this will help with arrears that are left on the accounts by customers.

Virginia Smith, Finance Officer, stated that staff wanted to start utilizing credit scores and a credit history be provided by another provider to help with deposit amounts.

Councilman Miller made a motion to adopt the Customer Service Policy as presented. Councilman Bond seconded the motion. The following voted affirmative: Councilman Elton Bond, Councilman Roger Coleman, Councilman Samuel Dixon, Councilman Hackney High and Councilman Craig Miller. The following voted negative: Councilman Aaron Coston. The motion carried.

The next item was Council Board Appointments.

Corey Gooden, Town Manager stated that on June 14, 2022, the Town Council held their reorganizational meeting where Town Council members were appointed to various boards and commissions. Upon further staff review of the reappointments, one committee was overlooked when considering a diversity request that have been presented to Town Staff for Town Boards, Commissions, and Committees. It was recommended that Council consider appointing Councilmen Coston to the Town's Tree Committee and to appoint Councilmen Miller to the Housing Authority Committee. This was an oversight on behalf of Town Staff and the Town Manager request Council reconsider this appointment.

Next on the agenda was items considered timely and important.

Councilman Miller requested an update on paving of town streets.

Corey Gooden, Town Manager reported that cost estimates have been received for paving of streets and that staff needed to sit down to identify streets for the next round of paving.

Councilman High stated that he was recently out at the cemetery and the contractor was doing a great job.

Councilman Dixon expressed the idea of setting up a private fund to help local residents when they cannot afford different fees/payments.

Corey Gooden, Town Manager stated that he would check into this option for general services/hardships.

Virginia Smith, Finance Officer, reminded the Town Council about the Warm Program money that the town collects from customers and that money is sent to the Department of Social Services to assist customers with hardships.

Councilman Bond asked if there was any update on the Hinton Hotel.

Corey Gooden, Town Manager stated that he has been in contact with the site plan manager on progress of the renovations but nothing has been done to date.

Councilman Coleman asked if there have been any conversations with Chowan County on the relocation of the monument.

Corey Gooden, Town Manager stated that he has not had any conversations with Chowan County but will follow up with them.

There was no public comment.

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