

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR AUGUST 25, 2011

The Greenville Board of Adjustment met on the above date at 7:00 PM in the City Council Chamber of City Hall.

Scott Shook, Chairman*

Charles Ewen *	Sharon Ferris *
John Hutchens *	Justin Mullarkey *
Linda Rich *	Bill Fleming *
Wanda Harrington *	Wiley Carraway *
Minnie Anderson *	

The members present are denoted by an “*” and those absent are denoted by an “X”.

VOTING MEMBERS: Shook, Ewen, Hutchens, Rich, Harrington, Ferris, Mullarkey

OTHERS PRESENT: Mr. Mike Dail, Planner
Mr. Wayne Harrison, Planner
Ms. Valerie Paul, Secretary
Mr. Bill Little, Assistant City Attorney
Mr. Jonathan Edwards, Communications Technician

Chairman Shook said that a full Board was present so the seven regular members would be able to vote and the applicant would need the approval of at least six of the members.

MINUTES

Attorney Little informed the Board that a correction had been made on page 63 of the minutes clarifying who had made and seconded a motion. A motion to approve the minutes with the amendment was made by Ms. Rich and seconded by Mr. Mullarkey. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY POPE JOHN PAUL II HIGH SCHOOL

The applicant, Pope John Paul II High School, desires a special use permit to operate a high school pursuant to Appendix A, Use (8)g. of the Greenville City Code. The proposed use is located at 3250 Dickinson Avenue. The property is further identified as being tax parcel number 69135, 66545 and 22777.

Mr. Dail delineated the area on the map. He said that the property is located at 3250 Dickinson Avenue and is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: R6S (Residential Single-Family)
South: RA20 (Residential Agricultural) & R9S (Residential Single-Family)
East: RA20 (Residential Agricultural)
West: RA20 (Residential Agricultural)

Surrounding Development:

North: Single Family Residences
South: Vacant, Single Family Residences
East: Single Family Residences
West: Vacant, Single Family Residences

Description of Property:

The property contains a 22,592 square foot church building and has approximately 409 feet of frontage along Dickinson Avenue Extension with a total lot area of 87.45 acres. The applicant intends to add six modular buildings totaling 5,040 square foot to be used as classrooms to the subject property.

Comprehensive Plan:

The property is located within Vision Area "F" as designated by the Comprehensive Plan. The proposed use is in general compliance with the Future Land Use Plan which recommends medium density residential development for the subject property.

Notice:

Notice was mailed to the adjoining property owners on August 11, 2011. Notice of the public hearing was published in the Daily Reflector on August 15, 2011 and August 22, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

School.

All structures shall maintain minimum side and rear setbacks of 50 feet and a front yard at least 25 feet greater than that required for single-family residences within the district.

Other Comments:

The proposed project must meet all related NC State fire and building codes prior to occupancy.

Mr. Hutchens asked if the modular units were already in place.

Mr. Dail answered that they were on site, but they put in place as was shown on the site plan. He said that they were hoping to get the approval and then arrange them as was proposed.

Chairman Shook asked if they were being stored there and not occupied.

Mr. Dail answered that he was correct.

Chairman Shook called for the applicant to come forward and address the Board.

Dr. Mike Fedewa, Superintendent of Schools for the Diocese of Raleigh, addressed the Board. He explained that dioceses are how the Catholic Church divides themselves into regions and they represent one of two dioceses that reaches from the City of Burlington to the coast. Out of the 33 schools in their diocese, only two serve as a high school; they are excited about this project because it would give them a secondary education in eastern North Carolina that had not been present before. They have done feasibility studies for the region and concluded that

Greenville would be a viable location for a high school. In the last few years they have been able to put together a finance plan and purchase the property, but they found that finances were still an issue. Father Butler, a pastor at St. Gabriel's, allowed them to move into some of their classrooms. They started with a small class of freshman and they will move to the permanent site when they get a little larger. They do not intend for the school to be larger than 300 – 400 students; they will also enroll students who are not Catholic. They believe that the school will be a benefit to the area.

With there being no questions from the Board for the applicant, Chairman Shook called for other speakers in support of the application to come forward.

Mr. Brad Williams, with Hite Associates, offered to answer any questions that the Board might have. He said that they have worked with the Planning staff and they have addressed comments that pertain to setbacks and zoning requirements.

Dr. Thomas Ruffolo voiced his support for the high school as a parent. He said that he likes the option of a faith-based education and he has been involved with the project; his daughter is a sophomore at the high school and he feels that it is an asset to the region.

There were no further speakers for or against the application so Chairman Shook called for staff recommendation.

Mr. Dail said that staff had no objections to the request.

Chairman Shook asked if they would need to come back before the Board if they wished to construct a permanent structure.

Attorney Little answered that they would need to come back and amend their special use permit in case there are different criteria in effect at that time that would affect a permanent structure.

Mr. Mullarkey asked if they would have a school zone set up for the entry and exit onto Dickinson Avenue.

Attorney Little answered that they normally would have one like at St. Peter's. NCDOT would probably set it up the way they typically do for an area that has a school on a main thoroughfare and reduce the speed to 35 mph during school days.

Mr. Williams answered that they had met with the local DOT and they hired a consultant to conduct a traffic study; there were little concerns and it is a advantageous location as far as traffic goes.

Ms. Harrington made the motion to approve the Finding of Facts, Mr. Ewen seconded and the motion carried unanimously.

Mr. Hutchens made the motion to approve the petition, Ms. Ferris seconded and the motion carried unanimously.

Based on the facts found by the Board and the evidence presented, the Board orders that this permit be granted and subject to full compliance with all of the specific requirements stated in the Zoning Ordinance of the City of Greenville for the proposed use.

Chairman Shook brought up an additional item of business for the Board. He said that they would have to elect a new Vice-Chair because Ms. Safford-White was not reappointed to the Board. He nominated Mr. Hutchens, Mr. Ewen seconded and it passed unanimously.

With no further discussion, motion was made and properly seconded to adjourn at 7:21 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner