



**TOWN OF GRIFTON  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
Tuesday, April 12, 2022  
7:00 PM**

**AGENDA**

**A. Meeting Called to Order.**

**B. Pledge of Allegiance to the Flag of the United States of America.**

**C. Approval of Minutes:** (March 8, 2022, Regular Meeting.)

**D. Public Hearings**

1. A request for special use permit from Mr. Robert D. Rogers of 2305 Frank Kilpatrick Road Grifton, N.C. to operate a car club at 534 Queen Street (Pitt County Tax Parcel 03324 owned by Christine Sauls).

**E. Manager Report**

**D. Recognition of Persons to Be Heard NOTE:** This is an opportunity for public comment, and we thank you for coming to the Board of Commissioners meeting tonight to share your views. We value all citizens input.

Speaker comments are limited to a maximum of 5 minutes during the public comment period. Groups shall designate one speaker to represent the group on a particular subject matter. At the conclusion of the 5 minutes, each speaker shall leave the podium. Comments will be directed to the full Board, not an individual Board member or Staff member. Although the Board is interested in hearing your comments, speakers should not expect any comments, action or deliberation from the Board on any issue raised during public comment period. Please state your full name and address.

**E. Discussion Items**

1. Consideration to authorize public hearing on request from Sayde Hafedh. to rezone tax parcels 19929 and 17281 located at 6904 Highland Blvd from R-8 Residential to CBD Central Business District
2. Resolution to (approve or disapprove) request for special use permit for members only Car Club to be located at 534 Queen.
3. Request for major preliminary Subdivision Plat approval for Meadow Brook Subdivision consisting of 42 lots between Wall St., Casey Dr., and Church St.

4. Request for major preliminary subdivision plat approval for Harris Landing consisting of 86 lots located between Sam McLawhorn Rd., Blount Hall Rd. and Hwy 11 South
5. Consideration to approve Bond Resolution with USDA Rural Development for \$ 441,000 at 1.50% for 40 years.

**G. Commissioners Comments**

**H. Closed Session – G.S. 143-318.11 (4) (5) Economic development and Real Property contract**

**I. Adjournment**



**MINUTES  
TOWN OF GRIFTON  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
Tuesday, March 8, 2022  
7:00 PM**

**Present:** Mayor B.R. Jackson, Commissioners Claude Kennedy, Will Barnes, Raymond Oakes, Jessica Daigneault, Angela Gay and Town Clerk Tina Mitchell. Interim Manager Warren was absent.

Mayor Jackson called the meeting to order at 7:00 P.M.

Mayor Jackson led the Board of Commissioners in the Pledge of Allegiance to the flag of the United States.

**Approval of Minutes** – On motion of Mr. Kennedy, seconded by Mr. Barnes, the Board voted unanimously to approve the minutes of the February 8, 2022, meeting.

**Public Hearings**

**Ellis Developments Group, on behalf of Robert D. Parrot Trustee, requests to rezone 56.29 acres on 5674 Ernest Taylor Road being Pitt County Tax Parcel 16322. The petitioner requests to rezone 36.48 acres from R-A -20 Residential to R-10 Residential and 19.81 acres from B-1 Highway Commercial to R-10 Residential (The request received a favorable recommendation from the Planning Board.)**

On motion of Mr. Barnes, seconded by Ms. Gay the Board voted unanimously to open the public hearing

Matt Hooks, Ellis Development – We are Raleigh based development company, and we do not do site construction. We want to keep a small commercial strip for shops and the remaining property to Residential.

Doug Dietrich, 6101 Weyhauser Rd., - I have seven properties on Ernest Taylor. The covenant rules were set up by Robert Parrott and are not enforced as I have been complaining since 2015. No one is doing anything about covenant rules. Michael Court does not meet State standards, and no one repairs but me. I would like ask to table until problems are addressed now. Plus, the B-1 will increase traffic on Hwy. 11 that is already a nightmare with two elderly fatalities. It will cost a \$ 150,000 to fix Michael Court and Ernest Taylor Road. No one is handling covenant problems. Don Parrott has abandoned development with 32 untagged vehicles, mechanic shop and septic fields. A 100x100 lot is not going to work for septic tank.

Matt Hooks, Ellis Development – Mr. Parrott is not developer for this project. We are required to do Traffic Impact Analysis with NCDOT and main access point will be on East Littlefield Road. There will be an HOA for development and the property will be annexed into Town, so we will have public water and sewer, no septic tanks involved. We are going to do whatever NCDOT requires on East Littlefield.

Mayor Jackson – This is a public hearing if you have something to say please approach the podium and state your name and physical address.

Commissioner Barnes – Has there been any consideration on the effects of high school, and will they be notified?

Matt Hooks, Ellis Development – Required to notify the high school and we will when we get further in the process.

Commissioner Barnes – This is for rezoning not plot plan.

On motion of Mr. Barnes seconded by Mr. Oakes the Board voted unanimously to adjourn from public hearing.

