



Edenton Town Council
Special Meeting
March 23, 2026
6:00 p.m.

Council Chambers, 504 S. Broad Street

*Meeting will be held in the Council Chambers, 504 S. Broad Street. Remote Video Access Available via
<https://us02web.zoom.us/j/2524822155?pwd=T0NFUEJ0MXlnV3B2UFA1S0R0ajgzUT09>*

*Meeting ID: 252 482 2155 Passcode: 458434
Dial in Option: 301-715-8592 (Meeting ID & Password same)*

AGENDA

I. Special Meeting

- A. 2026 Community Waste Reduction and Recycling Grant- David Myers

- B. Public Hearing – Case No. RZ 26-01: An application from John L. Sellers requesting to rezone property located at 706 N. Oakum Street, from R-5 Residential to R-3, Residential (PIN 7805-20-81-5589) – Dewayne Whealton.
 - 1. Presentation of Staff Reports
 - 2. Presentation from Applicant
 - 3. Public Hearing: please limit comments to 3 minutes
 - 4. Town Council Questions/Answers & Deliberation
 - 5. Town Council Consideration of Rezoning Application for minor subdivision
 - i. *Will not endanger the public health or safety;*
 - ii. *Will not injure the value of adjoining or abutting property;*
 - iii. *Will be in harmony with the area in which it is located;*
 - iv. *Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council;*
 - v. *Rezoning final approval.*

- C. Public Hearing - MSUP 26-01: An application from John L. Sellers requesting to create 4 lots by subdividing property located at 706 N. Oakum Street (PIN 7805-20-81-5589) – Dewayne Whealton.
 - 1. Presentation of Staff Reports
 - 2. Presentation from Applicant
 - 3. Public Hearing: please limit comments to 3 minutes
 - 4. Town Council Questions/Answers & Deliberation
 - 5. Town Council Consideration of Major SUP Application for minor subdivision
 - i. *Will not endanger the public health or safety;*
 - ii. *Will not injure the value of adjoining or abutting property;*
 - iii. *Will be in harmony with the area in which it is located;*
 - iv. *Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council;*
 - v. *Major SUP final approval.*

- D. Public Hearing - Case No. RZ 26-03: An application from the Inner Banks Asset Group, LLC requesting to rezone property located at 307 E. Queen Street, from R5, Residential to R-3, Residential (PIN 7804-08-88-1921) – Dewayne Whealton.
1. Presentation of Staff Reports
 2. Presentation from Applicant
 3. Public Hearing: please limit comments to 3 minutes
 4. Town Council Questions/Answers & Deliberation
 5. Town Council Consideration of Rezoning Application for minor subdivision
 - i. *Will not endanger the public health or safety;*
 - ii. *Will not injure the value of adjoining or abutting property;*
 - iii. *Will be in harmony with the area in which it is located;*
 - iv. *Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council;*
 - v. *Rezoning final approval.*
- E. Public Hearing - MSUP 26-02: An application from Paul Latcher, requesting to create 6 new lots by subdividing property located 204 Whitemon Lane (7805-00-58-7086) – Dewayne Whealton.
1. Presentation of Staff Reports
 2. Presentation from Applicant
 3. Public Hearing: please limit comments to 3 minutes
 4. Town Council Questions/Answers & Deliberation
 5. Town Council Consideration of Major SUP Application for minor subdivision
 - i. *Will not endanger the public health or safety;*
 - ii. *Will not injure the value of adjoining or abutting property;*
 - iii. *Will be in harmony with the area in which it is located;*
 - iv. *Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council;*
 - v. *Major SUP final approval.*
- F. Public Hearing - MSUP 26-03: An application from Rivenbunn, LLC, requesting to construct a building to provide incubator space for small businesses and outside storage located at 114 & 116 Mexico Road. PIN (7805-00-34-3829) – Dewayne Whealton.
1. Presentation of Staff Reports
 2. Presentation from Applicant
 3. Public Hearing: please limit comments to 3 minutes
 4. Town Council Questions/Answers & Deliberation
 5. Town Council Consideration of Major SUP Application for minor subdivision
 - i. *Will not endanger the public health or safety;*
 - ii. *Will not injure the value of adjoining or abutting property;*
 - iii. *Will be in harmony with the area in which it is located;*
 - iv. *Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council;*
 - v. *Major SUP final approval*

II. Closed Session

- A. Per NCGS 143-318-11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment.

JOSH STEIN
Governor
D. REID WILSON
Secretary
JAMIE RAGAN
Director



March 10, 2026

David Myers
Town of Edenton
PO Box 300
Edenton, NC 27932

Dear David,

We are pleased to announce our decision to preliminarily award your 2026 Community Waste Reduction and Recycling Grant proposal for a total of \$30,000 in state funding. We are now initiating an approval process within our Department to make final awards, including checking on the regulatory status of your organization.

As soon as that process is complete, we will proceed with establishing a grant contract between the Department of Environmental Quality and Town of Edenton with a target start-date of July 1, 2026 and an end-date of June 30, 2027. **Please note that we cannot reimburse any grant expenditure incurred before the grant contract start date.**

Actions needed by April 2, 2026:

- Accept award as offered.
- Submit additional information and forms as requested in the accompanying email.

If additional time is needed prior to accepting award (e.g., approval from Town Council or County Commissioners), please let us know as soon as possible and provide an estimated timeframe. Applicants who fail to respond by April 2 risk forfeiting grant funds.

Congratulations on your successful grant proposal. Please respond to Hannah Stroot at 919-707-8339 or hannah.stroot@deq.nc.gov.

We look forward to working with you.

Sincerely,

A black rectangular redaction box covers the signature of Alex Miller.

Alex Miller
Community Recycling Team Lead
Recycling and Materials Management Section
Division of Environmental Assistance and Customer Service



North Carolina Department of Environmental Quality | Division of Environmental Assistance and Customer Service
217 West Jones Street | 1639 Mail Service Center | Raleigh, North Carolina 27699-1639
877.623.6748

Town of Edenton Proposal
For the
2026 Community Waste Reduction
And Recycling Grant Program

Project Title:

Small Town Movements. Big Time Impacts

Applicant Contact Information:

This grant application was created by the Town of Edenton staff. It was written by the Public Works Director, David Myers (david.myers@edenton.nc.gov) contact number is (252)-482-4111.

- . Main Contact: David Myers (Public Works Director)
- . Organization: Town of Edenton
- . Mailing Address: P.O. Box 300 Edenton NC 27932
- . Physical Address: 118 West Hicks Street Edenton NC 27932
- . Phone number (252)-482-4111
- . Fax number (252)-482-0690
- . Tax ID 56-6001216

Date of Proposal Submittal: 1/23/2026

General Requirements Statements:

The Town of Edenton certifies that all N.C. Solid Waste Disposal Tax Proceeds for solid waste management purposes. These funds are used for the maintenance of the Town's trash collection trucks, repairs and upgrades to the transfer station, and the purchase of recycling carts, trash carts recycling dumpster, other essential equipment used to support recycling and reducing solid waste collection volumes.

The Town of Edenton provides curbside pick-up of recycling for all residential and commercial properties, as well as Town facilities. Accepting materials including plastic bottles and jugs, paper products-including cardboard and metal cans at its faculty. In 2025, The town undated it's recycling flyer to include encourage a "Greener State" and help bring awareness to items that are not acceptable and may cause contamination in the recycling steam.

The Town of Edenton has implemented a plan for fluorescent lights and mercury containing thermostats. For the collection of fluorescent lights and mercury containing thermostats, the Town will have a recycling container located at the Public Works main headquarters. All materials must be brought in pre-packaged and palletized to minimize handling by personal. The closest drop off location will be in a neighboring community located in Hertford NC.

The Town of Edenton currently has a successful recycling program started back on December 6, 2023. Edenton has worked extremely hard on bringing back recycling, thanks in part of being awarded \$40,000 in the 2023 Community Waste Reduction and Recycling Grant Program and in 2025 a grant added 300 recycling carts and 21 commercial dumpsters increasing the residential and commercial participation. In 2024 and 2025 Edenton is proud to say we have recycled 376,406 pounds; this is 188 tons of materials saved from going into the landfill. When the recycling is brought back to public works it goes from the truck to the hopper. The recycles are manually checked for contaminated materials; from there it is compacted and stored in the trailer until a full load is ready to go to RDS.

Project Description:

The Town, with support of its Town Manager and Town Council, is hereby applying for the 2026 Community Waste Reduction and Recycling Grant to purchase a skid steer. The purpose of this skid steer would be to move loose recycle materials into the hopper for processing and to remove oversized or contaminated items from the recycling stream in order to maintain quality control. At the end of recycling day and the next business day contaminated materials are separated manually by employees using shovels and rakes. Up to 5 employees' sort and move recycled material on the transfer station floor into the hopper, this labor intense job cost approximately \$30,000 yearly in labor hours. The skid steer will improve efficiency and time management by accelerating the movement and separation of recycling materials, quickly removing contaminated or oversized items, allowing employees to return to their daily operations, replacing the manual processes with the mechanical efficiency of the skid steer. The skid steer will assist staff in separating, improving compliance, and ensuring recycling materials meet required standards before reaching the recycling process. Contaminated materials that make it to RDS is \$125 per ton versus \$120 per ton for clean recycling.

The skid steer will also be utilized for debris removal, such as storm material and seasonal yard debris. Employees use manual resources to remove debris which diverts their time away from other essential duties during peak seasons, particularly during peak and post storm seasons. The skid steer will be a valuable asset in removing and managing debris piles. The Town mulches all the debris that is collected and makes it available to residents at no cost. When debris volumes increase this is sometimes contracted out, if contracted out the debris end up in landfills and or convenience sites and is not repurposed.

The town has successfully maintained the curbside recycling program for over two years and as the program has relaunched, we expect continued growth with the support of tax revenue and grant funds. In 2025 the Community Waste Reduction and Recycling Grant Program assisted in adding an additional 300 recycling carts into the town's circulation; increasing the volume of potential recycle tonnage per week. The proposed purchase will improve operational efficiency in response to the expected growth in recycling volume. As material volumes increase, it will become difficult for manual labor alone to keep pace with the processing and separation of oversized and contaminated recyclables. Growth

participation of commercial businesses in the Town’s recycling program has also increased contamination and given rise to larger recyclable materials.

Town of Edenton has its own fleet of (3) trash trucks, transfer station, (2) road tractors and an MSW trailer, and recycle trailer. All sanitation/recycling staff are Town employees. The Town of Edenton currently has a population of 4,352 residents. Within the Town’s limit we have numerous amounts of commercial accounts, (restaurants with ABC licenses, several large factory’s that throw away tons of recyclable goods daily). Edenton already provides trash service to commercial property owners and will be adding on recycling services to those that are requesting blue recycle dumpsters. Edenton uses the same 3 trash trucks weekly to pick up MSW and Recycle materials. Edenton’s last year of recycling was from July 2019- June 2020 and had collected 271.43 tons of recycling according to the Annual report. Edenton will hope to add another 300 tons yearly or more with the added new roll out carts and containers. Currently the town picks up recycling every other Wednesday. Once Edenton and staff deliver new 8-yard containers it will then be determined if these containers will need to be dumped weekly or bi-weekly. When the recycling is brought back to public works it goes from the truck to the hopper. From there it is compacted and stored in the trailer until a full load is ready to go to RDS.

Currently with the size of Edenton and financially we do not offer any other partnerships from any surrounding counties. Maybe at a later date this will change

List of recyclable materials to be accepted: (This list will also apply to commercial recycling dumpsters as well.)

- . Newspapers
- . Mixed Paper
- . Aluminum
- . Steel cans (Empty and Rinse)
- . Plastic bottles and Jugs
- . Glass Bottles and Jars
- . Cardboard

Grant Project Budget: The maximum grant funding available for a standard project is \$40,000.

Item	State Grant Award	Applicant Cash Match	Project Total
Skid Steer	40,000	45,000	\$85,000

Grant Project Timeline:

- July/August 2026: Order and issue PO for skid steer
- October 2026: Skid steel delivered and placed in service
- January 2027: Submit all invoices and draft final report to DEACS

- June 2027: Submit final report to DEACS

Sincerely,

David Myers

Town of Edenton Public Works Director



FOR PLANNING DEPARTMENT USE ONLY:
Rezoning Request No.: R2-26-01
Date Application Received: _____
Fee Paid: \$300.00
Date of Planning Board Meeting to consider request: ~~2-2-26~~ 3-2-26

REZONING APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: John L Sellers Phone No.: [REDACTED]

Email Address: _____

Applicant's Address: 108 Blount St
Edenton NC 27932

Property Owner: John L Sellers Phone No.: [REDACTED]

Email Address: _____

Owner's Address: 108 Blount St
Edenton NC 27932

Tax Parcel No.: 7805-20-81-5589

ZONING REQUEST:

Existing Zoning: R5 Requested Zoning: R3

If the requested zoning is to a Conditional Use District, explain in detail (if known) the proposed uses.

to build 4 home sites

PROPERTY INFORMATION:

Size (sq. ft. or acres): .31 ac Street Frontage: 165 ft

Location of Property: 706 N Oakum St

Is the property located in the Historic District? _____ X
Yes No

Current Land Use of Property: Residential, Single Family

Current Land Uses on abutting properties: Residential, Single Family

Statement of the Nature of the Proposed Use: Residential, Single Family

Legal Description (Metes & Bounds Description and survey or map):
See Attachment A

APPLICANT: 

12-22-25
Date

State of North Carolina
Chowan County

I, Kathleen H Elmore, a Notary Public for Chowan County, North Carolina, do hereby certify that John L. Sellers personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the 22 day of Dec. 20 25.

(Official Seal)


Notary Public

My Commission Expires: 02-17, 20 26



**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. Ellis Lawrence	PO Box 334, Edenton, NC 27932	7805-20-81-6782
2. Mary Rayner	206 Dicks St, Edenton, NC 27932	7805-20-81-7731
3. Ellis Lawrence	PO Box 334, Edenton NC 27932	7805-20-81-6548
4. Ellis Lawrence	PO Box 334, Edenton NC 27932	7805-20-81-6596
5. BGH Holdngs LLC	PO Box 691, Morgantown WV 26505	7805-20-81-6419
6. Fred Wills Jr.	140 E Albemarle St, Edenton NC 27932	7805-20-81-5278
7. Chowan County	PO Box 1030, Edenton NC 27932	7805-20-82-4040
8. Eden2021, LLC	431 S Broad St, Edenton NC 27932	7805-20-81-6704
9.		
10.		
11.		
12.		
Instructions for filing a Rezoning Application		

1. A petitioner for a zoning change must complete this application in full. This application will not be processed unless all information requested is provided.

2. The completed application shall be accompanied by the \$300.00 filing fee, plus \$1.00 per notified property owner and any additional information as needed by the Planning Director, Building Inspector, and Town Officials.
3. The applicant, or his duly authorized agent, shall submit to the Planning & Inspections Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).
4. Completed applications must be filed with the Planning & Inspections Office located at 300 South Broad Street no later than 5:00 p.m. thirty (30) days prior to the Planning Board meeting. The Planning Board meets on the 1st Monday of the month on an as needed basis.
5. An accurate map drawn to scale indicating the location of the property in relation to existing roads, and abutting properties shall be submitted with this application. The map shall clearly indicate the location of existing structures or land uses on the property in relation to all property lines.
6. The application must be signed by the applicant and/or owner, or by authorized agent of the property in question.
7. Public meetings are held on the 1st Monday of the Month at 6:00 p.m. in the Town Council Meeting Room located at 500 South Broad Street. The Planning Board shall make a recommendation to the Town Council on all rezonings. The Town Council meets on the 2nd Tuesday of the Month at 6:00 p.m. in the Town Council Meeting Room and is the approving authority for all rezonings.

Any application submitted by someone other than the property owner must be accompanied by a notarized statement indicating that the property owner is aware of the proposed rezoning.

FOR ADDITIONAL INFORMATION
CALL THE PLANNING & INSPECTIONS OFFICE
(252) 482-2155

Rezoning: Attachment A

706N Oakum St, Edenton NC 27932

7805-20-81-5589

That parcel of land, with all builds and improvements thereon, lying on the East side Oakum Street, beginning at the Northeast corner of Oakum and Hicks Streets; thence running Northwardly along Oakum Street 165 feet to a point halfway between Hicks and Cemetery Streets; thence Eastwardly and parallel with Hicks Street 86 feet to the Lillie Lawrence (now or formerly) line, cornering; thence Southwardly and parallel with Oakum Street 165 feet to Hicks Street; thence Westwardly along Hicks Street 86 feet to the place of beginning. See deeds recorded at Deed Book 11, Page 244 and Book 100, Page 629, Chowan County Public Registry for further description and chain of title.

STAFF REPORT

To: Edenton Town Council
Date: March 23, 2026
Case: RZ 26-01
Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: John L. Sellers
108 Blount Street
Edenton, NC 27932

Property Owner: Same as Applicant

Requested Action: Rezoning from R-5 to R-3 zoning district.

Tax PIN #s: 7805-20-81-5589

Location: 706 N. Oakum Street

Size: 0.31 acres

Zoning: R-5, Residential

Existing Land Use: Vacant Property, Residential

Surrounding Land Use & Zoning:

North- Undeveloped Land, Residential

South- Town Homes, Single Family Detached, Residential

East- Vacant Land, Single Family Detached, Residential

West- John A. Holmes High School, Institutional

Existing Zoning & Land Use Classification:

R-5, Residential

- The R-5 District is established as a district in which to allow primarily single-family, two-family and multi-family residences at a medium density of approximately 8.7 dwelling units per acre.
- The minimum lot size is 5,000 sf.
- The minimum lot width is 50'.
- Lot coverage is limited to 60% and building heights are limited to 35 feet.

Proposed Land Use Classification: "Medium/High Density Residential"

Proposed Zoning & Land Use Classification:

- The R-3 District is established as a district in which to allow primarily single-family, two-family and multi-family residences at a medium/high density of approximately 12 dwelling units per acre.
- The minimum lot size is 3,000 sf.
- The minimum lot width is 30'.
- Lot coverage is limited to 60% and building heights are limited to 35 feet.

Proposed Land Use Classification: "Medium/High Density Residential"

Future Land Use Map Classification: Plans, Goals, and Objectives

The 2018 Edenton-Chowan Land Use Plan, Future Land Use Map classifies this area as “Medium/High Density Residential” The Land Use Plan defines these areas as follows:

- The Medium/High Density Residential classification occupies about 20 percent of the Town’s planning jurisdiction and delineates lands where the predominant land use is higher density single-family residential and multifamily development as well as supporting public and institutional land uses.
- Cluster development, townhouses, and other innovative housing types like pocket neighborhoods, that extend homeownership opportunities are encouraged in areas within the Medium/High Density Residential Classification.
- Public water and sewer service or an approved private wastewater treatment system is required to support the residential densities in this classification.
- Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium/High Density Residential development.

Zoning History: None on Record

Applicable Regulations: Unified Development Ordinance: Article IX Zoning Districts and Zoning Maps, R-3 Zoning District, Article XX Amendments.

SPECIAL INFORMATION

Public Utilities: Property is inside the Town Corporate Limits, municipal water and sewer services are available.

Public Services: The property is located within the Town, protection services provided by Edenton Police Department.

Transportation: The subject property is located on Oakum Street and E. Hicks Street.

Physical Characteristics: Vacant Land.

ANALYSIS

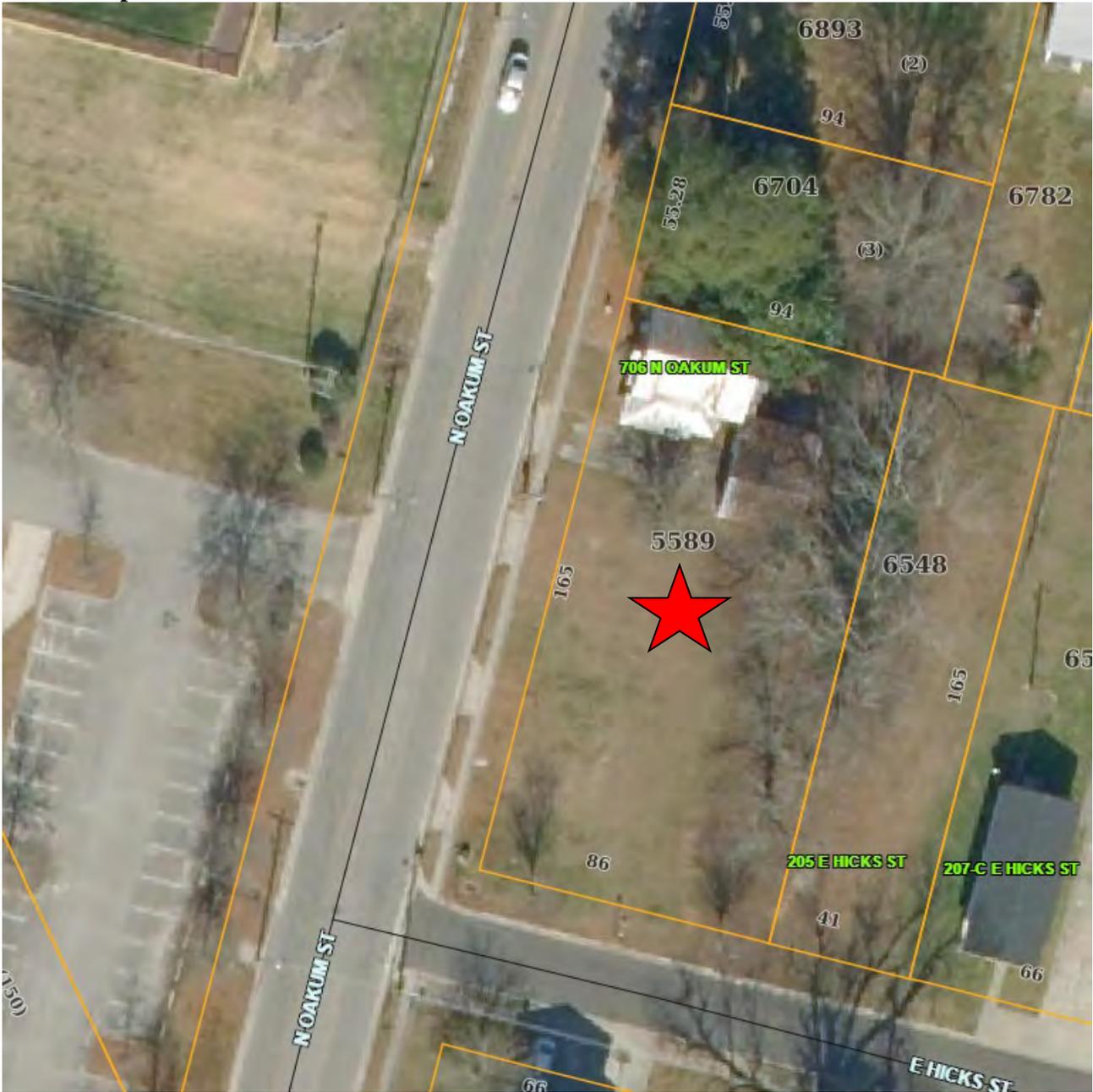
The request is to rezone the aforementioned parcels from R-5, Residential to R-3, Residential. The applicant seeks this rezoning to for the purpose of creating additional lots for infill development. The property is currently zoned R-5, and requires a lot size of 5,000 square feet as opposed to R-3 allowing for 3,000 square feet minimum.

This rezoning request may be considered appropriate, given the compatibility of surrounding residential properties and the intended purpose of the parcel. The proposed rezoning classification R-3, Residential does not alter the predominant existing land use pattern in the surrounding area.

The Future Land Use map contained within the 2018 Edenton-Chowan Land Use Plan depicts generalized patterns of anticipated future land use. It is not intended to be used for site-specific land planning. The Future Land Use Map illustrates a typical pattern of use for a general area and not the specific use of an individual parcel.

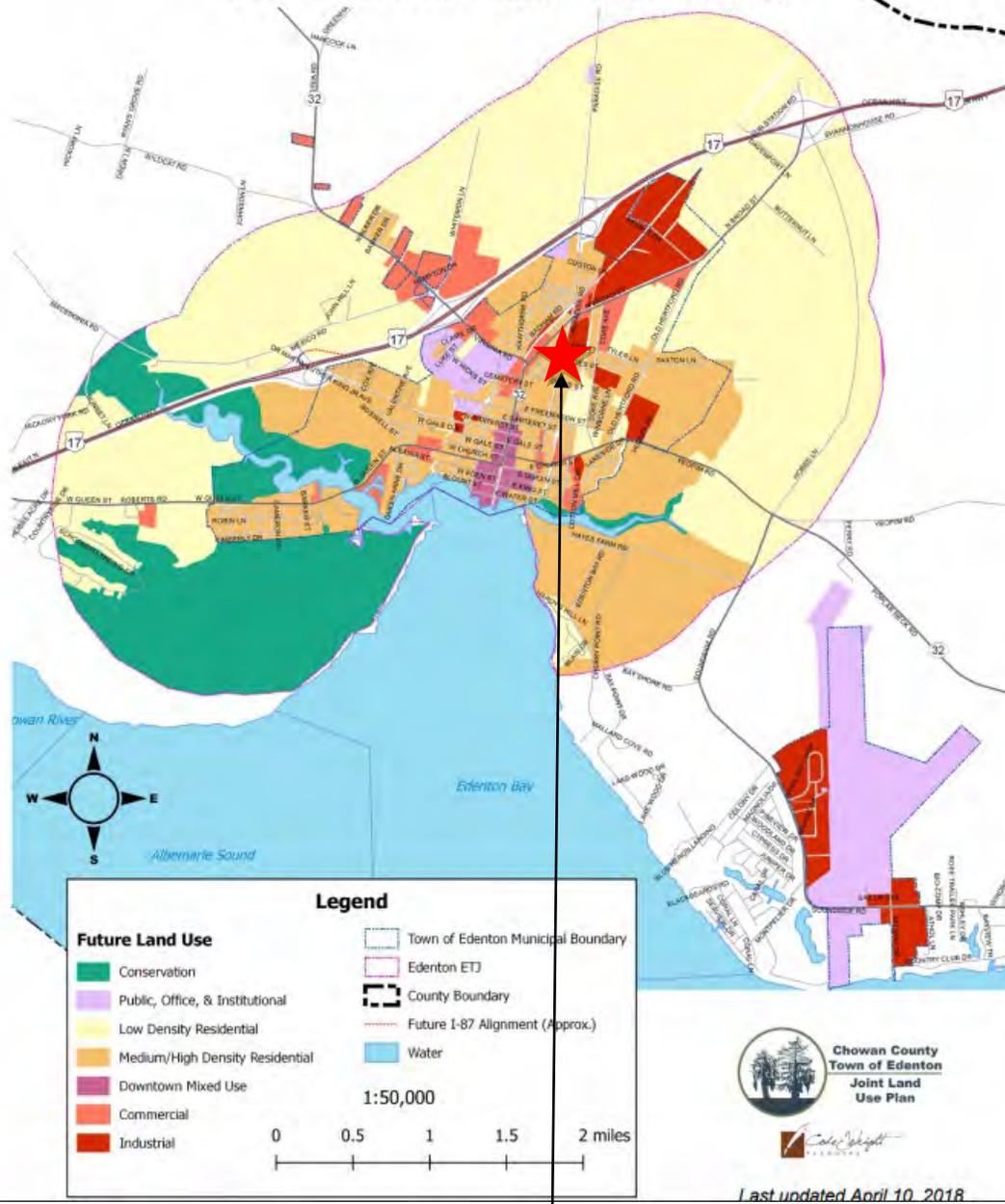
The potential rezoning of this parcel to R-3, Residential is consistent with the Future Land Use Map designation of this and neighboring properties as “Medium/High Density Residential” areas. Stated again, the proposed rezoning results in *no change* to either the existing or future land use classification for these properties.

Aerial Map from GIS



706 N. Oakum Street

Town of Edenton Future Land Use Map



The Future Land Use Map designates the parcel at 706 N. Oakum Street as Medium/High Density Residential.

RECOMMENDATION

Staff has determined that the application from the John L. Sellers for a Zoning Map Amendment (Rezoning) is complete, and that it is compatible with the 2018 Edenton-Chowan Land Use Plan, in that the rezoning would result in no in-consistency with the existing and future land use classifications for the subject property; and that it meets the requirements of the Town of Edenton Unified Development Ordinance, detailed in Article XX, Amendments.

The Edenton Planning Board met on March 2, 2026 and unanimously recommended approval of this rezoning request.

*SOME NOTES on PROCEDURE from Article XX, Amendments:

Section 20.5 Town Council Statement.

(a) Plan Consistency. When adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the Town Council that at the time of action on the amendment the Board was aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land use map in the approved plan, and no additional application or fee for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency amendment is not subject to judicial review. If a zoning map amendment qualifies as a "large scale rezoning" under Section 20.2(b), the Town Council statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(b) Additional Reasonableness Statement for Rezonings. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the Town Council. This statement of reasonableness may consider, among other factors, *(i) the size, physical condition, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment, (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.* If a zoning map amendment qualifies as a "large-scale rezoning" under Section 20.2(b), the Town Council statement on reasonableness may address the overall rezoning. (c) Single Statement Permissible. ***The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement.***



FOR PLANNING DEPARTMENT USE ONLY: msup
Conditional Use Request No.: 26-01
Date Application Received: _____
Fee Paid: \$300.00
Date of Planning Board Meeting to consider request: 3-2-26

MAJOR SPECIAL USE PERMIT APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: John L Sellers Phone No.: [REDACTED]

Applicant's Address: 108 Blount St
Edenton NC 27932

Email: _____

Property Owner: John L Sellers Phone No.: [REDACTED]

Owner's Address: 108 Blounts St
Edenton NC 27932

Email: _____

Tax Parcel No.: 7805-20-81-5589

Location of Property: 706 N Oakum St, Edenton. NC 27932

Is the property located in the Historic District? Yes ___ No X

Size of Property: .314 ac Street Frontage: 165 ft

MAJOR SPECIAL USE REQUEST:

Existing Zoning: R5

Current Land Use of Property: Residential, Single Family

Current Land Uses on abutting properties: Residential, Single Family

Statement of the Nature of the Proposed Use: _____

Build 4 detached single family homes

Gross floor area: _____ Number of Employees: _____

Attach the following:

1. A letter explaining your intentions in detail.
2. Plot plan or survey of the property.
3. Scaled drawings showing existing situation, proposed situation, parking accommodations, landscaping/buffering, and any additional information needed by the Planning Staff according to the UDO.

The Unified Development Ordinance (UDO) defines a Major Special Use Permit as a permit issued by the Town Council that authorizes the recipient to make use of property in accordance with the requirements of the UDO as well as any additional requirements imposed by the Town Council. In order to grant a Major Special Use Permit, the Town Council must make the required findings of fact contained in Article IV, Section 9 of the UDO. The applicant shall submit the following Statement of Justification, presenting factual information supporting each and all of the required findings as they relate to the proposed conditional use.

STATEMENTS OF JUSTIFICATION:

Finding 1.

The proposed use or development will **not** materially endanger the public health, safety, or welfare:

STATEMENT BY APPLICANT: No, Creating housing to benefit the neighborhood

Finding 2.

The proposed use or development will **not** substantially injure the value of adjoining or abutting property:

STATEMENT BY APPLICANT: _____

No, we will be building single family homes

Finding 3.

The proposed use or development will be in harmony with the area in which it is to be located:

STATEMENT BY APPLICANT: _____

Yes, there are currently single family homes in the area

Finding 4.

The proposed use or development will be in general conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the council:

STATEMENT BY APPLICANT: _____

Yes, it is in a high density area as stated in the land use plan

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief. I authorize the Town of Edenton to place a sign on the property in question for the purpose of altering the general public of my request, to be placed on the property no less than seven (7) days prior to the meeting. I have clearly identified my property or the location of said sign.

APPLICANT: [Redacted]

02-03-26
Date

State of North Carolina
Chowan County

I, Kathleen H Elmore, a Notary Public for Chowan County, North Carolina, do hereby certify that John L Sellers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the 3rd day of Feb. 20 26

(Official Seal) [Redacted] Notary Public

My Commission Expires: 02-17, 20 26



I am the owner of the subject property and I hereby authorize the applicant to appear with my consent before the Town of Edenton Board of Adjustment in order to ask for a Special Use Permit at the aforementioned location. I understand that if the Special Use Permit is granted it is permanent and runs with the land. I authorize the Town of Edenton to advertise and present this matter in my name as the owner of the property.

OWNER: [Redacted]

02-03-26
Date

State of North Carolina
Chowan County

I, Kathleen H Elmore, a Notary Public for Chowan County, North Carolina, do hereby certify that John L Sellers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the 3rd day of Feb. 20 26

(Official Seal) [Redacted] Notary Public

My Commission Expires: 02-17, 20 26



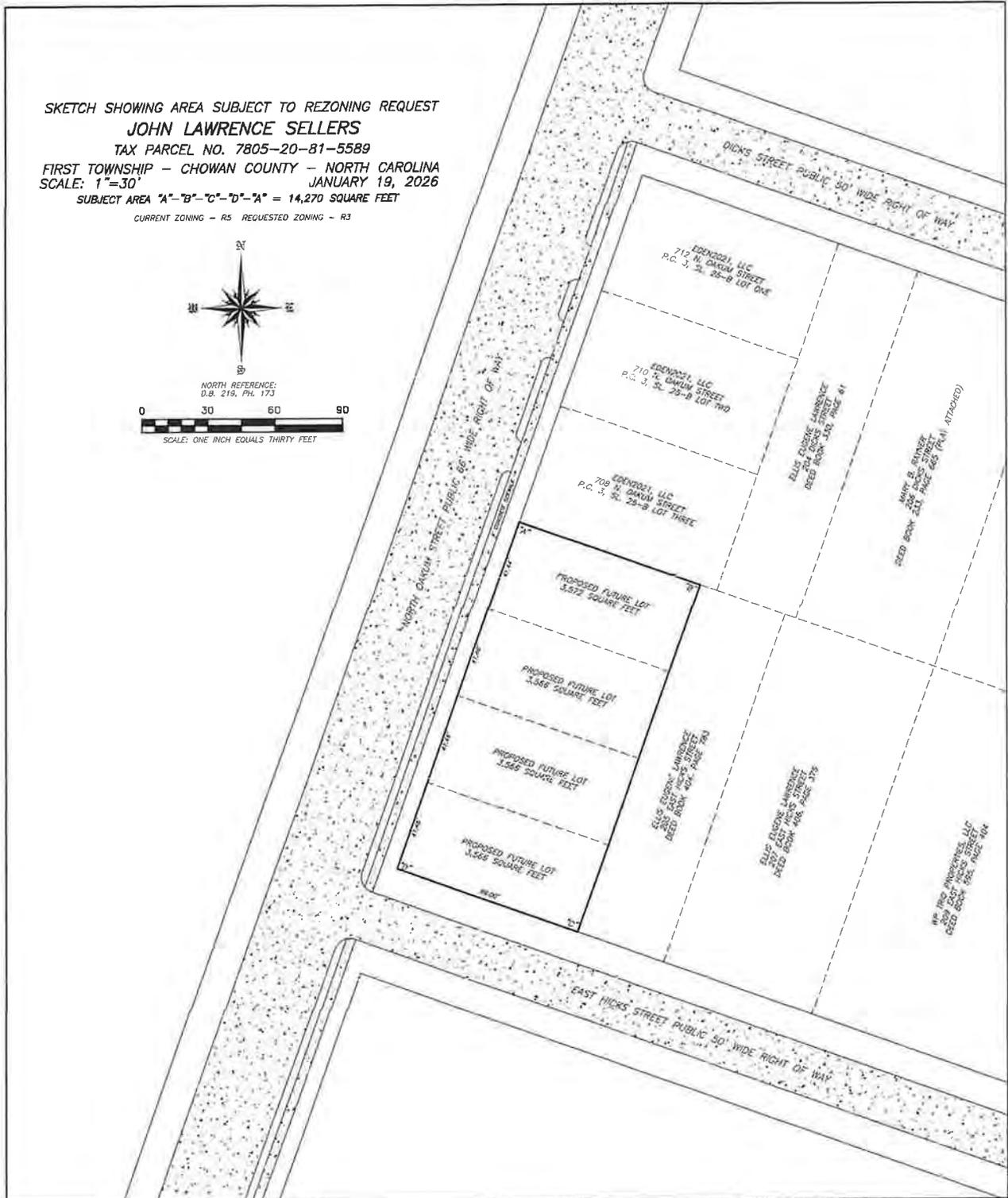
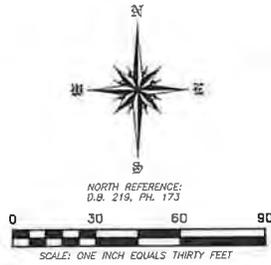
**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. Ellis Lawrence	PO BOX 334 Edenton NC 27932	7805-2081-6782 ✓
2. Mary Rayner	206 Dicks St Edenton NC 27932	7805-2081-7731 ✓
3. Ellis Lawrence	PO BOX 334 Edenton NC 27932	7805-2081-6548 ✓
4. Ellis Lawrence	PO BOX 334 Edenton NC 27932	7805-2081-6596 ✓
5. BGH Holdings LLC	PO BOX 691 Morgantown, WV 26505	7805-2081-6419 ✓
6. Fred Wills Jr	140 E Albemarle St Edenton NC 27932	7805-2081-5278 ✓
7. Chowan County	PO Box 1030 Edenton, NC 27932	7805-2082-4040 ✓
8. Chowan County	PO Box 1030 Edenton, NC 27932	7805-2092-0131
9.		
10.		
11.		
12.		

Instructions for filing an application for a Major Special Use Permit

1. An applicant for a conditional use must complete the application in full. This application will not be processed unless all information requested is provided.
2. The completed application shall be accompanied by the \$300.00 filing fee, a plot of the property, a scaled and/or engineered or landscape architect sealed drawing showing existing situation, proposed situation, parking accommodations, and

SKETCH SHOWING AREA SUBJECT TO REZONING REQUEST
JOHN LAWRENCE SELLERS
 TAX PARCEL NO. 7805-20-81-5589
 FIRST TOWNSHIP - CHOWAN COUNTY - NORTH CAROLINA
 SCALE: 1"=30'
 SUBJECT AREA "A"- "B"- "C"- "D"- "A" = 14,270 SQUARE FEET
 CURRENT ZONING - R5 REQUESTED ZONING - R3



<p>VICINITY SKETCH</p>	<p>DEVELOPER: JOHN LAWRENCE SELLERS 108 BLOUNT STREET EDENTON, NORTH CAROLINA 27932</p> <p>SURVEYOR: JOSHUA A. WEBB, III P.O. BOX 381 EDENTON, NORTH CAROLINA 27932-0381</p>	<p>F.E.M.A. SITE DATA:</p> <p>F.E.M.A. FLOOD ZONE: "X" (MINIMAL FLOOD RISK)</p> <p>FLOOD INSURANCE RATE MAP: CID 370062 PANEL 7805 SUFFIX "X"</p> <p>EFFECTIVE DATE: DECEMBER 21, 2019</p>	<p>CERTIFICATE OF OWNERSHIP:</p> <p>WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE TOWN OF EDENTON, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION.</p> <p style="text-align: center;">N/A</p> <p>DATE: OWNER/AUTHORIZED AGENT</p>	<p>FLOOD DAMAGE PREVENTION CERTIFICATE OF APPROVAL FOR RECORDING:</p> <p>I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE TOWN OF EDENTON FLOOD DAMAGE PREVENTION ORDINANCE REQUIREMENTS AND IS APPROVED BY EDENTON FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.</p> <p style="text-align: center;">N/A</p> <p>DATE: LAND USE ADMINISTRATOR</p>
<p>SURVEYOR'S SEAL</p>	<p>SURVEYOR'S CERTIFICATE:</p> <p>NORTH CAROLINA CHOWAN COUNTY</p> <p>I, JOSHUA A. WEBB, III, CERTIFY THAT THIS PLAT WAS DERIVED FROM AN ACTUAL SURVEY CONDUCTED BY ME, THAT THE MATH OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000" AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-20 AS AMENDED. WITNESS MY HAND AND SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF NOVEMBER, 2025.</p> <p style="text-align: center;">N/A</p> <p>JOSHUA A. WEBB, III 1-2868 EDENTON, NORTH CAROLINA POST OFFICE BOX 381 EDENTON, N.C. 27932-0381</p>	<p>CERTIFICATE OF APPROVAL:</p> <p>I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN ANY EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 21 OF THE EDENTON TOWN CODE, AND THAT THEREFORE THIS PLAT WAS BEING APPROVED BY THE LAND USE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE CHOWAN COUNTY REGISTRY WITHIN SIXTY (60) DAYS OF THE DATE BELOW.</p> <p style="text-align: center;">N/A</p> <p>DATE: LAND USE ADMINISTRATOR</p>	<p>REVIEW OFFICER'S CERTIFICATE:</p> <p>NORTH CAROLINA CHOWAN COUNTY</p> <p>REVIEW OFFICER OF CHOWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.</p> <p style="text-align: center;">N/A</p> <p>DATE: REVIEW OFFICER</p>	

STAFF REPORT

To: Edenton Town Council
Date: March 23, 2026
Case: Major SUP 26-01
Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: John L. Sellers
108 Blount Street
Edenton, NC 27932

Property Owner: Same as applicant

Requested Action: Major Subdivision by creating 4 lots.

Tax PIN #s: 7805-20-81-5589

Location: 706 N. Oakum Street

Size: 0.31 acres

Zoning: R-5, Residential

Existing Land Use: Vacant Property, Residential

Surrounding Land Use & Zoning:

North- Undeveloped Land, Residential

South- Town Homes, Single Family Detached, Residential

East- Vacant Land, Single Family Detached, Residential

West- John A. Holmes High School, Institutional

Existing Land Use Classification: Plan Goals & Objectives.

- The existing and land use classification for 706 N. Oakum Street as residential
- The 2018 Edenton-Chowan Land Use Plan denotes the following Town of Edenton Land Use & Development Concerns:
 1. Encourage Population Growth;
 2. Promote Economic Development;
 3. Provide Recreation and Open Space; and
 4. Foster Housing Choice.

Further, the 2018 Edenton-Chowan Land Use Plan gives a specific goal statements with regard to the Promotion of Economic Development:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-5: Ensure that the Town’s development ordinance is conducive to emerging economic trends, such as telecommuting and cottage industry entrepreneurship.

GOAL E-9: Establish local development policies, programs, and resources to promote increased homeownership in the Town.

The 2018 Land Use Plan identifies the following policy objectives related to these goals:

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-6: The Town is supportive of cottage industry entrepreneurship, and will put into place standards that require cottage industries that may have adverse effects, such as noise or traffic, on neighboring properties to mitigate these effects.

POLICY E-14: The Town encourages the development of housing types that accommodate retirees, young professionals, and millennials. This includes attached single-family, duplex, triplex, and quadraplex dwellings, conversion of larger homes into multi-unit dwellings for sale, live-work units, and innovative configurations such as pocket neighborhoods and patio homes.

Zoning History: R-5, Residential

Applicable Regulations: Unified Development Ordinance: Article IV Permits and Final Plat Approval, Article IX Zoning Districts and Zoning Maps, Article X Permissible Uses and Permissible Use Table

SPECIAL INFORMATION

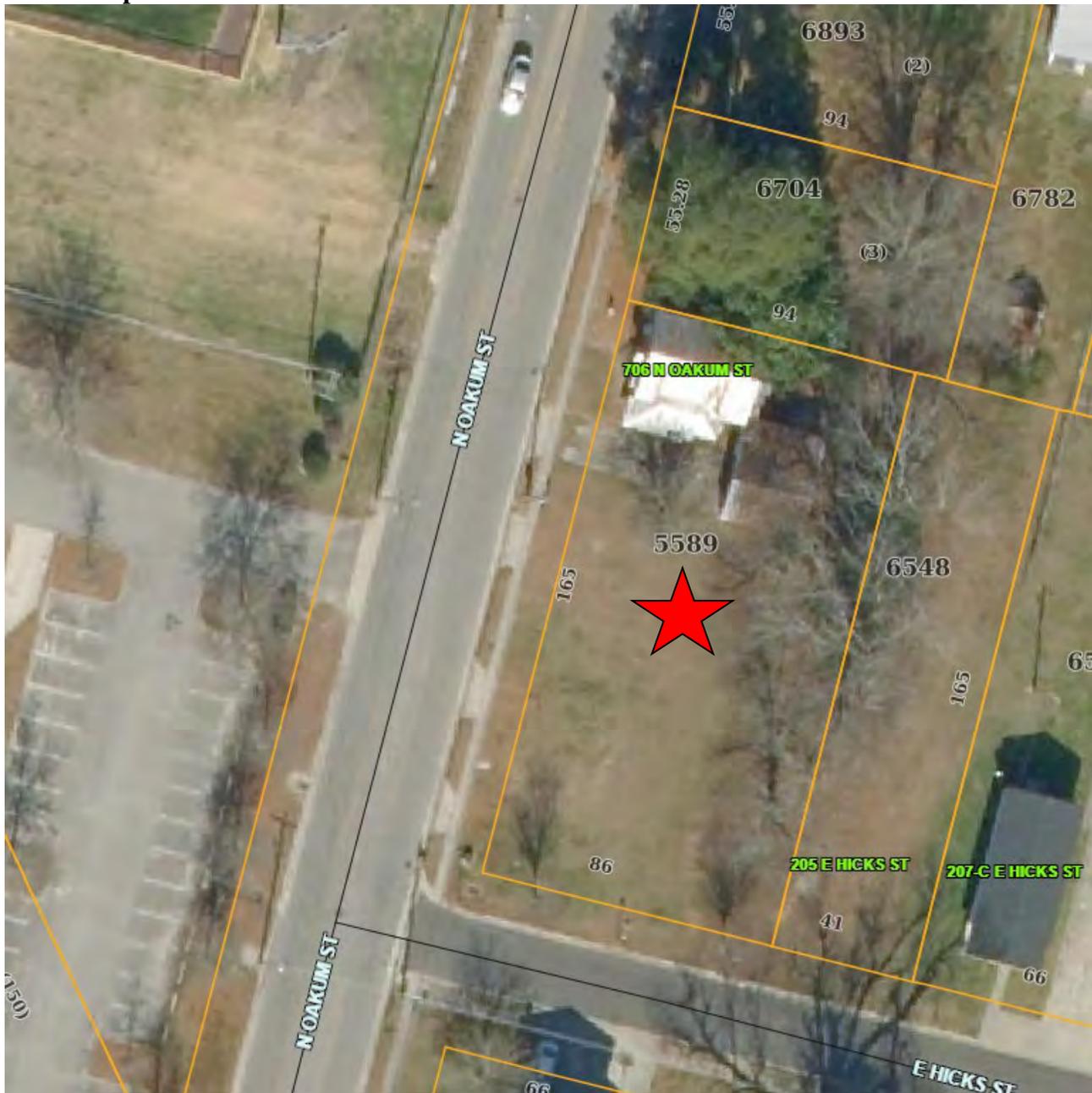
Public Utilities: Property is inside the Town Corporate Limits, municipal water and sewer services are available.

Public Services: The property is located within the Town, protection services provided by Edenton Police Department.

Transportation: The subject property is located on Oakum Street and E. Hicks Street.

Physical Characteristics: Vacant Land.

Aerial Map from GIS



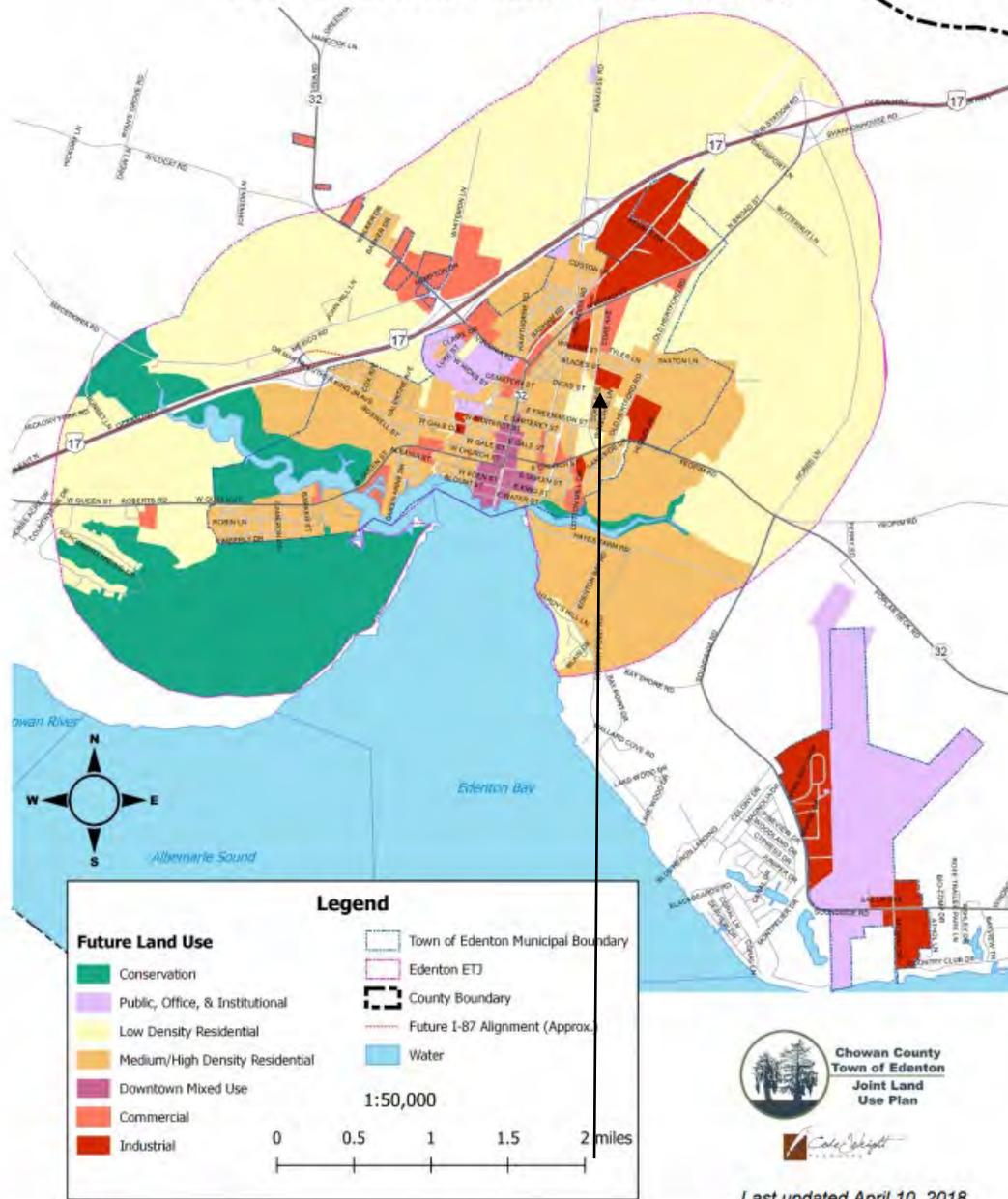
ANALYSIS

The application before you is requesting to have a Major Special Use Permit for a major subdivision (creation of four or more lots) at 706 N. Oakum Street.

RECOMMENDATION

The Major Special Use Permit process requires applicants to specify the exact proposed use of the land and allows the Town Council to place restrictions on the actual development. This is an appropriate planning mechanism. When granting a Major Special Use Permit, reasonable requirements may be added to the permit in addition to those specified below.

Town of Edenton Future Land Use Map



All applicable regulations of the Unified Development Ordinance and all staff concerns that are applicable to this development have been identified. Please consider the following conditions:

1. All details/improvements (including but not limited to façade, signage, infrastructure, sidewalks, landscaping, street-lighting) shall be installed/constructed according to UDO requirements.
2. All necessary traffic improvements; utility installations and connections (electric, water & sewer built to Town standard); and drainage/storm-water detention improvements shall be installed by (and all associated and required fees borne by) the developer.

Staff does find the proposed use to be in conformity with the Edenton-Chowan Land Use Plan, and offers the

following consistency statement for the Council's consideration (in 2017, the General Assembly amended NCGS to require that governing bodies adopt a plan consistency statement with all zoning decisions):

“Whereas the Council of the Town of Edenton has considered the application for a Major Special Use Permit from John L. Sellers, for a major subdivision in the R-5/R-3 zoning district, and finds that the Major Special Use Permit, if granted, will not endanger the public health or safety, will not injure the value of adjoining or abutting property, will be in harmony with the area in which it is located, and is warranted to achieve and consistent with the purposes of the Land Use Plan, as explained by, but not limited to, the following goals and policies of the Land Use Plan:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-5: Ensure that the Town’s development ordinance is conducive to emerging economic trends, such as telecommuting and cottage industry entrepreneurship.

GOAL E-9: Establish local development policies, programs, and resources to promote increased homeownership in the Town.

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-6: The Town is supportive of cottage industry entrepreneurship, and will put into place standards that require cottage industries that may have adverse effects, such as noise or traffic, on neighboring properties to mitigate these effects.

POLICY E-14: The Town encourages the development of housing types that accommodate retirees, young professionals, and millennials. This includes attached single-family, duplex, triplex, and quadraplex dwellings, conversion of larger homes into multi-unit dwellings for sale, live-work units, and innovative configurations such as pocket neighborhoods and patio homes.



FOR PLANNING DEPARTMENT USE ONLY:
Rezoning Request No.: 26-02
Date Application Received: _____
Fee Paid: \$300.00
Date of Planning Board Meeting to consider request: 8.2.26

REZONING APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: JAMES CHESSON Phone No.: [REDACTED]

Email Address: [REDACTED]

Applicant's Address: 113 W Church St
Edenton, NC 27932

Property Owner: " " Phone No.: _____

Email Address: _____

Owner's Address: _____

Tax Parcel No.: 78048881921

ZONING REQUEST:

Existing Zoning: R25 Requested Zoning: R23

If the requested zoning is to a Conditional Use District, explain in detail (if known) the proposed uses.

PROPERTY INFORMATION:

Size (sq. ft. or acres): .48 Street Frontage: 125.8

Location of Property: 307 E QUEEN ST

Is the property located in the Historic District? _____ X
Yes No

Current Land Use of Property: Vacant Lot

Current Land Uses on abutting properties: Residential

Statement of the Nature of the Proposed Use: Residential development of a 6 unit Cottage Court.

Legal Description (Metes & Bounds Description and survey or map):

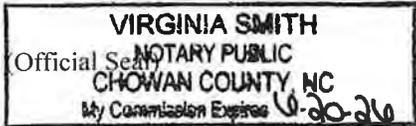
APPLICANT: 

Feb 6th, 2020
Date

State of North Carolina
Chowan County

I, Virginia Smith, a Notary Public for Chowan County, North Carolina, do hereby certify that James Chesson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the 6 day of February, 2020




Notary Public

My Commission Expires: 6-20, 2020

**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
√1. DIXON CO	117 W EDEN ST	780408890100
√2. Leslee Schwartz	10 Jeff St EDISON, NJ 0837	780408799095
√3. MICAH SIMONSEN	204 S OAKUM ST EDENTON, NC	780408880909
√4. MICHAEL REARDON	328 Yeopim Rd Edenton	780408880440 780408789984 780408789879
√5. KAREN DAVIS	917 RIVERSTONE DR GREENVILLE, NC 27858	780408882839 780408882809
√6. PEMBROKE CRK ACQUISITIONS	205 SHADY CIRCLE DR ROCKY MT, NC 27803	780408882897
√7. DARNELL WHITE	411 N OAKUM ST EDENTON	780408890079
√8. JOEL CLIFF	304 E Church St Edenton	780408892210
√9. MARGUERITE M CLOWAN	306 E Church St Edenton	780408892102
√10. ANGELA LOWTHER	310 E Church St Edenton	780408892017
√11. ANNIE COOPER	1452 1ST AVE APT 4E New York, NY 10029	780408892074 780408893023
√12. DARRYL ROBERTS	201 S OAKUM ST Edenton	780408789830
1 of 2		
Instructions for filing a Rezoning Application		

1. A petitioner for a zoning change must complete this application in full. This application will not be processed unless all information requested is provided.

**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
✓ 1. CASA CSGA, LLC	121 DAVENTPORT LN EDENTON	780408880718
✓ 2. PENELOPE BARKER FOUNDATION	505 S BROAD ST Edenton	780408880775
✓ 3. GARY HEGIN BOTHAM	PO Box 134 Edenton	780408789775
✓ 4. LUCILEE SHARP	306 E QUEEN ST Edenton	780408881714
5. Jennifer Harriss	306 N FRONT ST Hertford, NC 27944	780408881753
6.		
7.		
8.		
9.		
10.		
11.		
12.		
202 Instructions for filing a Rezoning Application		

1. A petitioner for a zoning change must complete this application in full. This application will not be processed unless all information requested is provided.

2. The completed application shall be accompanied by the \$300.00 filing fee, plus \$1.00 per notified property owner and any additional information as needed by the Planning Director, Building Inspector, and Town Officials.
3. The applicant, or his duly authorized agent, shall submit to the Planning & Inspections Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).
4. Completed applications must be filed with the Planning & Inspections Office located at 300 South Broad Street no later than 5:00 p.m. thirty (30) days prior to the Planning Board meeting. The Planning Board meets on the 1st Monday of the month on an as needed basis.
5. An accurate map drawn to scale indicating the location of the property in relation to existing roads, and abutting properties shall be submitted with this application. The map shall clearly indicate the location of existing structures or land uses on the property in relation to all property lines.
6. The application must be signed by the applicant and/or owner, or by authorized agent of the property in question.
7. Public meetings are held on the 1st Monday of the Month at 6:00 p.m. in the Town Council Meeting Room located at 500 South Broad Street. The Planning Board shall make a recommendation to the Town Council on all rezonings. The Town Council meets on the 2nd Tuesday of the Month at 6:00 p.m. in the Town Council Meeting Room and is the approving authority for all rezonings.

Any application submitted by someone other than the property owner must be accompanied by a notarized statement indicating that the property owner is aware of the proposed rezoning.

**FOR ADDITIONAL INFORMATION
CALL THE PLANNING & INSPECTIONS OFFICE
(252) 482-2155**

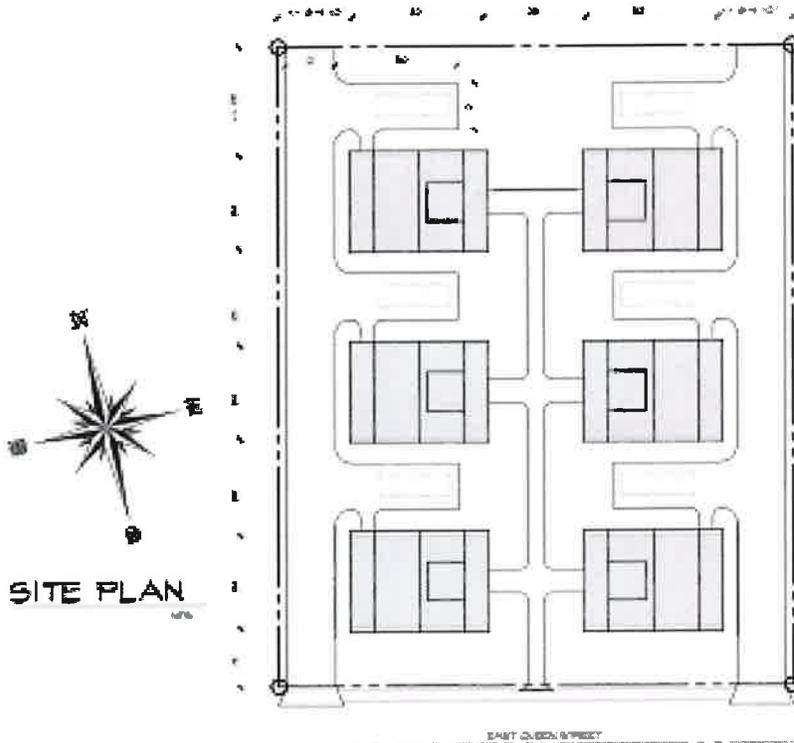


Welcome to Edenton's "Cotton Seeds"

"We are bringing a fresh, vibrant heartbeat to downtown Edenton with a curated six-home tiny home subdivision. Located on a prime **20,750 sq. ft.** lot, our project proves that high-density living doesn't have to feel crowded.

Even after accounting for dedicated parking, driveways, and walkways, we've preserved over **8,600 sq. ft. of green space**—nearly 40% of the site—to ensure a lush, community-focused atmosphere.

Built by the experts at **Holland Construction**, these homes offer premium craftsmanship and modern efficiency at an accessible price point. Our vision is to create a 'Rainbow Row' of North Carolina: a stunning collection of pastel-colored cottages that blend historic Edenton charm with a playful, contemporary spirit. We're not just building houses; we're building a picturesque, affordable gateway to the downtown lifestyle."



AREA APPROXIMATE PROJECTS

LOT TOTAL 20,757 SQ FT
PARKING 2,340 SQ FT
DRIVEWAYS 3,960 SQ FT
HOUSES 4,608 SQ FT
WALKWAYS 1,184 SQ FT

GREEN AREA 8665 SQ FT *1444 SQ FT PER HOME





FIRST FLOOR PLAN



SECOND FLOOR PLAN



ENTRY ELEVATION



ADDITIONAL IMAGES



copyright 2011

PLAN INFORMATION
 2891/2 BATH/WALKING MASTER
 CEILING 9' DOWNSTAIRS
 24" WIDE X 36" DEEP
 977 TOTAL HEATED SQFT

2 WEEK DELAY WHEN ORDERING

TNH-PC-12A

TRADITIONAL NEIGHBORHOOD HOMES - PETITE COTTAGE COLLECTION

STAFF REPORT

To: Edenton Town Council
Date: March 23, 2026
Case: RZ 26-02
Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: James Chesson
113 W. Church St.
Edenton, NC 27932

Property Owner: Same as Applicant

Requested Action: Rezoning from R-5 to R-3 zoning district.

Tax PIN #s: 7804-08-88-1921

Location: 307 E. Queen St.

Size: 0.48 acres

Zoning: R-5, Residential

Existing Land Use: Vacant Property, Residential

Surrounding Land Use & Zoning:

North- Single-Family Detached, Residential

South- Single-Family Detached, Residential

East- Single-Family Detached, Residential

West- Single-Family Detached, Residential

Existing Zoning & Land Use Classification:

R-5, Residential

- The R-5 District is established as a district in which to allow primarily single-family, two-family and multi-family residences at a medium density of approximately 8.7 dwelling units per acre.
- The minimum lot size is 5,000 sf.
- The minimum lot width is 50'.
- Lot coverage is limited to 60% and building heights are limited to 35 feet.

Proposed Land Use Classification: "Medium/High Density Residential"

Proposed Zoning & Land Use Classification:

- The R-3 District is established as a district in which to allow primarily single-family, two-family and multi-family residences at a medium/high density of approximately 12 dwelling units per acre.
- The minimum lot size is 3,000 sf.
- The minimum lot width is 30'.
- Lot coverage is limited to 60% and building heights are limited to 35 feet.

Proposed Land Use Classification: "Medium/High Density Residential"

Future Land Use Map Classification: Plans, Goals, and Objectives

The 2018 Edenton-Chowan Land Use Plan, Future Land Use Map classifies this area as “Medium/High Density Residential” The Land Use Plan defines these areas as follows:

- The Medium/High Density Residential classification occupies about 20 percent of the Town’s planning jurisdiction and delineates lands where the predominant land use is higher density single-family residential and multifamily development as well as supporting public and institutional land uses.
- Cluster development, townhouses, and other innovative housing types like pocket neighborhoods, that extend homeownership opportunities are encouraged in areas within the Medium/High Density Residential Classification.
- Public water and sewer service or an approved private wastewater treatment system is required to support the residential densities in this classification.
- Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium/High Density Residential development.

Zoning History: None on Record

Applicable Regulations: Unified Development Ordinance: Article IX Zoning Districts and Zoning Maps, R-3 Zoning District, Article XX Amendments.

SPECIAL INFORMATION

Public Utilities: Property is inside the Town Corporate Limits, municipal water and sewer services are available.

Public Services: The property is located within the Town, protection services provided by Edenton Police Department.

Transportation: The subject property is located on E. Queen Street.

Physical Characteristics: Vacant Land, former Class C trailer park.

ANALYSIS

The request is to rezone the aforementioned parcels from R-5, Residential to R-3, Residential. The applicant seeks this rezoning to for the purpose of creating a cottage court for infill development. The property is currently zoned R-5, and requires a lot size of 5,000 square feet as opposed to R-3 allowing for 3,000 square feet minimum.

This rezoning request may be considered appropriate, given the compatibility of surrounding residential properties and the intended purpose of the parcel. The proposed rezoning classification R-3, Residential does not alter the predominant existing land use pattern in the surrounding area.

The Future Land Use map contained within the 2018 Edenton-Chowan Land Use Plan depicts generalized patterns of anticipated future land use. It is not intended to be used for site-specific land planning. The Future Land Use Map illustrates a typical pattern of use for a general area and not the specific use of an individual parcel.

The potential rezoning of this parcel to R-3, Residential is consistent with the Future Land Use Map designation of this and neighboring properties as “Medium/High Density Residential” areas. Stated again, the proposed rezoning results in *no change* to either the existing or future land use classification for these properties.

Please be aware that rezoning the subject property will permit all uses permissible in the R-3, Residential, as listed in the Town of Edenton's Unified Development Ordinance Article X, Section 10.10 Table of Permissible Uses.

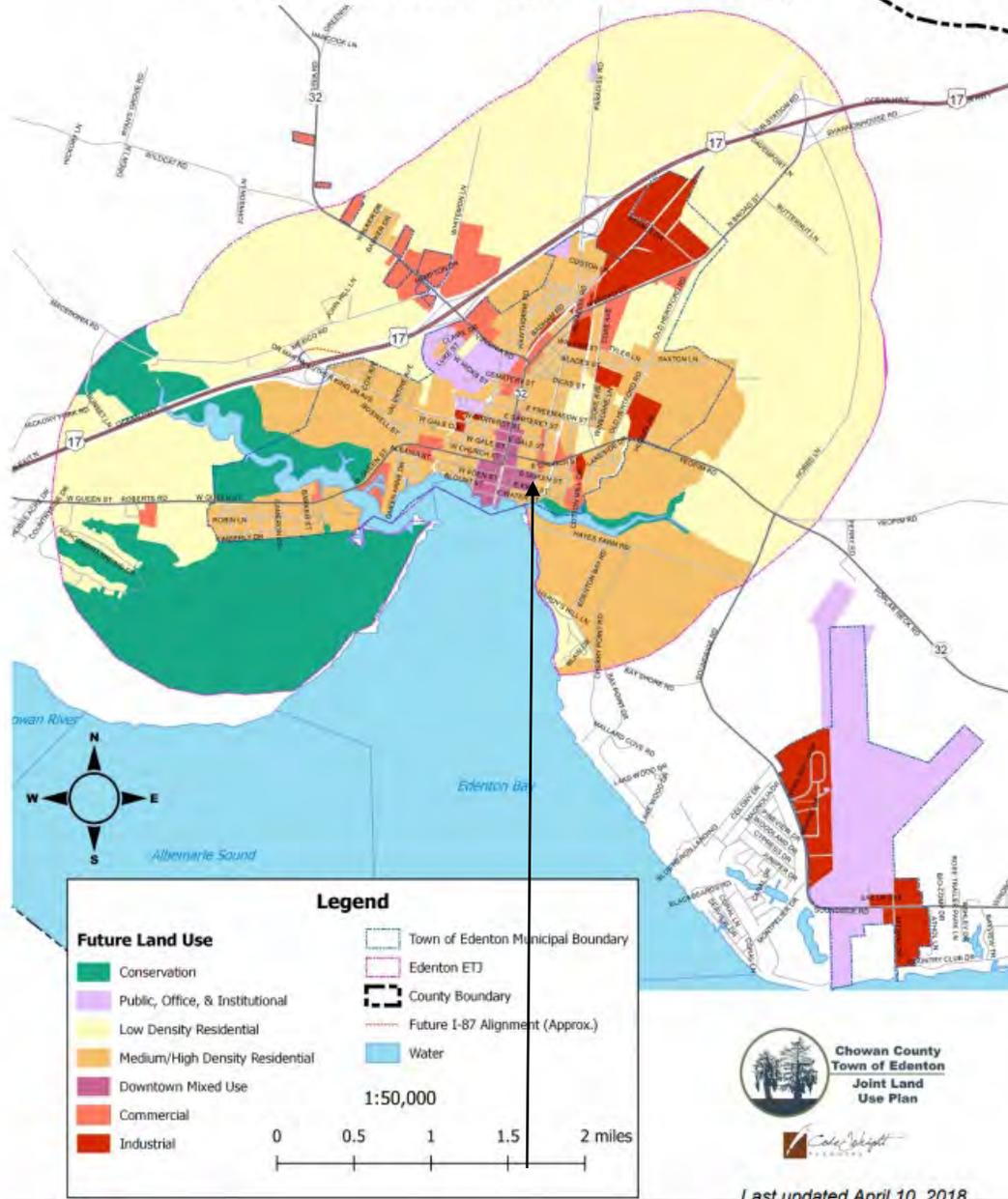
If granted the rezoning request, the property owners will *continue* to have to comply with *all* of the regulations included within the Town of Edenton's Unified Development Ordinance.

Current Zoning Map



307 E. Queen Street

Town of Edenton Future Land Use Map



The Future Land Use Map designates the parcel at 307 E. Queen Street as Medium/High Density Residential.

RECOMMENDATION

Staff has determined that the application from the James Chesson for a Zoning Map Amendment (Rezoning) is complete, and that it is compatible with the 2018 Edenton-Chowan Land Use Plan, in that the rezoning would result in no in-consistency with the existing and future land use classifications for the subject property; and that it meets the requirements of the Town of Edenton Unified Development Ordinance, detailed in Article XX, Amendments.

The Edenton Planning Board met on March 2, 2026 and unanimously recommended approval of this rezoning request.

*SOME NOTES on PROCEDURE from Article XX, Amendments:

Section 20.5 Town Council Statement.

(a) Plan Consistency. When adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the Town Council that at the time of action on the amendment the Board was aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land use map in the approved plan, and no additional application or fee for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency amendment is not subject to judicial review. If a zoning map amendment qualifies as a "large scale rezoning" under Section 20.2(b), the Town Council statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(b) Additional Reasonableness Statement for Rezonings. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the Town Council. This statement of reasonableness may consider, among other factors, *(i) the size, physical condition, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment, (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.* If a zoning map amendment qualifies as a "large-scale rezoning" under Section 20.2(b), the Town Council statement on reasonableness may address the overall rezoning. (c) Single Statement Permissible. ***The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement.***



FOR PLANNING DEPARTMENT USE ONLY:

Conditional Use Request No.: MSUP 26-02
Date Application Received: 2-11-26
Fee Paid: \$300.00
Date of Planning Board Meeting to consider request: 3-2-26

MAJOR SPECIAL USE PERMIT APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: Paul Laker Phone No.: [REDACTED]

Applicant's Address: 103 Beau Parkway Suite D
Elizabeth City NC 27909

Email: _____
~~Under Contract~~ PAUL LAKER

Property Owner: LUCIEN MORRISSE Phone No.: [REDACTED]

~~Under Contract~~ Owner's Address: 103 Beau Parkway Suite D
Elizabeth City NC 27909

Email: GRAKConstruction@yahoo.com

Tax Parcel No.: 78050058 1086

Location of Property: 204 WHITEMON LANE

Is the property located in the Historic District? Yes _____ No

Size of Property: 17.97 AC Street Frontage: 1010.93'

MAJOR SPECIAL USE REQUEST:

Existing Zoning: R-20

Current Land Use of Property: AGRICULTURE

Current Land Uses on abutting properties: AGRICULTURE AND RESIDENTIAL

Statement of the Nature of the Proposed Use: LOW DENSITY
RESIDENTIAL USE

Gross floor area: NA Number of Employees: NA

Attach the following:

1. A letter explaining your intentions in detail.
2. Plot plan or survey of the property.
3. Scaled drawings showing existing situation, proposed situation, parking accommodations, landscaping/buffering, and any additional information needed by the Planning Staff according to the UDO.

The Unified Development Ordinance (UDO) defines a Major Special Use Permit as a permit issued by the Town Council that authorizes the recipient to make use of property in accordance with the requirements of the UDO as well as any additional requirements imposed by the Town Council. In order to grant a Major Special Use Permit, the Town Council must make the required findings of fact contained in Article IV, Section 9 of the UDO. The applicant shall submit the following Statement of Justification, presenting factual information supporting each and all of the required findings as they relate to the proposed conditional use.

STATEMENTS OF JUSTIFICATION:

Finding 1.

The proposed use or development will **not** materially endanger the public health, safety, or welfare:

STATEMENT BY APPLICANT: THE PROPOSED USE IS CONSISTENT WITH JOINING PROPERTIES ACROSS THE STREET AND THE LARGE LOTS ARE COMPATIBLE WITH THE AG USE

Finding 2.

The proposed use or development will **not** substantially injure the value of adjoining or abutting property:

STATEMENT BY APPLICANT: THE PROPOSED DEVELOPMENT WILL INCLUDE SET BACKS FROM THE JOINING AG USE TO GIVE A BUFFER FROM THE DAY TO DAY FARMING ACTIVITIES

Finding 3.

The proposed use or development will be in harmony with the area in which it is to be located:

STATEMENT BY APPLICANT: THIS DEVELOPMENT IS ADDING 6 NEW RESIDENTIAL LOTS TO AN AREA WITH 8 EXISTING HOMES

Finding 4.

The proposed use or development will be in general conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the council:

STATEMENT BY APPLICANT: LOW DENSITY DEVELOPMENT WITH IN THE E.T.J. OF EDENTON IS CONSISTENT WITH THE LAND USE PLAN

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief. I authorize the Town of Edenton to place a sign on the property in question for the purpose of altering the general public of my request, to be placed on the property no less than seven (7) days prior to the meeting. I have clearly identified my property or the location of said sign.

APPLICANT: [Redacted]
01/25

02-11-2026
Date

State of North Carolina
~~Person~~ County
 I, Cherie Evans, a Notary Public for Camden County, North Carolina, do hereby certify that Paul Lacher personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the 11 day of February 2026

 [Redacted Signature]
 Notary Public

My Commission Expires: 04-27, 2030

I am the owner of the subject property and I hereby authorize the applicant to appear with my consent before the Town of Edenton Board of Adjustment in order to ask for a Special Use Permit at the aforementioned location. I understand that if the Special Use Permit is granted it is permanent and runs with the land. I authorize the Town of Edenton to advertise and present this matter in my name as the owner of the property.

OWNER: [Redacted]

02-11-26
Date

State of North Carolina
~~Person~~ County
 I, Cherie Evans, a Notary Public for Camden County, North Carolina, do hereby certify that Andrien Morrisette personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the 11 day of February 2026

 [Redacted Signature]
 Notary Public

My Commission Expires: 04-27, 2030

Suggested Considerations:

Finding 1.

- a. Traffic conditions in the vicinity including the effect of additional traffic on streets and at intersections.
- b. The effect of the proposed use on surrounding properties including possible conflicts and how these will be addressed.
- c. The projected benefits of the community.

Finding 2.

- a. The compatibility of the proposed use with all surrounding uses.
- b. The provisions of buffering, landscaping to help protect property values.

Finding 3.

- a. The compatibility of the proposed plan with the existing environment of surrounding- areas.

Finding 4.

- a. Conformity with the Land Use Plan, Thoroughfare Plan, Official Zoning Map, etc.
- b. Will the proposed use meet the requirements of the Unified Development Ordinance (UDO)?
- c. Will the proposed use be designed to meet all existing Town Codes and Policies as well as North Carolina State Building Codes?

The following are all of the adjoining property owners adjacent to both side and rear, and the property in front of (across the street from) the property seeking a special use permit:

**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. KATHRYN WARD	440 RYLAND RD TYNER NC, 27980	780500599083
2. JERRY PARRISH	1205 VIRGINIA ROAD EDENTON NC 27932	780500615506 780500577634
3. WANDA ROSSMAN	150 WHITEMON LN EDENTON, NC 27932	780500573488
4. CORNIA WALLACE WHITE	1510 WEAVER DRIVE AUGUSTA, GA. 30909	780500479736
5. WILLIAM WHITE, SR	211 WHITEMON LN EDENTON, NC 27932	780500488274
6. WILLIAM LEE WHITE	205 WHITEMON LN EDENTON, NC 27932	780500571856
7. DERRICK WHITE	215 WHITEMON LN EDENTON NC 27932	780500581341
8. EDWARD WHITE	215 WHITEMON LN EDENTON, NC 27932	780500582316
9. JEROLINE COSTON	217 WHITEMON LN EDENTON NC 27932	780500583553
10. MARY COPELAND	219 WHITEMON LN EDENTON NC 27932	780500583686
11. DAISY BELLE COPELAND	221 WHITEMON LN EDENTON, NC 27932	780500583870
12. THOMAS OVERTON	279 OLD MILL ROAD CHOCOWINITY, NC 27817	785004966216

Instructions for filing an application for a Major Special Use Permit

1. An applicant for a conditional use must complete the application in full. This application will not be processed unless all information requested is provided.
2. The completed application shall be accompanied by the \$300.00 filing fee, a plot of the property, a scaled and/or engineered or landscape architect sealed drawing showing existing situation, proposed situation, parking accommodations, and

landscaping/buffering. Any additional information as needed by the Planning Director, Building Inspector, and Town Officials.

3. The applicant, or his duly authorized agent, shall submit to the Planning Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).
4. Completed applications must be filed with the Edenton Planning Office located at the Town Hall at 400 South Broad Street no later than 5:00 p.m. thirty (30) days prior to the Planning Board Meeting.
5. The application must be signed by the applicant and owner, or by authorized agent of the property in question with owners' consent.
6. Public meetings will be held at the 1st Monday of each month at 6:00 p.m. NOTE meeting location, date, and time are subject to change.

**FOR ADDITIONAL INFORMATION
CALL THE TOWN HALL PLANNING OFFICE
(252) 482-2155**

STAFF REPORT

To: Edenton Town Council
Date: March 23, 2026
Case: Major SUP 26-02
Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: Paul Latcher
103 Beau Parkway, Suite D.
Elizabeth City, NC 27909

Property Owner: Same as applicant

Requested Action: Major Subdivision by creating 4 lots.

Tax PIN #s: 7805-00-58-7086

Location: 204 Whitemon Lane

Size: 18.00 acres

Zoning: R-20, Residential

Existing Land Use: Vacant Property, Residential

Surrounding Land Use & Zoning:

North- Undeveloped Land, Residential

South- Undeveloped Land, Residential

East- Undeveloped Land, Residential

West- Single-Family Detached, Residential

Existing Land Use Classification: Plan Goals & Objectives.

- The existing and land use classification for 204 Whitemon Lane as residential
- The 2018 Edenton-Chowan Land Use Plan denotes the following Town of Edenton Land Use & Development Concerns:
 1. Encourage Population Growth;
 2. Promote Economic Development;
 3. Provide Recreation and Open Space; and
 4. Foster Housing Choice.

Further, the 2018 Edenton-Chowan Land Use Plan gives a specific goal statements with regard to the Promotion of Economic Development:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-5: Ensure that the Town’s development ordinance is conducive to emerging economic trends, such as telecommuting and cottage industry entrepreneurship.

GOAL E-9: Establish local development policies, programs, and resources to promote increased homeownership in the Town.

The most applicable goal statements are GOAL E-1, GOAL E-5, and GOAL E-9.

The 2018 Land Use Plan identifies the following policy objectives related to these goals:

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-14: The Town encourages the development of housing types that accommodate retirees, young professionals, and millennials. This includes attached single-family, duplex, triplex, and quadraplex dwellings, conversion of larger homes into multi-unit dwellings for sale, live-work units, and innovative configurations such as pocket neighborhoods and patio homes.

Zoning History: R-20, Residential

Applicable Regulations: Unified Development Ordinance: Article IV Permits and Final Plat Approval, Article IX Zoning Districts and Zoning Maps, Article X Permissible Uses and Permissible Use Table

SPECIAL INFORMATION

Public Utilities: Property is outside of the Town Corporate Limits, municipal water services are available by Chowan County and Electric by the town.

Public Services: The property is located within the Town, protection services provided by Edenton Police Department.

Transportation: The subject property is located on Oakum Street and E. Hicks Street.

Physical Characteristics: Vacant Land.

Aerial Map from GIS



ANALYSIS

The application before you is requesting to have a Major Special Use Permit for a major subdivision (creation of four or more lots) at 204 Whitemon Lane.

RECOMMENDATION

The Major Special Use Permit process requires applicants to specify the exact proposed use of the land and allows the Town Council to place restrictions on the actual development. This is an appropriate planning mechanism. When granting a Major Special Use Permit, reasonable requirements may be added to the permit in addition to those specified below.

Section 10.10 Edenton UDO Table of Permitted Uses (Amended 9/14/2021)

Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations		
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC	
Special Events	7999									M				M	Section 11.4
Outdoor Fruit and Vegetable Markets	5431	Z						S	Z					Z	
Sexually-Oriented Businesses	0000								M						Section 11.30
Shopping Center, <80,000 sq.ft.	0000													Z	Section 11.32
Shopping Center, 80,000 sq.ft. or more	0000													M	Section 11.32
Subdivision, Major (Residential and Commercial)	0000	M	M	M	M	M	M	M	M	M	M	M	M	M	Section 11.24, 11.25
Subdivision, Minor	0000	Z	Z	Z	Z	Z	Z	M	M	M	Z	Z	M		
Temporary Uses/Sales	0000								Z	Z	Z				Section 11.5



Z = Use permitted by Zoning Administrator.
 S = Minor Special Use Permit by Board of Adjustment.
 M = Major Special Use Permit by Town Council.

