

PLANNING & ADJUSTMENT BOARD MEETING MINUTES

JULY 28, 2025 @ 10:30 AM

Planning & Adjustment Board members Eddie Drake, Ada Morgan, George Barnes, and Barbara Taylor, the town Attorney Brian Pridgen, and zoning officer/clerk Odyssey Brown were all in attendance. As well as the applicant Joshua Salois and property owner Chester Lancaster.

Eddie Drake called the meeting to order at 10:38 am. Brian Pridgen recited the agenda for the meeting. The first and only order of business was to consider a special use application and conduct a quasi-judicial hearing for the Chester Lancaster property at 112 NE 1st Street B, Pinetops, NC, and identified as Edgecombe County Tax parcel ID# 4704-45-2777. Brian Pridgen explained the way a quasi-judicial hearing would work with the Board members acting as judges to hear testimony and evidence towards the hearing and then they would ask any questions the Board had before deliberating to make a decision.

Joshua Salois (applicant), Chester Lancaster (property owner) and Odyssey Brown (zoning officer) were sworn in to provide evidence and testimony towards the hearing. The first piece of evidence entered before the Board were two ordinance violations from September 5th, 2024, and June 20th, 2025, about cleaning up the outside of the property and getting a permit to conduct his business in that space. The zoning ordinance states that a special use permit is required for any vehicle repair business in the business district. Special requirements attached. Brian Pridgen explained the requirements such as environmental impact, noise level, no outside storage unless a fence is built to keep it hidden, and no parking of vehicles being repaired to be left on public property as there is a public parking lot right in front of the business.

Joshua Salois is given the opportunity to give his testimony on his business at the property. He mentions that although it is considered a business legally he does not do paid work fixing people's vehicles that this is a hobby for him when he gets off work and on weekends to refurbish old vehicles. Mr. Salois has a full-time job marketing for Amazon and lives in an apartment in Greenville where a place to rent, such as the building he is renting from Chester Lancaster, would cost twice as much. Barbara Taylor then asked how he would address the requirements for the approval of his application. Mr. Salois asked what exactly she wanted him to address and mentioned when the town had sent the ordinance violation letters he immediately cleaned up the outside of the property and came to fill out the application for a special use permit. Ms. Taylor just wanted to ensure that the appearance of the property would not lower the curb appeal of the area since it is located directly behind the Town Hall and Police Department. Mr. Salois made it clear that he would follow all requirements and guidelines set forth by the Zoning Ordinance and the Town. Mr. Lancaster said he had no problem with fencing in his property for his vehicles as well.

It was noted that the current state of property, with vehicles parked around the buildings, is owned by Mr. Lancaster for his work use and is currently using his property as a closer place to store his work vehicles. Mr. Pridgen advised he would look into that as having several vehicles parked on a property may make it into a storage/salvage yard and again would have to be fenced in. With all questions asked and evidence entered Brian Pridgen asked the chairman, Eddie

Drake, if the board could vote to approve or deny the application, letting them know if they denied they would have to discuss the grounds of denial. Eddie Drake asked if the board would make a motion to approve or deny the special use application. George Barnes made a motion to approve the application with the requirement of following all guidelines and if found to be in violation of such, the special use permit will be revoked. Ada Morgan seconded the motion and the motion passed unanimously.

Brian Pridgen let the Board, and the applicant know he would draft up the new permit to be signed by the Town once completed the applicant would be able to purchase and collect said permit.

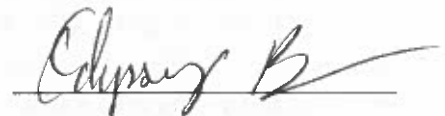
Mr. Drake adjourned the meeting at 10:59am.

Planning & Adjustment Board Chairperson:

A handwritten signature in cursive script, appearing to read "Eddie Drake", written over a horizontal line.

Eddie Drake

Attest:

A handwritten signature in cursive script, appearing to read "Odyssey B", written over a horizontal line.

Odyssey Brown