

**TOWN OF SEAGROVE
MINUTES
CALLED MEETING
June 26, 2012**

The meeting was called to order at 7:30 p.m. by Mayor Hale. Commissioners in attendance were: Edmonds, Luther, Mullin and Hewitt.

A. Little River Overlay – Legal notifications were not advertised and tonight's called meeting was to allow the people of Seagrove to voice their concerns again. George Hayfield will sit in as an advisor. He will answer questions that follow League of Municipalities and School of Government rules. He has served as Planning Director and Town Manager for Robbins.

Commissioner Hewitt stated the purpose of the called meeting was for public input. The council wants to hear public concerns. All decisions will be postponed until Thursday, June 28 at 7:00 meeting. David Fernandez asked if comments made at previous workshops would be taken into consideration. Mayor Hale said yes. David Fernandez has 2 businesses and all his property in the overlay area. He would like to see small things changed about types of businesses and square footage. The county has 500 ft.; the council has changed from 750 ft. to 350 ft. He would like to see it be no less than county requirements.

Benjamin Burns owns Great White Oak Gallery on 220. He also owns other property outside of city limits. He feels the overlay should be a positive incentive for developers. His concern was that if someone buys property off of 300 ft. from 705 and they can build anything. The overlay should protect the developer. He stated that there was a concrete building just outside of overlay with a string of signs and an out-house. He feels ordinances should stay as written. County and town should work together. Commissioner asked if he was talking about Phil Morgan and she stated that he was not in the corridor.

Mayor Hale stated that the overlay was enacted 5 years ago.

Bonnie Burns stated that she kept hearing that overlay had kept people from developing their property. She asked what had the overlay stopped from being developed?

Mayor Hale stated that the Auman family had wanted to put in a strip mall, but the square footage requirement stopped them.

David Fernandez stated that visitors that come here to town are shopping for pottery. We should not combine this with businesses. He doesn't want to see 705 turned into Dixie Drive.

Alexa Moderno stated that the grocery store obtained a variance by coming to the board. If someone wants to do something outside of ordinance they can come before the board.

Paul Hopkins stated that the variance would be a way to work with the people of the town. He asked which building do you want to tear down on Little River Rd to develop? (Nobody wants to tear any buildings down). He stated that the commercial development can be put on 220. He asked the council members if any of them had went and looked at any other economic plans. They stated that they had not.

Mayor Hale asked why was 750ft so important? He said he was only hearing from the potters and that other people paid taxes in Seagrove.

Benjamin Burns stated that the 750ft was to protect the center of town and to maintain the ambiance of property.

Commissioner Luther stated that when you come in to Seagrove you should see something. There is property that can be developed.

Commissioner Edmonds has talked with 11 land owners and they say to do away with the whole overlay.

Paul Hopkins stated that there should be a larger meeting so everyone could have input. He said it was the Planning/Zoning Committees responsibility to go out and see what impact changes will have. They should bring back what they find to the board and have a reasonable meeting. He hasn't been contacted I 6 months about meeting on any issues. Mayor Hale stated that the new member of the Planning/Zoning Committee are trying to do things the right way and that takes time.

Eddie Voncannon stated that the overlay is too strict and too severe.

Mayor Hale stated that there was 1 opening on the Planning/Zoning Committee. They serve in an advisory function. Currently there are 4 members.

Commissioner Hewitt stated that they were trying to reorganize ordinances. She has been on the Planning/Zoning for 5 years and she did not know that the ordinances existed. The old town administration told her there wasn't much for this Board to do. They had no rules or regulations. They were not asked to discuss anything. They were given applications by Cathy McCaskill and told to go out and look at property. They were given no instructions on what they were supposed to do.

Paul Hopkins stated that now we know what we should do so the past shouldn't matter.

David Fernandez stated that we were putting the cart before the horse. He feels that the Planning/Zoning Committee should meet and then present a formal presentation to the Board.

Commissioner Mullin stated that county has 500ft requirement so why was Seagrove 750ft?

Mike Walker stated that overlay does not apply to residential property.

Commissioner Hewitt stated that it seems that we make everyone in Seagrove jump through hoops.

Commissioner Mullin stated that she would like to see retail stores, clothing, florist, or bakery.

David Fernandez stated that they did not want box stores in Seagrove.

Mayor Hale stated that Gene had a customer with a flat tire and they had to get someone from Asheboro to come and fix it. There needs to be business that can help the people that are coming to town.

Commissioner Hewitt stated that we already have a strip mall across from White Oak.

Statement was made about Seagrove being originally sold in 25ft lots.

Paul Hopkins stated that there needed to be an economic development plan and that council could make variances upon request.

Comment was made that it has taken grocery store 2 years with all the meeting pertaining to variances.

Eddie Voncannon stated why would businesses want to buy property and fight for variances.

Charlotte Wooten stated that we need to do what it takes to get businesses, but don't throw everything away. She would like to see the two issues mixed; keep small town atmosphere and bring businesses.

Adam Landaman stated that before he bought his property in Seagrove he read the overlay and looked at it as a piece of security. He feels there can be a compromise. He is concerned about over development.

Paul Hopkins stated that we should have other businesses, but to get these we need sewer.

Mayor Hale stated that Seagrove used to have a dress shop, florist, grocery store, and ice cream shop. What happened to them? Some town residents are telling council members that they do not want to come to town meetings and confront some people.

Comment was made that the council seems to be the only ones making adverse comments about ordinances.

Commissioner Edmonds stated that he feels the overlay should be here but it needed some changes. 750ft was just too much.

Commissioner Mullin stated that she just wanted what was best for Seagrove.

Bonnie Burns stated that when the Bypass came and Luck's closed is what happened to town. The cooridor doesn't have anything to do with it.

Benjamin Burns stated that the council has the power and why would they want to relinquish it.

Paul Hopkins stated that they wanted the council to have the power to protect town. The council can control what is coming in. The town is supporting council and they want town to have restrictive rights.

Bonnie Burns stated that she didn't see why you have to change restrictions on corridor. The restrictions listed are fair. Large junky buildings should be restricted. If you take away restrictions this will not happen.

Mike Mullin asked if potters would be offended if businesses didn't want them in. You can't pick and choose.

Alexa Moderno stated that she would like to see a store where people can buy things. (Subway, Pizza, Laundry Mat).

Commissioner Luther stated that she was hearing that they want businesses but not in the cooridor. Bonnie Burns stated this was not what they were saying.

Mike Mullin asked what is the objection to not having 750ft and Benjamin Burns stated that this was to protect the center of town,

Mayor Hale asked if any of the council members had anything to say. Commissioner Mullin stated that she wants what is best and wants to hear opinions.

Mayor Hale stated that this is not about getting rid of overlay, but meant to discuss it.

Council will make decision on Thursday, June 28 on Little River Overlay.

Commissioner Mullin made a motion to adjourn and Commissioner Edmonds seconded. Motion passed unanimously. Meeting was adjourned at 9:00pm.

Town of Seagrove

TOWN OF SEAGROVE

Allen Hale, Mayor

ATTEST: _____
Regina L. Brewer
Town Clerk