

**TOWN OF NAVASSA
PUBLIC HEARING
JUNE 18, 2009
6:00 p.m.**

COUNCILMEMBERS PRESENT

Eulis Willis, Mayor
Melvin Walker, Councilman
Michael Ballard, Councilman

Craig Suggs, Councilman
Jerry Merrick, Councilman
Milton Burns, Councilman

STAFF PRESENT

Claudia Bray, Town Administrator
Michelyn Alston, Administrative Assistant

Travis Barnes, Town Planner
Al Beatty, Zoning Administrator

CITIZENS & VISITORS PRESENT

Joe Benson
Rose Lee Mosley
Mildred Beatty
Dollie Delgado
Steve MacCurry
Ella Beatty
Holly Andrews
Sherman Brown
Lena McNeil
Delia Rice
William Brew

Virginia McKoy
Harry Dorsey
Hazel Weston
Minnie Brown
Carole Moore
Nemiah Holiday
Roosevelt Toomer
Martha Ewings
John Newton
Charlene Brown
Norris & Donna Merrick

E.A. McIntrye
Joe Canty
Glendora Slappy
Pastor Ricky Randolph
Mr. & Mrs. Frank Willis
Darlene Jones
Barbara Carter
Herbert Willis
Louise Willis
Bun Bethel

Mark Zeigler of NC DCA Wilmington
Andy Simmons of High Rise & Cape Fear Boat Works
Michael Otelsberg of Lena Springs LLC
Victor Rizzuto of Wilmington River Club
Atty. Kenneth Shanklin for Wilmington River Club
Matthew Nichols of Wilmington River Club
Pam Craig of Wilmington River Club
Donald Sneedon of Lincoln Development
Gail Graham of Old Town Historical Society
Marvin Graham of Old Town Historical Society

Mayor Willis called the public hearing to order.

Mayor, Council, Zoning Administrator, and Town Planner introduced themselves.

The Town Planner did an overview of the Zoning Ordinance, the Future Land Use Map and the Zoning Map.

Mayor Willis gave general instruction about the procedure for the public hearing.

The following comments were given:

Atty. Ken Shanlin for Wilmington River Club, LLC had two concerns.

- (1) In area 1 did not go far enough into mix use in the zoning ordinance.
- (2) Area 1 would like to see clarification on some points showed on map. Would like to increase percentage with more flexibility like in area 2.
- (3) Informed board that a good job was done because the zoning ordinance is a lot of work.
- (4) Would like to see a definition for what is percentage.

Charlene Brown request that zoning for Dorsey and Beulah Lane remain R6 not be changed to R10.

Harry Dorsey had the following comments:

- (1) The original zoning for the property was rural and one person request that his 1 acre be rezoned R6. The entire area was rezoned R6 without his knowledge. Requesting that his property remain R6 and not be changed to R10.
- (2) If rezoned from R6 (where 6000 space on the ground for a duplex is permitted) to R10 where special condition will apply if duplex is built on the same property.
- (3) Map shows Dorsey and Beulah Lane to be rezoned (19 acres) to R10 why are they leaving out 1 acre owned by Westfield.

Martha Ewings request that Dorsey and Beulah Lane zoning be not change.

William Brew had the following questions:

- (1) Is this going to be the only public hearing?
- (2) On the current map are there any blocks.
- (3) In Area 1 and Area 2 have the percentage been determined?
- (4) Wanted to know the current city limits.

Donald Sneedon, Jr made the comment that the one tract that he owns on Cedar Hill Road he had no problem with the rezoning change. But on Mt. Misery the 178.5 acres would like for it to remain HI and not change to LI.

Donna Merrick had the following questions:

1. What are a R6 and R10?
2. What other property is being rezoned?
3. Area 1 and Area 2 where is it located?

Councilman Walker explains R6 and R10 also showed citizen on map the location of Area 1 and Area 2 and gave the reason for the rezoning.

Glendora Slappy ask that council take in consideration the peoples voice and ask why would they give favoritism to one owner on Beulah Lane and Dorsey Lane leaving his property as a R6.

Mark Zeigler introduces himself to the citizen as the technical help with the zoning ordinance. He recommends that council revisit map showing details instead of percentage in area 1 and area 2.

Roosevelt Toomer ask how is the property going to be rezone near the meat packing plant and stated that we need businesses and ask that zoning be left as commercial. Ask to be kept notified.

Ella Beatty ask for another public hearing to be held at a larger building because the meeting was full and citizens in the hallway was unable to hear.

Herbert Willis stated that area 1 map has been changed and would like for it to be fair and clarify the land language on the bypass.

Steve MacCurry the land owner in area 2 stated would like to see rezoning go back to percentage.

Debra Rice asks that the zoning remain R6 for Beulah Lane and Dorsey Lane. Stated we were not made aware of rezoning issue and request notification by mail in the future.

Vic Rizzuto commented that they should not be down zone in area 1; this would limit their ability to develop the 940 acres.

Bun Bethel asks if the town hall could be moved to another location.

Holly Andrews would like to know what is coming in area 1.

Carol Moore asks what affect the rezoning of Beulah and Dorsey Lane will have on Magnolia Drive. Request that the neighborhood remain the same.

Mayor Willis closed the public hearing.