

April 18, 2018  
6:45 p.m.  
Public Hearing

The Town of Pink Hill held a public hearing on Wednesday, April 18, 2018 at 6:45 p.m. in the Town Hall Board Room. Present for the meeting were Mayor Carol Sykes, Commissioners Mike Hill, James Quinn and Penny Murphy, Town Attorney George Jenkins, Public Works Director Timmy Kennedy, Police Chief Joey Thigpen, and Town Clerk Kimberly Mitchell.

Visitors present for the public hearing were Sue Hamilton, Wayland Humphrey, Robin Gilbert, Elizabeth Maxwell, Luther Ledford, Trina Patrick, Jamie Kendall, Jessica Kendall, Chris York (ECRPO), Andy Bailey, Jennifer Murphy, Ashley Keffer, and Debbie Outlaw.

Mayor Sykes welcomed everyone and asked for everyone please to turn their cellphones off if you have one with you. She said this public hearing is to consider rezoning approximately 2.0 acres from R-10 (Residential) District to HC (Highway Commercial) District. The current property is vacant and has no physical address, and is further described as a portion of Tax Parcel Map #347707680698, owned by the Maxwell Family Trust. Mayor Sykes said I open the public hearing and does the planning board have a recommendation. Robin Gilbert replied yes ma'am we do. We have voted and we are all for it for you to go forward with it. We had a unanimous vote. Everybody voted in favor. Mayor Sykes said okay. She asked George, I don't need a motion or anything now do I? Okay. Mayor Sykes said Wayland is it your turn.

Wayland Humphrey said pointed to a map and said this is the property in question. It is 2 acres of a 5 acre tract here but the family is just requesting that they are wanting this part next to Kinston Boulevard here rezoned to Highway Commercial. It is going to be continuous with Highway Commercial that you already have. This property already came in a couple of years ago for rezoning and got it. It is Highway Commercial. One other thing for the public to know if you stick around you will hear it later but this future transportation recommendation plans, this is going to get a recommendation of being turned into a free lane, center turn all the way through town like it is out by Food Lion all the way through town. So with that in mind there I would think some more Highway Commercial just might would be around here. To get a scope of how this fits in, this is the corner lot, this is the whole thing. All this pink is your Highway Commercial. This here is downtown. This is the corner that is already done. This little line here represents, like I said that would all be contiguous and wouldn't be considered to be spot zoned. Wayland said and it is from my point of view as the zoning administrator that I would recommend that it be rezoned.

Mayor Sykes asked do we have anybody from the public who wants to make comments concerning this rezoning? She said okay, no comments then. Jamie Kendall spoke up and said I have a question. Mayor Sykes said okay. Mr. Kendall said if you rezone for a commercial property, can any kind of business be put there or are you limited to what conditions you will allow there? Wayland said it would be all the uses permitted by the current table of permitted uses for Highway Commercial. There is still some uses that are in that category that are still conditional which would happen. There is a longer list of actual permitted uses obviously for businesses but there is still a lot of businesses that would still require a conditional use permit which is a planning board and town council function. Mayor Sykes asked if there was anyone else to speak. There was no more comments.

Mayor Sykes said if there are no further comments, then this public hearing is now closed. Thank you all for coming and we will talk about this later on in the meeting.