

## Planning & Adjustment Board

### Meeting Minutes

10:19 am

5/14/2024

Planning and adjustment board members Eddie Drake, Barbara Taylor, George Barnes, David Manning and the zoning amendment applicants, Bryan Conklin and Marvin Harrell attended. Police chief Stacy Harrell, the town attorney Brian Pridgen, utility clerk Odyssey Brown and CB Daughtridge also attended.

The meeting was called to order by Eddie Drake. The first & only order of business on the agenda was to consider a request of approval of a special use permit for a special event center/ gym on property located on the corner of North Third Street and Longwood Drive identified as Edgecombe County Tax parcel numbers 470447345300, 470447238300, and 470447420700. Brian Pridgen started by telling the applicants and board that all specifications must be met for the approval of a special use permit. This would be considered a Quasi-judicial hearing where the Board would be acting as judges hearing the case of the applicants for the special use permit with their application and applicant statements being used as evidence. If all criteria are met during the hearing the permit must be approved by the Board, if not proof must be provided to say otherwise. Brian Pridgen then went on to swear in the applicant Bryan Conklin.

After swearing in Brian Pridgen opened the floor for questions from the Board to the applicants for them to plead their case. George Barnes asked what exact kind of events would be held at the center. Bryan Conklin answered that all special occasions such as weddings, funerals, birthday parties, church gatherings and family reunions would all be welcome at the facility. As Marvin Harrell owns a church he would have some bigger church celebrations in the facility. He also made a point of saying the project has gotten a little bit bigger as they were originally thinking the facility would be about 10,000 sq. ft, they have upsized it to 12,000 sq. Ft. Only two of the aforementioned parcels will be used instead of all three for the special event center/gym. Barbara Taylor asked if staff would be on premises every day? Mr. Conklin replied that there would not be staff on premises for the facility instead there would be a system where people create a package deal, the facility would have a storage space that would house all the equipment allowed for rental of the property which would be pulled out for the use of the renter. George Barnes asked if there would be any security on premises during the events of renters. Mr. Conklin said he was not sure as of right now and would be asking other event centers around for recommendations before deciding but Marvin Harrell lives right across the street from the property and would be keeping an eye on things as well. Barbara Taylor then asked about the building capacity. Mr. Conklin responded that the event center would take up about 7,000 sq. Ft, which would have a capacity of over 200 people and the gym would have a capacity of 150 or above. Brian Pridgen asked if they had made any parking lot plans yet. Mr. Conklin drew a schematic of an L shaped parking lot with a slender handicap parking lot along the front of the building where the double door entrance


would be located, then on the side of the facility there would be a much larger parking lot. George Barnes asked if he had any idea of how many parking spaces exactly, he would have or need. Mr. Conklin said that at this time he is relying on a contractor to help him with that and does not have an exact answer. Eddie Drake then asked if the town had given an address to the property as proposed on the application of 314 N 3<sup>rd</sup> Street. Odyssey Brown confirmed that as true. George Barnes then asked if there would be alcohol sales on the premises and if they would be getting licensing for such. Mr. Conklin replied no liquor would be allowed on the property, but wine and beer could be brought as a BYOB for special occasions such as weddings. There is no licensing needed for that as confirmed by Brian Pridgen. Stacy Harrell then asked if there was a limit on the hours of operation or if the gym could be available 24/7. Brian Pridgen made him aware that only the special event center had hours of operation specified by the Town of 8am-10pm so it was fine for the gym to be open 24/7. Bryan Conklin then asked about the noise ordinance and when it went into effect which Stacy Harrell answered as 10:30-11pm. Mr. Conklin then said he would put volume control on the music system to not go over a certain level anyway so things would not get rowdy. David Manning asked how many days a week the center would be open. Mr. Conklin said every day but mostly at weekends he thinks people would more than likely book then. A couple of years down the road they may build a house on the last parcel of land for overnight stays for weddings and big events people may want to stay in or get ready for before their event. Eddie Drake asked if they had decided on the materials, they would use for the outside of the building to be aesthetically pleasing such as brick or stone. Mr. Conklin said they wanted it to look very professional and beautiful for pictures families and others may want to take around the facility. They decided on fake grey stone to cover the entire front and sides of the building while the back would be hidden so it would not need to be covered. The base of the building would be blue with a grey roof as well. George Barnes asked about windows on the facility. Mr. Conklin kindly drew another schematic of the building and told the Board how right next to the front double doors 2 large 6 ft bay windows on the special event side, then on the gym side there will be 2 smaller windows. He was also contemplating putting a gazebo outside the building for outside event usage and photos. David Manning then asks what the waiting period on the building being finished to be rented would be. Mr. Conklin responded that by the end of the year the building should be ready for rental. Brian Pridgen asked if there were any final questions or evidence submissions for Mr. Conklin before moving onto the approval. Eddie Drake makes a motion to approve the permittance of the special use permit. Barbara Taylor seconded the motion, and it was passed unanimously. Brian Pridgen let Mr. Conklin know he would type up the permit and send it to him for his use. Bryan Conklin thanked the Board and left the meeting.

CB Daughtridge then asked if he could speak to the board regarding building new housing inside city limits as he has started development on some properties outside town. He starts by asking if the town even wants new development within city limits. Barbara Taylor asked if he had found any properties here in town that he thought would be good for new houses and not bring down the value because of the houses beside it. Mr. Daughtridge said there were plenty of properties that he had looked at around town that nice houses could be built upon. He mentioned

if the town had a list of any properties they wanted to sell or any properties that needed to be demolished, and he could speak to the homeowners and he could go that route as well. Brian Pridgen and Stacy Harrell handled the demolition list, so they told him after the meeting adjourned, they would speak to him about getting him that list. Mr. Daughtridge had no further questions.

With no further business, Eddie Drake adjourned the meeting at 11:00 am.

Planning & Adjustment Board Chair:   
Eddie Drake

ATTEST:   
Odyssey Brown