

BLADENBORO PLANNING AND ZONING BOARD REGULAR MEETING

JANUARY 9, 2023

The Bladenboro Planning and Zoning Board met at 6:00PM in regular session on Monday, January 9, 2023 in the Town Hall Chambers. This meeting had the same agenda items (with the exception of item 3) as the meeting that was called on December 5, 2022. The meeting on December 5, 2022 had no quorum, so no business was handled.

Present at the January meeting were Chairman Parst Freeman, Steve Thurman, Isaac Singletary, Russell Ruffin, and Town Administrator Kelsey Hammond. Absent members were Joey Todd, Billie Jo Hester, and Wayne Wright. There were several members of the public in attendance.

Chairman Freeman called the meeting to order at 6:00PM. Invocation was given by Isaac Singletary and the Pledge of Allegiance followed. Adoption of the agenda and September minutes were approved.

- 1) A call for public comment regarding the public hearing for item 1 was conducted by the Chairman. Administrator Hammond explained the request for variance by Bladen's Bloomin' Agri-Industrial to the Board of Adjustment. The variance called for a 5' setback at the rear setback of one of the downtown project buildings. Per the zoning ordinance, a 15' rear setback is required for the location of the buildings. Hammond also included that the contractors of the project began construction of the buildings prior to receiving a variance, and that she informed the contractor that no construction was to be conducted without and variance. She also stated that she informed the mayor and the Town Council that construction had begun without a variance from the Board of Adjustment. Mayor David Hales and Jean Klein of the LRCOG spoke regarding the variance. Mayor Hales stated that there was no harm in granting the variance; Klein stated that if the variance was granted, there should be a fine of \$50 per day from the date of the email that Hammond sent to contractor requesting a halt on construction, payable upon receipt, with a letter of reprimand from the town attorney in response to the construction without a variance. Klein also stated that if the fine was not paid, a stop work order should be issued.

MOTION by Singletary, **SECOND** by Thurman, to grant the variance with the fine and letter of reprimand. Motion passed unanimously.

- 2) Administrator Hammond presented the James L. Hester parcels and provided a map the Planning Board. One original parcel was being split into three separate tracts with no acreage changes to the original parcel. Hammond requested that the Board vote for the tax collector still be able to collect city taxes in the same manner on Tract 2 since acreage was still in the city limits.

MOTION by Thurman, **SECOND** by Singletary, to approve same tax collection since no changes were made to the city portion of the parcel. Motion was unanimous.

- 3) Administrator Hammond presented the rezoning application for 310 N. Main St by Tina Burckette from GB General Business to R12 Residential. Hammond explained that there was support from adjoining property owners for rezoning.

MOTION by Singletary, **SECOND** by Ruffin, to recommend rezoning to the Town Council. Motion was unanimous.

- 4) LRCOG representatives Jean Klein and Randi Dagenhart presented the Town of Bladenboro Comprehensive Plan and Zoning Ordinance Update. Drafts for review were distributed, as well as a schedule of future meetings regarding the update. Klein presented on zoning and Dagenhart presented on the comprehensive plan. **No motion needed.**

Hammond asked the Planning Board about giving Steve West permission to construct an accessory storage facility for his equipment at parcel #0043649. Since there is no principal building on the parcel per the zoning, Hammond asked for clarity since accessory buildings customarily are incidental to principal structures. The Board provided permission to Mr. West.

With no further business, on **MOTION** by Singletary, **SECOND** by Thurman, the meeting was adjourned at 7:34PM.

Respectfully submitted,

Kelsey Hammond, Town Administrator

Parst Freeman, Chairman