

PUBLIC HEARING MINUTES 9/21/2020

A Public Hearing was held in the Bailey Town Hall on September 21, 2020 at 6:30 pm.

The following members of the Bailey Town Board were present: Mayor Thomas Richards, Joel Killion, Dwan Finch, Ervin Powell, Shelley Bullard and Allen Daniels. Also in attendance Kellie Glover, Town Clerk and Shawn Lucas, Zoning Administrator/Code Enforcer.

**Called the meeting to order:**

Mayor Richards called the meeting to order and welcomed everyone to the September 21. Public Hearing at 6:30pm. I am going to turn this meeting over the Shawn Lucas.

Shawn Lucas, Zoning Administrator/Code Enforcer stated we are going to have a roll call. We will start with Town Council. Ervin Powell, here. Mayor Richards, here. Joel Killion, here. Dwan Finch, here. Shelley Bullard, here. For the public Mr. Eddie Pitts, here. Heather Alford, here. David and Nicky Beamon, here. Adrian Jimenez, here. Ike Bullard, here. Walter Wells, here. RS Harrison, here. Tammy and Dennis Bisette, here. Allen Daniels, here. We are going to have a public hearing. We will go over everyone of them and have them come up. First up is Heather and Troy Alford applying for a text amendment at 6281 Deans Street to allow the sales of new and used cars in Town Center District. Heather applied for the text amendment on August 7th, 2020. Public Hearing date was set for September 21, 2020 at 6:30. It was sent out in the mail to all the surrounding areas August 31, 2020. Town Clerk, Mrs. Kellie Glover posted it in the Wilson Times in which we have a print out of. And in the Souther Nash News on September 11th. Signs were posted on the property on September 9, 2020. No one signed in to speak on Heather's property tonight.

**Heather Alford** stated my husband and I are wanting to do a used car business. There is no sewer tap on that property. Our goal is to put a 12x12 building to make it as an office. At first our inventory will be somewhat low. We are looking to do most of it online. In order to have a dealership license we have to have a separate spot from our home. We have been doing this for years, we buy them and post them online. This will give us a place with an office. We would like to have a sewer tap at some point. That is what we are doing. We are not going to do any type of working on vehicles there. It will be nice and clean and organized. We might get up to about ten cars. We will only be there when office work needs to be done and to meet people to do the sale transaction.

Shawn Lucas asked are there any questions for Heather? We need to make a motion and vote to send this to the Planning Board.

Commissioner Daniels stated I have one question. In order to have a business you must have a restroom. They told me I can not allow customers on my property, I had to sign something saying I will not let customers on my property because I do not have a restroom. Has this been discussed and checked in to. If you say this is for internet sales only and not have customers. It will pass.

Shawn Lucas answered it has not. We are going to send this to the Planning Board and go from there. We will check with Nash County on this. Once it gets to the Planning Board they will have thirty days to write it up. Then it will come back to you all.

Commissioner Finch made a motion to send Heather and Troy Alford's request for a text amendment for 6281 Deans Street to the Planning Board. Commissioner Killion seconded, motion passed.

Shawn Lucas stated up next is David and Nicky Beamon at 6141 Vance Street. They would like to get a text amendment to allow automotive repair services on automotive vehicles in Town Center District Zone at the old Bailey Slaughter House. The came in on August 7, 2020. Public Hearing date was set for September 21, 2020 at 6:30. It was sent out in the mail to all the surrounding areas August 21, 2020. Town Clerk, Mrs. Kellie Glover posted it in the Wilson Times in which we have a print out of. And in the Souther Nash News on September 11th. Signs were posted on the property on September 9, 2020. No one signed in to speak on David and Nicky's behalf tonight.

**Nicky Beamon** stated we purchased the old Slaughter House building. We have been in front of it for ten years. We are not looking to do any additional automotive work in that building. We have transitioned all of our customers over to the Slaughter House building. We would like to rock the area on the side and back for the customers to park and come in to let us know what needs to be done with their vehicle. We would like to use the Slaughter House building for an office. So we can move all of our customer business to the back. We will have a radio system in place soon. We will sell a few things out of the building. We will do upkeep on this building. We want to fence in the area. There will be no vehicle storage there. DMV is behind, so we had several vehicles like that. Something that was taking DMV thirty days was now taking ninety days. Since the last meeting with the Planning Board we have hauled off six vehicles. That is our plan. We have someone doing lawn maintenance right now. We may get machines to put in the back to do machine work, later down the road.