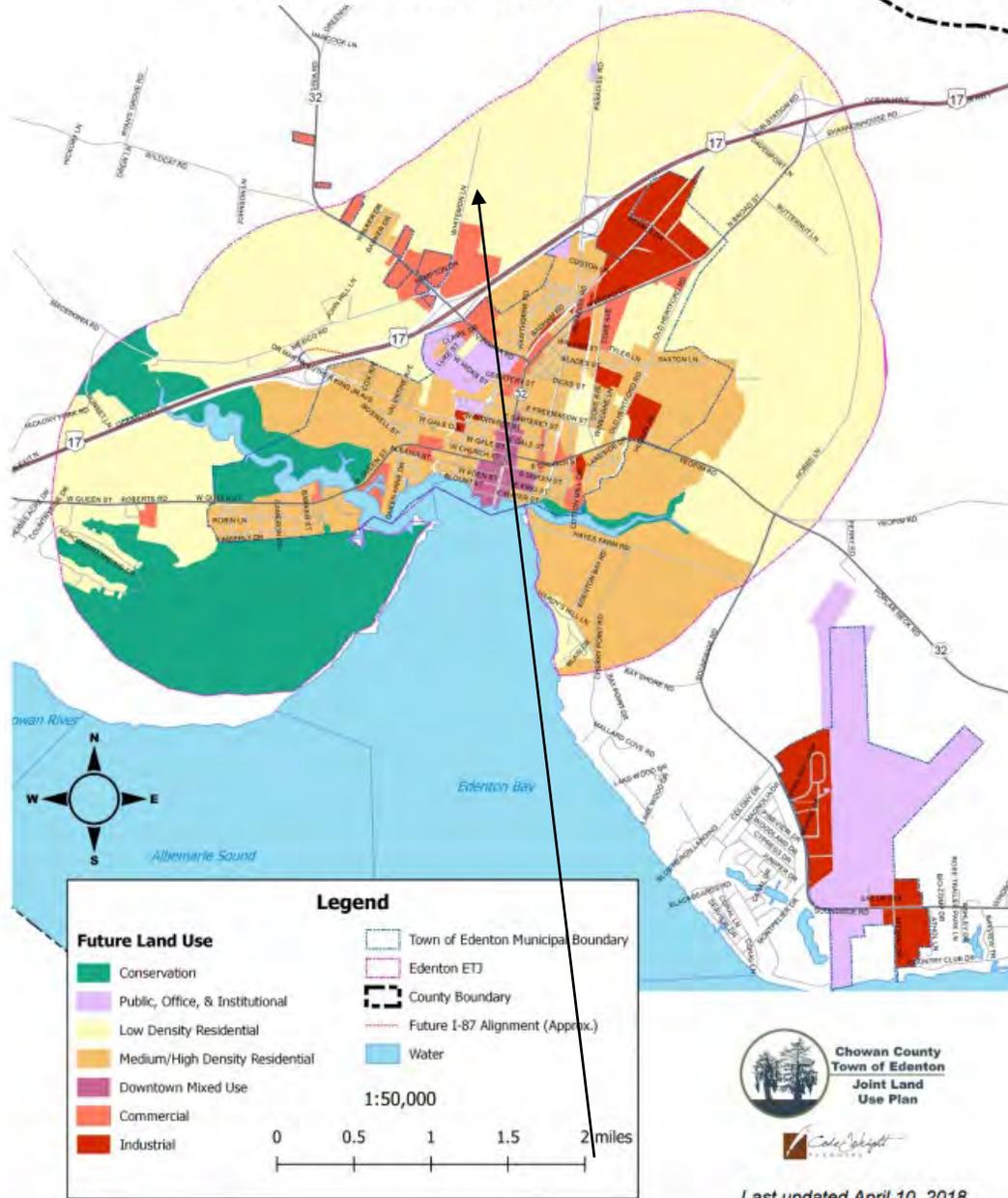
ZC = For Multi-family and Townhouse Dwellings Only:
 Within CD District : Z = 2 units or less
 M = 3 units or more
 All Other Districts: Z = 4 units or less
 M = 5 units or more

The Planning Board met on March 2, 2026 and unanimously recommended approval of the Major Special Use Permit application to the Town Council with staff recommended conditions. Prior to approval, the Town Council must ensure that the development at its proposed location meets the following criteria:

- 1) Will not endanger the public health or safety
- 2) Will not injure the value of adjoining or abutting property
- 3) Will be in harmony with the area in which it is located: and
- 4) Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council.
- 5) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

The proposed use is compatible with the Edenton Future Land Use Map (see inset map below). The Edenton Future Land Use Map identifies this parcel and the surrounding area as suitable for commercial.

Town of Edenton Future Land Use Map



All applicable regulations of the Unified Development Ordinance and all staff concerns that are applicable to this development have been identified. Please consider the following conditions:

1. All details/improvements (including but not limited to façade, signage, infrastructure, sidewalks, landscaping, street-lighting) shall be installed/constructed according to UDO requirements.
2. All necessary traffic improvements; utility installations and connections (electric, water & sewer built to Town standard); and drainage/storm-water detention improvements shall be installed by (and all associated and required fees borne by) the developer.
3. Storm water / drainage shall meet any required NCDEQ regulations.

Staff does find the proposed use to be in conformity with the Edenton-Chowan Land Use Plan, and offers the following consistency statement for the Council's consideration (in 2017, the General Assembly amended NCGS to require that governing bodies adopt a plan consistency statement with all zoning decisions):

“Whereas the Council of the Town of Edenton has considered the application for a Major Special Use Permit from Paul Latcher, for a major subdivision in the R-20 zoning district, and finds that the Major Special Use Permit, if granted, will not endanger the public health or safety, will not injure the value of adjoining or abutting property, will be in harmony with the area in which it is located, and is warranted to achieve and consistent with the purposes of the Land Use Plan, as explained by, but not limited to, the following goals and policies of the Land Use Plan:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-5: Ensure that the Town’s development ordinance is conducive to emerging economic trends, such as telecommuting and cottage industry entrepreneurship.

GOAL E-9: Establish local development policies, programs, and resources to promote increased homeownership in the Town.

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-14: The Town encourages the development of housing types that accommodate retirees, young professionals, and millennials. This includes attached single-family, duplex, triplex, and quadraplex dwellings, conversion of larger homes into multi-unit dwellings for sale, live-work units, and innovative configurations such as pocket neighborhoods and patio homes.



FOR PLANNING DEPARTMENT USE ONLY:

Conditional Use Request No.: 26-03

Date Application Received: _____

Fee Paid: \$300.00

Date of Planning Board Meeting to consider request: 3-2-26

MAJOR SPECIAL USE PERMIT APPLICATION

Town of Edenton, North Carolina

OWNERSHIP INFORMATION:

Applicant: Joshua Rivenbark Phone No.: [REDACTED]

Applicant's Address: 802 W Queen Street
Edenton NC 27932

Email: [REDACTED]

Property Owner: Rivenbunn LLC Phone No.: [REDACTED]

Owner's Address: 802 W Queen 50% (JR) 205 E King St 50% (Bryan Bunn)
Edenton NC 27932

Email: _____

Tax Parcel No.: _____

Location of Property: 116 & 114 Mexico Road

Is the property located in the Historic District? Yes _____ No

Size of Property: ± 2 Acres Street Frontage: 200'

MAJOR SPECIAL USE REQUEST:

Existing Zoning: CH

Current Land Use of Property: Vacant property with existing structure

Current Land Uses on abutting properties: Mechanics shop, Church, Auto Supply, Farm Equipment

Statement of the Nature of the Proposed Use: Construction of a building to provide incubator space for small businesses.

Gross floor area: _____ Number of Employees: _____

Attach the following:

1. A letter explaining your intentions in detail.
2. Plot plan or survey of the property.
3. Scaled drawings showing existing situation, proposed situation, parking accommodations, landscaping/buffering, and any additional information needed by the Planning Staff according to the UDO.

The Unified Development Ordinance (UDO) defines a Major Special Use Permit as a permit issued by the Town Council that authorizes the recipient to make use of property in accordance with the requirements of the UDO as well as any additional requirements imposed by the Town Council. In order to grant a Major Special Use Permit, the Town Council must make the required findings of fact contained in Article IV, Section 9 of the UDO. The applicant shall submit the following Statement of Justification, presenting factual information supporting each and all of the required findings as they relate to the proposed conditional use.

STATEMENTS OF JUSTIFICATION:

Finding 1.

The proposed use or development will not materially endanger the public health, safety, or welfare:

STATEMENT BY APPLICANT: Correct

Finding 2.

The proposed use or development will not substantially injure the value of adjoining or abutting property:

STATEMENT BY APPLICANT: Correct

Finding 3.

The proposed use or development will be in harmony with the area in which it is to be located:

STATEMENT BY APPLICANT: Correct

Finding 4.

The proposed use or development will be in general conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the council:

STATEMENT BY APPLICANT: Correct

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief. I authorize the Town of Edenton to place a sign on the property in question for the purpose of altering the general public of my request, to be placed on the property no less than seven (7) days prior to the meeting. I have clearly identified my property for the location of said sign.

APPLICANT: [Redacted] Date 2/18/20

State of North Carolina
Chowan County

I, Virginia Smith, a Notary Public for Chowan County, North Carolina, do hereby certify that Soshua Rivenbark personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the 18 day of February, 2020

[Redacted Signature] Notary Public

My Commission Expires: 6-20, 2020

I am the owner of the subject property and I hereby authorize the applicant to appear with my consent before the Town of Edenton Planning Board and Town Council in order to ask for a Special Use Permit at the aforementioned location. I understand that if the Special Use Permit is granted it is permanent and runs with the land. I authorize the Town of Edenton to advertise and present this matter in my name as the owner of the property.

OWNER: _____ Date _____

State of North Carolina
 _____ County

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, the _____ day of _____, 20____.

(Official Seal) _____ Notary Public

My Commission Expires: _____, 20____

Suggested Considerations:

Finding 1.

- a. Traffic conditions in the vicinity including the effect of additional traffic on streets and at intersections.
- b. The effect of the proposed use on surrounding properties including possible conflicts and how these will be addressed.
- c. The projected benefits of the community.

Finding 2.

- a. The compatibility of the proposed use with all surrounding uses.
- b. The provisions of buffering, landscaping to help protect property values.

Finding 3.

- a. The compatibility of the proposed plan with the existing environment of surrounding- areas.

Finding 4.

- a. Conformity with the Land Use Plan, Thoroughfare Plan, Official Zoning Map, etc.
- b. Will the proposed use meet the requirements of the Unified Development Ordinance (UDO)?
- c. Will the proposed use be designed to meet all existing Town Codes and Policies as well as North Carolina State Building Codes?

The following are all of the adjoining property owners adjacent to both side and rear, and the property in front of (across the street from) the property seeking a special use permit:

**ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)**

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. Perry	178 Mexico Rd	
2. Ward	104 Avail Km Dr.	
3. Church of Christ	117 Mexico Rd.	
4. Rivenbark	802 W. Queen St.	
5. Mebane	2043 Wakelon Rd. Colerain, NC	
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Instructions for filing an application for a Major Special Use Permit

1. An applicant for a conditional use must complete the application in full. This application will not be processed unless all information requested is provided.
2. The completed application shall be accompanied by the \$300.00 filing fee, a plot of the property, a scaled and/or engineered or landscape architect sealed drawing showing existing situation, proposed situation, parking accommodations, and

landscaping/buffering. Any additional information as needed by the Planning Director, Building Inspector, and Town Officials.

3. The applicant, or his duly authorized agent, shall submit to the Planning Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).
4. Completed applications must be filed with the Edenton Planning Office located at the Town Hall at 400 South Broad Street no later than 5:00 p.m. thirty (30) days prior to the Planning Board Meeting.
5. The application must be signed by the applicant and owner, or by authorized agent of the property in question with owners' consent.
6. Public meetings will be held at the 1st Monday of each month at 6:00 p.m. NOTE meeting location, date, and time are subject to change.

**FOR ADDITIONAL INFORMATION
CALL THE TOWN HALL PLANNING OFFICE
(252) 482-2155**

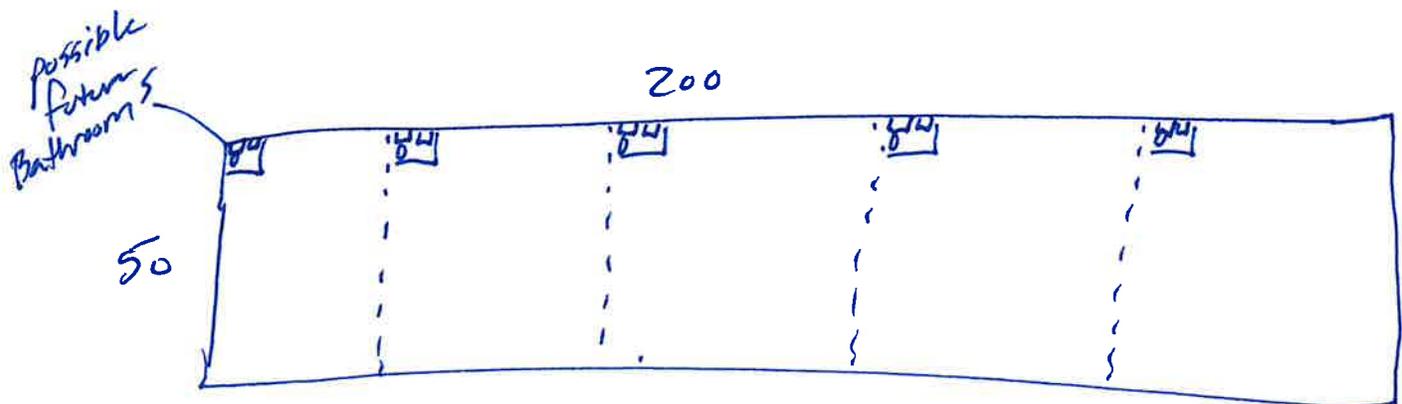
Joshua Rinenbark → Rivenbunn LLC

116 + 114 Mexico Road, Edenton NC 27932

116 existing building

Asking for: Electrical meter base to give building power. WATER SEWER PERMIT for existing building and tie in new building

New building to stub up rough in for 5 bathrooms.



Minimum space to rent will be 2k sqft
Will not put walls in until signed lease.

Someone may want 4k sqft or 6k.

Leases will determine # of bathrooms

Plans

1. East coast sideworks to fix existing building and work out of it. laydown yard between the ~~two~~ buildings
2. Erect New 50 x 200 metal building to rent out spaces
3. Rock parking lot in front of buildings
4. install fence around property. Use empty lot to store trailers, RVs, Campers, boats etc
5. Utilities to run behind building between Desert Place and buildings (water, sewer, power/Armor ground)

50 x 200 building

6' slab

wind rated 140 mph / 30 PSF

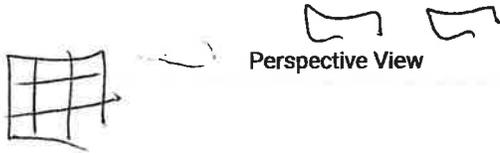
Galvalume Roof (to match existing roof)

~~Blue~~ Slate Blue sides (Paint existing to match new)

White trim & doors



Front



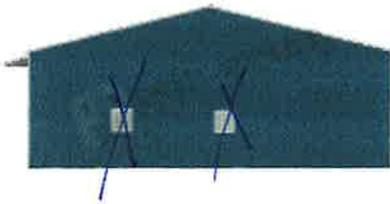
Perspective View



Left Side



Right Side



Back

No windows

6" slab
wind rating 140 mph /
30 PSF
Galvalume roof (match existing building)
Slate blue sides (paint existing building) to match
white trim/doors



15 ft rock set back

← 20 →

50 X 200

Existing

HENRY F WHITE

Rock p-lot

HENRY F WHITE

Field

Existing

SET BACKS

WM

WM

STAFF REPORT

To: Edenton Town Council
Date: March 23, 2026
Case: Major SUP 26-03
Prepared By: Dewayne Whealton, Assistant Town Manager

GENERAL INFORMATION

Applicant: Joshua Rivenbark
802 W. Queen Street
Edenton, NC 27932

Property Owner: Same as applicant.

