

PLANNING & ADJUSTMENT BOARD MEETING MINUTES

MARCH 17, 2025 @ 10 AM

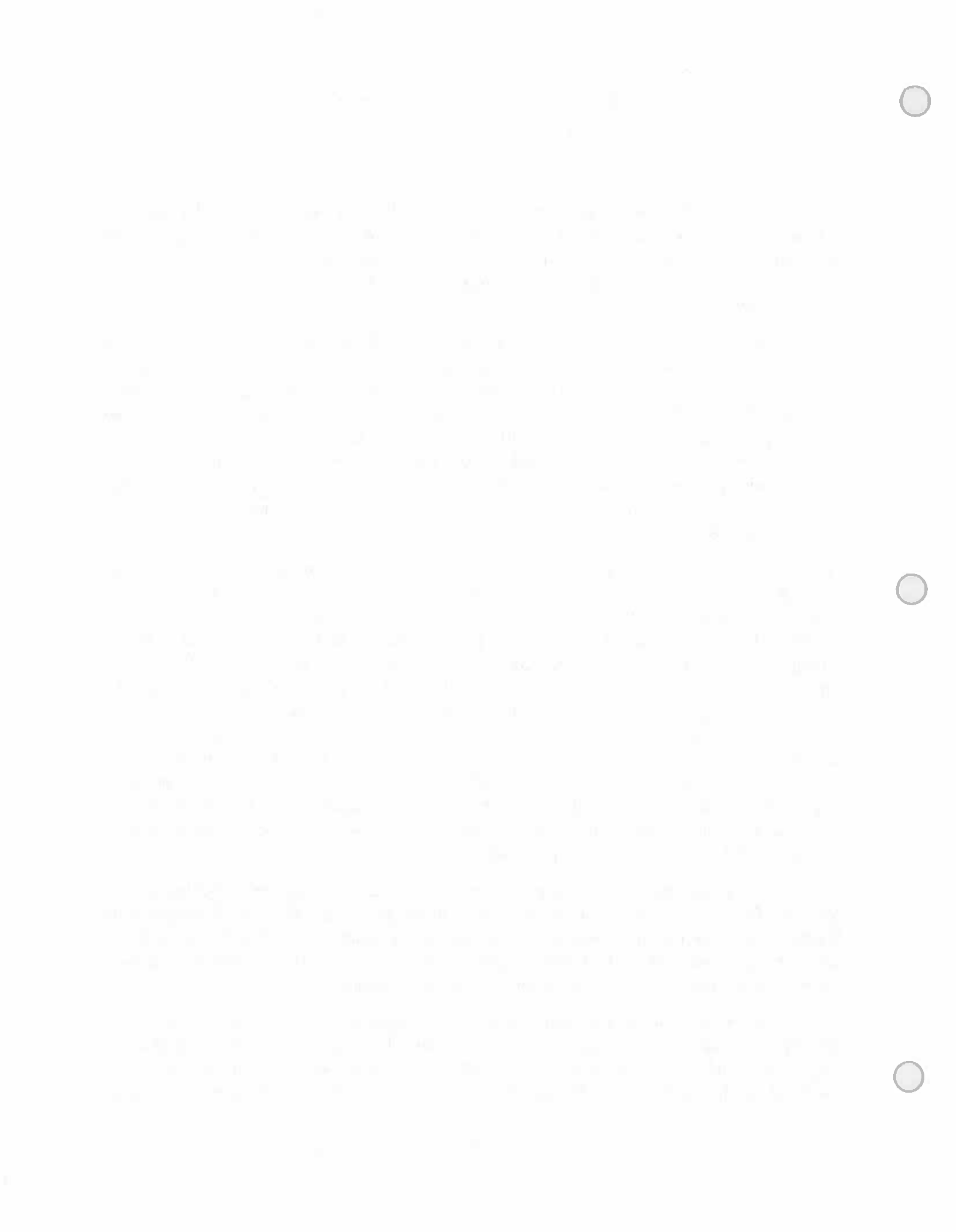
Planning & Adjustment Board members Eddie Drake, Ada Morgan, David Manning, Barbara Taylor and George Barnes, the zoning applicants Steve Fuller on behalf of Judy Vanmale for a variance request and Raquel Harris with her father Danny Harris considering a manufactured home (MH) permit, the town Attorney Brian Pridgen, and zoning officer/clerk Odyssey Brown were all in attendance.

The meeting was called to order by Mr. Drake at 10:03 am. The first order of business on the agenda was to consider a variance application and conduct a judiciary hearing for the Judy Vanmale property at 114 Edgewood Drive, Pinetops, NC, and identified as Edgecombe County Tax parcel ID# 4704-37-7661. This request was to vary the minimum lot size from 41,382 square feet to 28,977 square feet to allow for construction of a single-family residence on the above-listed property. Such an enlargement would not be permissible under the literal terms of the Town of Pinetops Zoning Ordinance. Brian Pridgen explained that a judiciary hearing would be like a court room with the Board members being the judges and the applicants as the plaintiff's pleading their case.

Mr. Fuller was sworn in to speak on Mrs. Vanmale's behalf. Brian Pridgen explains that the property is compliant with the current zone R20 for 114 Edgewood Drive and they are seeking variance to carve off a 12,000 square foot part of the property. Then he opened the floor for Mr. Fuller to state his case for the Board to hear. Mr. Fuller mentioned that he went by the zoning listed on the Edgecombe County GIS that still showed the old zoning district R12 in which the lot size is 12,000 square feet. The house they'd like to place on the south side carved off portion of the property is 12046 sq ft which would have been in compliance with the R12 zoning. The home that would be placed on the carved off parcel would be for Mrs. Vanmale's disabled daughter to have a forever home, since Mrs. Vanmale is getting older she wants to ensure her daughter will be taken care of. Brian Pridgen politely interjected that the Edgecombe County GIS map is inconsistent with our current zoning maps adopted in the last 15-20 years. This is being updated to relieve this confusion, and he asked Ray Wilson the GIS technician to take down the zoning until it has been updated.

Having held an evidentiary hearing to consider the variance application after having heard all of the evidence and arguments present Brian Pridgen asked if the board would make the findings of fact and draw the conclusion this would result in unnecessary hardship and made a motion to recommend approval of an order granting the variance. Mr. Barnes made the motion and Mr. Manning seconded with the recommendation passing unanimously.

The next order of business on the agenda was the consideration of an application for a manufactured home to be placed on property at 1316 NC 111 South, Pinetops, NC, identified as Edgecombe County Tax parcel ID# 3795-91-7848 and at 2909 NC 43 North, Pinetops, NC, Identified as Edgecombe County Tax parcel ID # 4704-39-2251. This consideration will be based



on the prior discrepancies mentioned in the Edgecombe County GIS. The county GIS website shows these areas as AR20 which is a zone that was eradicated when the zoning map was updated. Those sections have now been zoned as R20, which does not allow manufactured or mobile homes. George Barnes mentioned that they changed the zone for manufactured homes not fitting the setbacks or being allowed in the area. The property addressed as 1316 NC 111 S previously had a mobile home on the property about 15 years ago when they were allowed although that home has been removed they would like to place a brand-new manufactured home there. Brian Pridgen let the Board know this decision is up to their discretion seeing as there wouldn't be a text amendment to change the zoning just a small adjustment to let these properties be grandfathered in as they are the only vacant lots in these particular areas and surrounded by other mobile homes. He also mentioned if the Board approved the homes would have to be in compliance with the current zoning. The Board agreed that it would make an unnecessarily difficult for them to place brand new stick-built homes in areas already surrounded by mobile homes. Single-wide homes would still not be allowed but doublewide or modular homes would be acceptable on those lots. Barbara Taylor made a motion to approve the placement of doublewides on these lots. Ada Morgan seconded the motion, and it was unanimously approved.

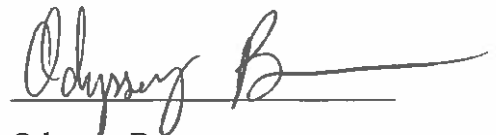
With no other items on the agenda the meeting was adjourned at 10:22am by Eddie Drake.

Planning & Adjustment Board Chairperson:



Eddie Drake

Attest:



Odyssey Brown

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial matters. The text outlines various methods for organizing and storing data, suggesting that digital tools can be highly effective for this purpose. It also mentions the need for regular audits to ensure the integrity of the information.

2. The second part of the document focuses on the role of communication in achieving organizational goals. It argues that clear and consistent communication is vital for ensuring that all team members are aligned and working towards the same objectives. The text provides several strategies for improving communication, such as holding regular meetings and using collaborative platforms. It also highlights the importance of active listening and providing constructive feedback.

3. The third part of the document addresses the challenges of managing time and resources effectively. It notes that many organizations struggle with inefficient use of resources, which can lead to increased costs and reduced productivity. The text offers practical advice on how to prioritize tasks and allocate resources wisely. It also discusses the importance of delegating responsibilities and empowering team members to take ownership of their work.

4. The fourth part of the document explores the impact of technology on modern business operations. It describes how various technological advancements, such as artificial intelligence and cloud computing, have transformed the way businesses operate. The text discusses the benefits of adopting new technologies, including improved efficiency and scalability. It also mentions the potential risks associated with technology, such as data security concerns, and provides suggestions for mitigating these risks.

5. The fifth part of the document discusses the importance of innovation and creativity in driving business growth. It argues that organizations must continuously seek out new ideas and ways of doing things to stay competitive in a rapidly changing market. The text provides several examples of innovative practices and encourages organizations to foster a culture of innovation. It also mentions the importance of investing in research and development to explore new opportunities.

6. The sixth part of the document focuses on the importance of customer satisfaction and loyalty. It argues that providing excellent customer service is a key factor in building a strong brand and ensuring long-term success. The text outlines several strategies for improving customer satisfaction, such as personalizing the customer experience and responding quickly to inquiries. It also mentions the importance of gathering customer feedback to identify areas for improvement.

7. The seventh part of the document discusses the importance of financial management and budgeting. It argues that effective financial management is essential for ensuring the financial health and sustainability of an organization. The text provides several tips for creating and managing a budget, such as tracking expenses and identifying areas for cost savings. It also mentions the importance of seeking professional advice when needed.

8. The eighth part of the document discusses the importance of legal and regulatory compliance. It argues that organizations must stay up-to-date with the latest laws and regulations to avoid legal issues and penalties. The text provides several suggestions for ensuring compliance, such as conducting regular legal reviews and staying informed about industry changes. It also mentions the importance of having a clear policy on data protection and privacy.

9. The ninth part of the document discusses the importance of human resources management. It argues that having a strong and motivated workforce is a key to organizational success. The text outlines several strategies for attracting and retaining top talent, such as offering competitive salaries and benefits. It also mentions the importance of providing training and development opportunities to help employees grow and advance in their careers.

10. The tenth part of the document discusses the importance of sustainability and corporate social responsibility. It argues that organizations have a responsibility to the environment and society, and that adopting sustainable practices can lead to long-term success. The text provides several suggestions for improving sustainability, such as reducing carbon emissions and supporting local communities. It also mentions the importance of being transparent about sustainability efforts.

11. The eleventh part of the document discusses the importance of risk management. It argues that organizations must identify and manage potential risks to avoid unexpected setbacks and losses. The text provides several strategies for risk management, such as conducting risk assessments and developing contingency plans. It also mentions the importance of having a clear policy on risk management.

12. The twelfth part of the document discusses the importance of marketing and sales. It argues that effective marketing and sales strategies are essential for driving revenue and growth. The text outlines several strategies for improving marketing and sales, such as using social media and targeted advertising. It also mentions the importance of having a clear understanding of the target market and customer needs.

13. The thirteenth part of the document discusses the importance of quality management. It argues that maintaining high standards of quality is essential for ensuring customer satisfaction and loyalty. The text provides several suggestions for improving quality management, such as implementing quality control processes and encouraging employee participation. It also mentions the importance of being transparent about quality efforts.

14. The fourteenth part of the document discusses the importance of innovation and research and development. It argues that investing in research and development is essential for staying competitive and discovering new opportunities. The text provides several suggestions for improving research and development, such as fostering a culture of innovation and seeking external partnerships. It also mentions the importance of being transparent about research and development efforts.

15. The fifteenth part of the document discusses the importance of corporate governance. It argues that strong corporate governance is essential for ensuring the long-term success and sustainability of an organization. The text outlines several strategies for improving corporate governance, such as establishing a clear set of principles and standards. It also mentions the importance of being transparent about corporate governance efforts.

TOWN OF PINETOPS ORDER GRANTING A VARIANCE

The Board of Planning and Adjustment for the Town of Pinetops, having held an evidentiary hearing on the 17th day of March, 2025, to consider an application submitted by Judy Van Male, a request for a variance from the Town of Pinetops Zoning Ordinance, to vary the minimum lot size from 41,382 square feet to 28,977 square feet to allow for construction of a single family residence on property located at 114 Edgewood Drive (Edgecombe County Tax Parcel # 4704-37-7661-00), such enlargement not being permissible under the literal terms of the Town of Pinetops Zoning Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that unnecessary hardship would result from the strict application of the ordinance. *(It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.)* This conclusion is based on the following FINDINGS OF FACT.

The minimum lot restriction will prevent construction of a multifamily dwelling. The lot size exceeds that required for a single-family home. The newly created lot will match the size of lots adjoining the new lot and meeting requirements of the ordinance as they existed at the time the existing home was constructed.

2. It is the Board's CONCLUSION that the hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT:

The lot is larger than the majority of the adjoining properties and has an unusual boundary. The new lot would have been compliant with ordinance requirements as they existed prior to adoption of the current district requirements.

3. It is the Board's CONCLUSION that the hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT:

The lot size requirements existing at the time of the applicant's purchase of the property would have permitted a lot of the size proposed via the subdivision.

4. It is the Board's **CONCLUSION** that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. This conclusion is based on the following **FINDINGS OF FACT**:

The granting of the variance will not run counter to the purposes of the Zoning Ordinance, nor will it negatively impact adjacent properties. Construction of a dwelling will provide more housing for the Pinetops community and the newly created lot will match the size of adjoining existing lots.

THEREFORE, on the basis of all of the foregoing, IT IS ORDERED that the application for a VARIANCE be GRANTED.

Ordered this 17th day of March, 2025.


ZONING ADMINISTRATOR


CHAIRMAN
BOARD OF PLANNING AND ADJUSTMENT

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Edgecombe County within thirty (30) days after this notice is served on you, or the date the decision is filed in the office of the Zoning Officer, whichever is later.