Shawn Lucas asked do you all have any questions?

Commissioner Finch made a motion to send David and Nicky Beamon's request for a text amendment change at 6141 Vance Street to allow automotive repair services in the Town Center District to the Planning Board. Commissioner Killion seconded, motion passed.

Shawn Lucas commented our next one is Adrian Jimenez. He came in on Augusts 10, 2020 to do his application for his text amendment to allow automotive repair services on vehicles, farm equipment and small engine repair in Residential-40 District. Public Hearing date was set for September 21, 2020 at 6:30. It was sent out in the mail to all the surrounding areas August 21, 2020. Town Clerk, Mrs. Kellie Glover posted it in the Wilson Times in which we have a print out of. And in the Souther Nash News on September 11th. Signs were posted on the property on September 9, 2020.

**Adrian Jimenez** stated I will try to speak well. I am a mechanic. I work on all kind of equipment. I can do it. My building is at 6632 Finch Road. One guy wants me to bring equipment to my house. I work more outside with farmers now. I try to finish the cars in two days. Thank you.

Shawn Lucas stated Adrian did have one person sign up to speak.

Mr. Eddie Joe Pitts commented I did not come with objections, my lawn mower needs repair now. I came for the information. I own the farm land due west of the storage building he is working out of. Our property line is very close to that building that will need to be established. I know where the corner post are, but we need a straight line from the corner post. I would like to make sure this is honored because we go in and out. Please consider that while considering his request. We are all for business' growing.

Shawn Lucas stated that is the only one for 6632 Finch Road. Do you have any questions?

Commissioner Finch made the motion for Mr. Adrian Jimenez requesting the amendment change at 6632 Finch Road to allow automotive repair services on automotive vehicles, farm equipment and small engine repair in Residential-40 District to the Planning Board for recommendation. Commissioner Killion seconded, motion passed.

Shawn Lucas stated the last one is Ike Bullard at 6374 is applying for a text amendment to allow the usages of a bar in a Commercial District Zone. He applied on August 18, 2020. Public Hearing date was set for September 21, 2020 at 6:30. It was sent out in the mail to all the surrounding areas August 21, 2020. Town Clerk, Mrs. Kellie Glover posted it in the Wilson Times in which we have a print out of. And in the Souther Nash News on September 11th. I forgot to mention all of this was posted on Facebook and the Town's website by Commissioner Killion. Signs were posted on the property on September 9, 2020. We did some research on this because someone asked could he have a bar fifty feet from a church or school. We called the ABC Commission and talked with Ms. Patricia on Friday in Raleigh. She said bars are allowed as long as it is fifty feet radius from church and school. He meets that requirement. I will turn it over the Ike Bullard now. He did not have anyone signed in to speak on his behalf.

**Ike Bullard** commented they saved the best for last. I am just here to ask for this text amendment for 6374 Deans Street. It will be classified as a bar because that is what is in the paperwork. It is not going to be a bar. We will sell beer and wine for consumption on site and retail to take home. With some general store items. We will continue to have our food trucks from night to night. A lot more things will go along with that like BBQ cook offs. We have plans for certain quarters to do things like that. We want to keep it family originated, I hate it has to be called a bar, but that is just how it works out for the wording. It will not be a late night thing. Any questions?

Shawn Lucas stated if there are no questions, we need to make a motion to bring this to the Planning Board.

Commissioner Finch commented I make a motion to send Mr. Ike Bullard's text amendment change at 6374 Deans Street to allow the usage of a Bar in a Commercial District Zone. Commissioner Killion seconded, motion passed.

Commissioner Killion made a motion to adjourn the meeting. Commissioner Finch seconded, motion passed.

  
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Kellie Glover, Town Clerk

  
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Mayor Thomas Richards