Requested Action: Construction of a building to provide incubator/startup space for small businesses and outside storage.

Tax PIN #s: 7805-00-34-3829 & 7805-00-34-4922

Location: 114 & 116 Mexico Road

Size: 1.67 acres

Zoning: CH, Commercial

Existing Land Use: Vacant Property with existing building, Commercial

Surrounding Land Use & Zoning:

North- Edenton Tractor & Implement Co., Commercial

South- Church, Multifamily Dwelling, Residential

East- Dixie Auto, Commercial

West- Autobody Garage, Commercial

Existing Land Use Classification: Plan Goals & Objectives.

- The existing and land use classification for 114 & 116 Mexico Road is Commercial
- The 2018 Edenton-Chowan Land Use Plan denotes the following Town of Edenton Land Use & Development Concerns:
 1. Encourage Population Growth;
 2. Promote Economic Development;
 3. Provide Recreation and Open Space; and
 4. Foster Housing Choice.

Further, the 2018 Edenton-Chowan Land Use Plan gives a specific goal statements with regard to the Promotion of Economic Development:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-2: Promote the establishment of a broad range of new commercial uses in the Town,

both in the downtown core and on the periphery near the Highway 17 (new Interstate 87) interchanges, with particular emphasis on grocery stores and restaurants.

GOAL E-4: Develop a strategy for expanding job opportunities in the healthcare, tourism, and vocational training sectors.

The 2018 Land Use Plan identifies the following policy objectives related to these goals:

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-3: The Town of Edenton encourages new commercial uses to locate in any commercial area within the Town. In particular, the development of grocery stores and restaurants is encouraged.

POLICY E-4: The Town encourages entrepreneurship and the opening of new locally-owned businesses, particularly retail establishments and restaurants.

Zoning History: Commercial Highway, CH

Applicable Regulations: Article IX Zoning Districts and Zoning Maps, Article X Permissible Uses and Permissible Use Table

SPECIAL INFORMATION

Public Utilities: Property is outside of the Town Corporate Limits, municipal water services are available by Chowan County and Electric by the town.

Public Services: The property is located within the Town, protection services provided by Edenton Police Department.

Transportation: The subject property is located on Mexico Road

Physical Characteristics: Largely Vacant Land, with existing building.

Aerial Map from GIS



ANALYSIS

The application before you is requesting to have a Major Special Use Permit for a multi-use incubator space for small businesses with outside storage.

RECOMMENDATION

The Major Special Use Permit process requires applicants to specify the exact proposed use of the land and allows the Town Council to place restrictions on the actual development. This is an appropriate planning mechanism. When granting a Major Special Use Permit, reasonable requirements may be added to the permit in addition to those specified below.

Section 10.10 Edenton UDO Table of Permitted Uses (Amended 9/14/2021)

Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations		
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC	
Automobile Repair Services	0000								Z				Z	Z	
Automobile Towing Services	7549								Z				Z		
Bank, Savings and Loan, or Credit Union, w/ Drive-Thru	6000							M	M	M	M	M	M	M	
Bank, Savings and Loan, or Credit Union, w/o Drive-Thru	6000							Z	Z	Z	Z	Z	Z	Z	
Barber Shop	7241							Z	Z	Z				Z	
Beauty Shop	7231							Z	Z	Z				Z	
Blacksmith	7699	Z						M					Z		
Boat Repair	3730								Z				Z		
Building Maintenance/Cleaning Services, No Outside Storage	7349							Z	Z	Z			Z	Z	
Car Wash	7542								Z				Z		
Clothing Alteration or Repair	0000							Z	Z	Z				Z	
Computer Maintenance and Repair	7378							Z	Z	Z	Z	Z	Z	Z	
Computer Services	7370							Z	Z	Z	Z	Z	Z	Z	
Crematorium	7261								S					S	
Employment Agency, Personnel Agency	7360							Z	Z	Z	Z	Z	Z	Z	
Engineering, Architect or Survey Service	8710							Z	Z	Z	Z	Z	Z	Z	
Equipment Rental and Leasing (no outside storage)	7350							M	Z				Z	Z	
Equipment Rental and Leasing (with outside storage)	7350								S					Z	
Equipment Repair	7690								S				Z		
Finance or Loan Office	6100							Z	Z	Z	Z			Z	
Funeral Home	7261								Z						
Furniture Refinishing & Repair Shop	7641								Z				Z		
Hotel or Motel	7011							M	Z		M			Z	
Insurance Agency	6411							Z	Z	Z	Z			Z	
Landscape and Horticultural Services	0780	Z							Z				Z		
Laundromat, Coin-Operated	7215								Z	M				Z	
Laundry or Dry Cleaning Plant	7211								Z				Z	Z	
Law Office	8111							Z	Z	Z	Z	Z		Z	
Medical, Dental or Related Office	8000							Z	Z	Z	Z	Z		Z	
Medical or Dental Laboratory (Non-hazardous)	8071							Z	Z		Z			Z	
Medical or Dental Laboratory (Hazardous)	8071							M	M		M			M	
Motion Picture Production Studio	7810												Z		
Office Uses Not Otherwise Classified	0000								S	S	S	S		S	
Pest or Termite Control Services	7342									S			Z		
Pet Cemetery	6553	Z													
Pet Grooming	0752	Z						M	Z	Z			Z	Z	
Photocopying and Duplicating Services	7334							Z	Z	Z	Z	Z	Z	Z	
Photofinishing Laboratory	7384							S	S	S			Z	S	
Photography, Commercial Studio	7335							Z	Z	Z				Z	

Section 10.10 Edenton UDO Table of Permitted Uses (Amended 9/14/2021)

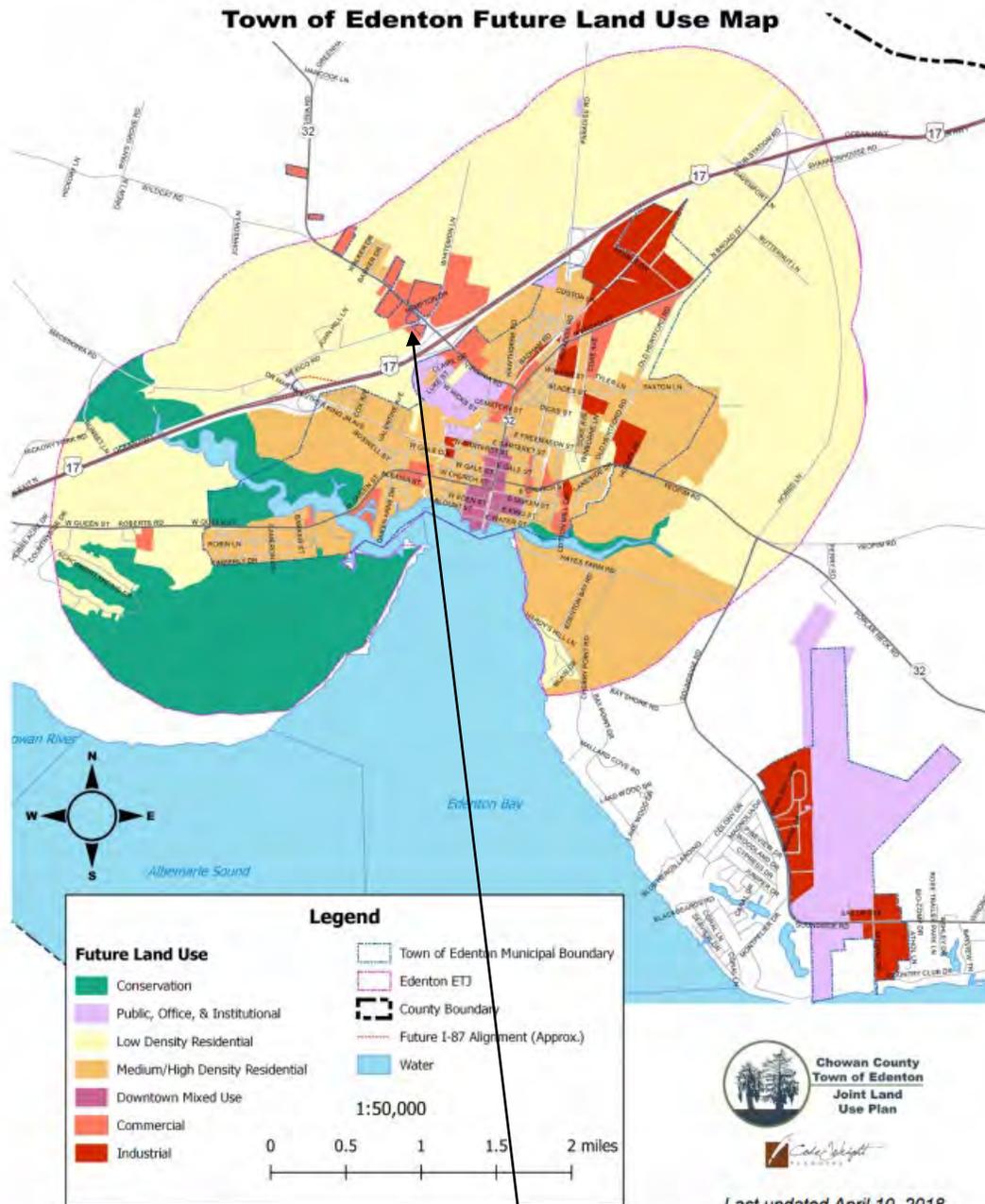
Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations		
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC	
Motor Vehicles, Parts and Supplies	5010													Z	
Motor Vehicles, Tires and Tubes	5014													Z	
Paints and Varnishes	5198													M	
Paper and Paper Products	5110													Z	
Petroleum and Petroleum Products	5170													M	
Plastic Materials	5162													Z	
Plumbing and AC/Heating Equipment	5070													Z	
Professional and Commercial Equipment and Supplies	5040													Z	
Resins	5162													M	
Scrap and Waste Materials	5093													M	
Sporting and Recreational Goods and Supplies	5091													Z	
Tobacco and Tobacco Products	5194													Z	
Toys and Hobby Goods and Supplies	5092													Z	
Wallpaper and Paint Brushes	5198													Z	
TRANSPORTATION, WAREHOUSING AND UTILITIES															
Airport or Air Transportation Facility	4500											M		M	
Bulk Mail and Packaging	4212								S	S				Z	
Bus Terminal	4100								S	S				S	
Courier Service	4215								S	S				Z	
Farm Product Warehousing and Storage	4221	S												S	
Heliport	4522											M			
Landing Strip, Flying Field	0000	S													
Marina	4493	S	S	S	S	S	S	S	S	S				S	Section 11.23
Moving and Storage Service	4214													Z	
Outside Bulk Storage (Non-Hazardous)	0000	S								M				Z	
Railroad Terminal or Yard	4010													S	

The Planning Board's met on March 2, 2026 and unanimously recommended approval of the Major Special Use Permit application to the Town Council with staff recommended conditions. Prior to approval, the Town Council must ensure that the development at its proposed location meets the following criteria:

- 1) Will not endanger the public health or safety
- 2) Will not injure the value of adjoining or abutting property

- 3) Will be in harmony with the area in which it is located: and
- 4) Will be in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the Town Council.
- 5) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.

The proposed use is compatible with the Edenton Future Land Use Map (see inset map below). The Edenton Future Land Use Map identifies this parcel and the surrounding area as suitable for commercial.



All applicable regulations of the Unified Development Ordinance and all staff concerns that are applicable to this development have been identified. Please consider the following conditions:

1. All details/improvements (including but not limited to façade, signage, infrastructure, sidewalks, landscaping, street-lighting) shall be installed/constructed according to UDO requirements.
2. All necessary traffic improvements; utility installations and connections (electric, water & sewer built to Town standard); and drainage/storm-water detention improvements shall be installed by (and all associated and required fees borne by) the developer.
3. Storm water / drainage shall meet any required NCDEQ regulations.

Staff does find the proposed use to be in conformity with the Edenton-Chowan Land Use Plan, and offers the following consistency statement for the Council's consideration (in 2017, the General Assembly amended NCGS to require that governing bodies adopt a plan consistency statement with all zoning decisions):

“Whereas the Council of the Town of Edenton has considered the application for a Major Special Use Permit from Joshua Rivenbark, for a major special use permit in the CH zoning district, and finds that the Major Special Use Permit, if granted, will not endanger the public health or safety, will not injure the value of adjoining or abutting property, will be in harmony with the area in which it is located, and is warranted to achieve and consistent with the purposes of the Land Use Plan, as explained by, but not limited to, the following goals and policies of the Land Use Plan:

GOAL E-1: Develop and implement strategies to promote “three generations of population growth” in the Town that builds on existing resources and efforts to attract a retiree population and expands these efforts to include attracting new millennial and midcareer professional residents.

GOAL E-2: Promote the establishment of a broad range of new commercial uses in the Town, both in the downtown core and on the periphery near the Highway 17 (new Interstate 87) interchanges, with particular emphasis on grocery stores and restaurants.

GOAL E-4: Develop a strategy for expanding job opportunities in the healthcare, tourism, and vocational training sectors.

POLICY E-1: The Town will encourage the location of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).

POLICY E-3: The Town of Edenton encourages new commercial uses to locate in any commercial area within the Town. In particular, the development of grocery stores and restaurants is encouraged.

POLICY E-4: The Town encourages entrepreneurship and the opening of new locally-owned businesses, particularly retail establishments and restaurants.