

Planning and Adjustment Board

Meeting Minutes

3:30 pm

2/21/2024

All planning and adjustment board members, Eddie Drake via Zoom, Barbara Taylor, George Barnes, Ada Morgan and David Manning as well as the zoning amendment applicants, Bryan Conklin and Marvin Harrell were in attendance. Police chief Stacy Harrell, the town attorney Brian Pridgen, and the Town Administrator Fred Ventresco also attended.

The meeting was called to order by Eddie Drake. The first order of business on the agenda was to consider a request to rezone property located on the corner of North Third Street and Longwood Drive identified as Edgecombe County Tax parcel numbers 470447345300, 470447238300, and 470447420700 from R-20 to B-3. Mr. Pridgen started by saying that this property was looking to be rezoned for an event center/gym in a primarily residential area between zones R-20 and R-12 which is also close to AR20. He mentioned the town would like to avoid spot zoning, which means to rezone a particular property one zone while in a different zoning district. So, there are a couple of options on how to proceed. One option would be if this property were to be rezoned to B-3, that would open the possibility for the future any uses allowed in that zone would be allowed should this business close or otherwise. Then adding special events centers to the special use definition and create conditions to be upheld for each instance of future use. The other option would be to keep the zoning as R20 and add a special event center to the table of uses for R20 on what's already allowed. With this option it would open all R20 zones to allow special event centers in these residential areas. Adding conditions such as a minimum lot area of 1.5 acres could keep the impact low for this option. Surrounding residents would need to be notified if spot zoning was chosen for how, it may affect the neighborhood. Which by the Towns guidelines all those residents within 600 ft of the area requested for amendment would have to be notified by letter and place a rezoning sign on the property. There was discussion of what may be allowed to be sold inside said event center/gym. All products sold would be secondary, but the ordinance is all-encompassing for health products only i.e. weights, t-shirts, and healthy foods. Ms. Taylor asked if the neighbors who had been notified have commented and/or when would be the latest they could protest this change should they want to? Mr. Ventresco tells her that there will be another meeting on March 5th they can attend to make any comments, questions, or concerns, should they wish to. The property owners of the parcels in question were asked if they had spoken to any of the surrounding residents and if they gauged a reaction from those spoken to. Mr. Marvin Harrell said they had spoken to some of the residents who said they were excited about the idea of a special event center to be put in town. George Barnes made the motion to deny the request for rezoning the above said parcels to B-3 but to recommend the approval of adding the "Event Center" as a special use in the R20 zoning district. Barbara Taylor seconded. Motion approved unanimously. Mr. Eddie Drake excused Mr. Bryan Conklin and Mr. Marvin Harrell so the committee could continue onto other business.

Brian Pridgen moved onto the third item on the agenda to consider a recommendation to amend Section 130.05(C) Legislative Hearing Requirements of the zoning ordinance. This amendment will require the Zoning Administrator to provide first class mail notice of the legislative hearing to the owners of record that will be affected by the changing zoning classification as well as other property owners whose properties are abutting the parcel. David Manning made the motion to approve the recommendation. Ada Morgan seconded, and the motion was passed unanimously.

Brian Pridgen then goes on to bring up the fourth order of business to consider a recommendation to amend Section 95.13 to add general conditions for special use permits. These special use permits would be applied to any zone and extra conditions could be specified as needed. Barbara Taylor made a motion to approve recommendation of amendment to Section 95.13. George Barnes seconded the motion, and it was passed unanimously.

Brian Pridgen then goes ahead with the final item which was a proposed text amendment restricting the location and conditions for approval for mental health, substance abuse and other similar medical treatment facilities. The Town's current zoning ordinance does not have an area where a mental health or substance abuse center would be allowed. This new amendment being proposed would not affect any facilities that are currently here as they would be grandfathered in this would only be for future uses or should the current business close for longer than 180 days. After much discussion the Board made the decision to recommend the amendment of the zoning ordinance to further define and adopt the definition of mental health, substance abuse and other similar medical treatment facilities and include it in the table of uses. There wasn't a specific zoning district was decided on to be allowed, that could be investigated as needed. Barbara Taylor made the motion to approve this recommendation. Ada Morgan seconded, and the motion was passed unanimously.

All the recommendations made will be taken to be approved by the next Town of Pinetops Board of Commissioners meeting. If approved these adoptions will be updated into the Zoning Ordinance and new copies will be given to the Town as well as the Planning and Adjustment Board members for future reference.

Planning & Adjustment Board Chair: 

Eddie Drake

ATTEST: _____

Odyssey Brown