### **Manager Report**

The Mayor reported that the Manager is out sick and there will not be a Manager Report

**Recognition of Persons to Be Heard NOTE:** This is an opportunity for public comment, and we thank you for coming to the Board of Commissioners meeting tonight to share your views. We value all citizens input. Speaker comments are limited to a maximum of 5 minutes during the public comment period. Groups shall designate one speaker to represent the group on a particular subject matter. At the conclusion of the 5 minutes, each speaker shall leave the podium. Comments will be directed to the full Board, not an individual Board member or Staff member. Although the Board is interested in hearing your comments, speakers should not expect any comments, action or deliberation from the Board on any issue raised during public comment period. Please state your full name and address.

Joseph Scott, 6736 Charlotte Street – This is regarding Arts in the Park for April 3<sup>rd</sup> at Overlook Park. Have 3 musicians and a ton of craftsman. Talked with Gary Gladson and Tommy Suggs. A 2 PM- 6 PM event with business sponsors. Money raised will be donated to Shad Festival and future events to the Museum. Not going to cost the Town anything. Like to do one in May and maybe June. No burden on the Town and just my volunteers

Mayor Jackson – This is first we have heard of this date. Have not had time to investigate permits.

Commissioner Barnes – Good for community and if Tommy Suggs is on board.

**Board Action:** Commissioner Barnes made a motion to approve provided not in violation of anything. It was seconded by Commissioner Daigneault and the Board voted unanimously to approve the event.

Doug Dietrich, 6101 Weyerhaeuser Road - Request that covenants be included in rezoning.

### **Discussion Items**

**Resolution to approve request from Ellis Developments Group, on behalf of Robert D. Parrot Trustee, to rezone 56.29 acres on 5674 Ernest Taylor Road being Pitt County Tax Parcel 16322 be rezoned as follows: 36.48 acres from RA-20 Residential to R-10 Residential and 19.81 acres from B-1 Highway Commercial to R-10 Residential.**

Commissioner Kennedy – Questions about Resolution wording.

Mayor Jackson – Stated it was error in Resolution that was discussed with Manager.

Commissioner Kennedy – Do we need to address the issues brought up tonight?

Mayor Jackson – All that we are doing tonight is change the zoning.

Commissioner Kennedy – I agree with Mr. Dietrich 100% and the covenants need to be adhered too.

Matt Hooks, Ellis Development – The HOA (Homeowners Association) is community members that will enforce covenants.

**Board Action:** After a period of discussion, on motion of Commissioner Kennedy seconded Commissioner Barnes the Board voted unanimously in approving the Resolution for the zoning change by Ellis Development as requested.

**Consideration to authorize public hearing for request for special use permit for members only Car Club to be located at 534 Queen Street for the April 12, 2022, Board meeting. (The Planning Board will consider the request at their March 15<sup>th</sup> meeting.)**

**Board Action:** On motion of Mr. Barnes seconded by Ms. Gay the Board voted unanimously in scheduling the public hearing for April 12th

**Request to authorize Parade/Special Event Permit for Grifton Shad Festival (Festival April 27 -30 and Parade is April 30)**

**Board Action:** On motion of Mr. Barnes, seconded by Mr. Oakes the Board voted unanimously in approving the event permit.

**Discussion on Town social media communication – Commissioner Barnes**

Mr. Barnes stated he would like the Town to use all avenues to put information out to all citizens such as web site and Facebook.

Mayor Jackson – we have invested money in web site so we should use that because some Facebook is inaccurate

Commissioner Barnes – Need to keep Facebook open as well.

Mayor Jackson – So noted.

**Economic Development Agreement for Food Pride Grocery Store (A copy of the Tropicana Agreement is attached) – Commissioner Oakes**

Mr. Oakes stated that Mark answered at last meeting.

**Consideration to approve 2012 delinquent utility accounts from 2012 (\$ 9372.20)**

Mayor Jackson explained that this is accounting measure, but we will pursue these monies and they will be income.

**Board Action:** On motion of Mr. Barnes seconded by Commissioner Oakes the Board voted unanimously in approving the 2012 delinquent accounts

**Commissioners Comments**

Commissioner Kennedy – Thank you Mr. Dietrich for your comments. I created firestorm, my sole purpose was to say that we have paid website and it should be on Town website. If it is on other platforms, I do not have anything to do with that and it's official on website.

Waldo Alecia – Are you telling us or can I interject. I think they are both right. I deal with the cell phone industry.

Citizen – Maybe we could have alerts on our phone.

Mayor Jackson – This is getting out of hand. This is Commissioner comment time.

Commissioner Barnes – I addressed with Mark. If we do automatic read it will do what we are saying. I don't do a lot on Facebook but the Town of Grifton has Facebook page.

**Adjournment**

On motion of Mr. Barnes seconded by Mr. Oakes the meeting adjourned.

Respectfully submitted,

Tina Mitchell  
Town Clerk