

TOWN OF BAILEY PUBLIC HEARING MINUTES 6/28/21

A Public Hearing was held on June 28, 2021 at 7:00 pm.

The following members of the Bailey Town Board were present: Commissioners Ervin Powell, Joel Killion, Dwan Finch, Shelley Bullard and Allen Daniels. Also in attendance Kellie Glover, Town Clerk, Shawn Lucas, Zoning/Code Enforcer and Interim Police Chief Cathy Callahan.

Called the meeting to order:

Mayor Richards called the meeting to order and welcomed everyone to the June 28, 2021 meeting at 7:00pm. Thank you all for coming out tonight.

AGENDA:

Shawn Lucas, Zoning/Code Enforcer stated Tony Stone has come to ask for a rezone at Main and Stott Street. He is doing eight lots at 3.13 acres. He would like to go from Industrial to R-10. It has run in the newspaper the last two weeks. Notices were sent out to people in one hundred feet distance to where the zoning lot sits. We have talked with people over the phone that are in agreement with it. You have the new plat in front of you. All lots will be water and septic. We will not do sewer transfers. On page five and six is the GIS information. There are pictures of where we posted the property. The meeting date was set for tonight at 7pm for rezoning case 2020-2021-01. Tony Stone requested a rezone of 3.13 acres along Main Street and Stott Street, Nash County Parcel ID# 042133, in the Town of Bailey, from Industrial to Residential -10 per the Town of Bailey Zoning District Ordinances. The purpose of this rezoning is to allow the opportunity for Mr. Stone to build eight single family dwelling. With four facing Main Street and four facing Stott Street. The subject of the property is vacant land surrounded by a Community Institutional building in front of it and to the right of it Residential-10 across from it, and Industrial to the left of it on the Main Street side. On the Stott Street side Community Institutional to the left of it with Commercial to the right. There is also Residential-10 across from it facing the street side. Rezoning this property from Industrial to R-10 would allow the property to be better utilized for development to be in harmony with existing surrounding land uses in the area. This would also go in harmony with the Town of Bailey Future Land Use and Long Range Community Plan. Zoning Administrator Recommendation: Recommends approval of Z2020-2021-01. Tony Stone is the applicant requesting a rezone of approximately 3.13 acres of land located along Main Street and Stott Street zoned in an Industrial Zone. The rezone application was received on May 28, 2021. Notices were sent to approximately 35 individual property owners within a 500-ft radius on June 8, 2021. Public Hearing Notices were posted on the property June 5, 2021. Notices were posted on the Town Hall front door on June 7, 2021. Public Hearing was posted on the Town website on June 11, 2021. The legal notice was advertised in the Wilson Times for consecutive two weeks starting June 7-19. The subject property is not located in a Floodplain area. The subject property is located in NCDEQ Water Supply Watershed area. South Atlantic-Gulf Region and Neuse-Pamlico Sub Region. The Town Zoning Administrator and Planning Board has reviewed and made its recommendations which were none for the proposed rezone.

Walter Wells, Chair of the Bailey Planning Board stated the Planning Board has looked at this and discussed this with Shawn's leadership. It is in harmony with what is already there. We do not see issues with this rezoning request.

Shawn Lucas commented thank you, Walter. Next I will turn it over to Tony Stone.

Tony Stone stated Thank you ladies and gentlemen for letting me come in front of you tonight. Thank you for the service you all give to our Town. It is not an easy job. I do have a builder that will take all eight of these lots if you all approve this. He is planning to build eight homes that will range from 250 to 300 thousand dollars each. That will be somewhere between two and two and a half million dollars added to your local tax base. I have talked with the person who did the soil samples. He stated the soil is excellent for septic tanks. The lots are eight equal lots. I will take questions if you have any. The lots are a quarter of an acre. This builder did fifteen homes on Stone Heritage Road. He plans to use some of the same plans here in Bailey.

Shawn Lucas commented I will turn it over to the Board for a vote.

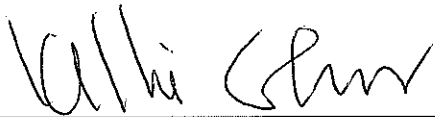
Commissioner Daniels made a motion to accept Z2020-2021-01 rezoning request. Commissioner Powell seconded, motion passed.

Commissioner Bullard made a motion to go into closed session. Commissioner Finch seconded, motion passed.


Commissioner Bullard made a motion to go back into open session. Commissioner Finch seconded, motion passed.

Commissioner Killion made a motion to hire Jeremy Crawford as Town Clerk/Financial Officer at fifty thousand dollars a year with three weeks of vacation pending background check and drug check. Commissioner Finch seconded, motion passed.

Commissioner Bullard made a motion to adjourn. Commissioner Killion seconded, motion passed.



Kellie Glover, Town Clerk



Mayor Thomas Richards