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5 Board of Commissioners  
6 Special Use Permit Application Public Hearing  
7 Remotely Conducted  
8 March 24, 2020  
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10 The Meeting was called to order at 6:55 PM by Mayor Hatsell, with Commissioners Castellano,  
11 Bray, Nash and Winberry, as well as Town Attorney Whitford and public, present via the Zoom  
12 Meeting software. The applicants were also present via Zoom; Carla Abee, Warren Benton and  
13 Danny McQueen. Town Administrator Rief and Town Clerk Calhoun were at Town Hall.  
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15 Mayor Hatsell reopened the Public Hearing concerning Special Use Permit Application 2020-01  
16 at 7:05 PM.  
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18 Mr. Rief presented an overview of the quasi-judicial proceeding requirements as follows: A  
19 simple majority vote is required by the Board; a partiality clause was included, to which no  
20 member requested recusal; none of the members had any ex parte communications or site visits.  
21 Furthermore, no Board members had any conversations or communications concerning this  
22 application; There were no objections from the Board to any of the members participating in this  
23 hearing. There were five people sworn in who wished to provide testimony.  
24

25 Mr. Rief gave a presentation of the application packet, which is a request for mini storage units  
26 at the Walston Hardware Store property. The applicable standards were outlined with the  
27 applicant's answers. The Board will be required to approve, approve with conditions or deny  
28 this request.  
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30 The Mayor opened the floor to the Board for questions, comments and discussion.  
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32 Commissioner Nash asked the applicants if there would be any outdoor storage in the area that  
33 once was the lumber yard, or would it be indoor storage only. Mr. Rief pointed out that outdoor  
34 storage was not allowed for this designation.  
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36 Mr. Benton, engineer of the project, answered that the plans utilized the existing space, utilities,  
37 and HVAC. Customers would access the property via coded entry, and it was expected that a  
38 low number of people/patrons would be entering and exiting the facility.

39 Mayor Hatsell opened the floor to Public Comments, with a written commentary from Dianna  
40 Mazza. This commentary concerned her frustration with the Town not cancelling the meeting  
41 due to the COVID-19 quarantine order, and the conduct of the meeting excluding the citizens  
42 from offering public comment on any of the issues being discussed.

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44 Mr. Whitford stated that the Open Meeting Laws allow for meetings to be conducted remotely.

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46 Mr. Rief pointed out that the Public Notice disseminated to the public offered three options to the  
47 public to provide comments as well as attend the meeting remotely.

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49 There were no further comments from the public.

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51 Mayor Hatsell asked if any of the applicants wished to respond, to which they answered no.

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53 There was no further testimony.

54  
55 Commissioner Nash made a **Motion** to close the Public Hearing. The Motion carried  
56 unanimously, 4-0. The Public Hearing was closed at 7:43 PM.

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58 Commissioner comments followed:

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60 Commissioner Nash is satisfied the conditions have been met.  
61 Commissioner Castellano is satisfied the conditions have been met.  
62 Commissioner Winberry is satisfied the conditions have been met.  
63 Commissioner Bray is satisfied the conditions have been met.  
64 Town Administrator Rief is satisfied the conditions have been met.

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66 Commissioner Nash made a **Motion** to approve the Special Use Permit Application 2020-01  
67 without conditions. Motion carried 4-0.

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69 There being no further business to discuss, the meeting was adjourned. Commissioner  
70 Castellano made a **Motion** to adjourn the meeting. The Motion carried unanimously.

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72 The meeting adjourned at 7:45 PM

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Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk