

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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

Dr. Mulatu Wubneh, Chairman*	
Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
Minnie Anderson X	

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

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: RA20 (Residential Agricultural)
South: RA20 (Residential Agricultural)
East: RA20 (Residential Agricultural)

West: RA20 (Residential Agricultural) & CG (General Commercial)

Surrounding Development:

North: Vacant Property
South: Vacant Property
East: Vacant Property
West: Vacant Property

Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

All structures shall maintain minimum side and rear setbacks of fifty (50) feet and a front yard at least twenty-five (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. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

Chairman Wubneh asked if there was a requirement to put a fence around their playground.

Mr. Dail answered that there is a requirement for a daycare, but he did not know if they would be required to have one for their school.

Mr. Shook asked if there was one already there.

Mr. Dail answered that there is a playground to the south of the building that is already fenced in.

Chairman Wubneh called for the applicant to address the Board.

Ms. Debbie Brown, Director of the Reimage Child Development Center, said that they are requesting permission to open a Kindergarten class that would open this fall.

Mr. Ewen asked how large the class would be.

Ms. Brown said that they wanted to start with 15 children, but they would not go over 25 children.

Mr. Ewen asked if it would be 25 children in one class or if they would divide the children between two classes.

Ms. Brown answered that they would all be in one class. She said that their goal is 15 children, but if they did exceed that, they would not go over 25 children.

Mr. Ewen asked what sort of accreditation they would need to run a kindergarten.

Ms. Brown answered that they are still researching it and the first thing that they wanted was to be approved to open one up. She said that they would have to be licensed and they would have to have a teacher with a four-year degree.

Chairman Wubneh noted that they would be using the building labeled Building #1 and he asked if, depending on how things work out, if there are other buildings that they would expand into.

Ms. Brown answered that there are other buildings, but they are not planning to go any further than kindergarten.

Chairman Wubneh said that the buildings are close enough that they are not in different parcels.

Ms. Brown said that was correct.

Chairman Wubneh said that requests are specific to tax parcel numbers and that is the reason why he was asking.

Ms. Brown said that about 25 years ago it used to be the Pace Academy and all those rooms were classrooms, but they are only requesting to use one.

Chairman Wubneh asked staff if they would need to come back if they wished to expand.

Mr. Dail answered that they would be able to have as many kindergarten classes as they choose as long as they stayed within the confines of those buildings on that property unless the Board limits them to a certain number.

Chairman Wubneh said that he wanted to make that clear so they would not feel that they would have to come back for Building #2, #3, etc.

With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

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Chairman Wubneh had the Secretary call the roll for the meeting.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

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With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

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Attorney Little announced the birth of John Hutchen's second granddaughter.

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Respectfully Submitted

Michael R. Dail, II
Planner

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

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Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

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The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: RA20 (Residential Agricultural)
South: RA20 (Residential Agricultural)
East: RA20 (Residential Agricultural)

West: RA20 (Residential Agricultural) & CG (General Commercial)

Surrounding Development:

North: Vacant Property
South: Vacant Property
East: Vacant Property
West: Vacant Property

Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

All structures shall maintain minimum side and rear setbacks of fifty (50) feet and a front yard at least twenty-five (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. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

Chairman Wubneh asked if there was a requirement to put a fence around their playground.

Mr. Dail answered that there is a requirement for a daycare, but he did not know if they would be required to have one for their school.

Mr. Shook asked if there was one already there.

Mr. Dail answered that there is a playground to the south of the building that is already fenced in.

Chairman Wubneh called for the applicant to address the Board.

Ms. Debbie Brown, Director of the Reimage Child Development Center, said that they are requesting permission to open a Kindergarten class that would open this fall.

Mr. Ewen asked how large the class would be.

Ms. Brown said that they wanted to start with 15 children, but they would not go over 25 children.

Mr. Ewen asked if it would be 25 children in one class or if they would divide the children between two classes.

Ms. Brown answered that they would all be in one class. She said that their goal is 15 children, but if they did exceed that, they would not go over 25 children.

Mr. Ewen asked what sort of accreditation they would need to run a kindergarten.

Ms. Brown answered that they are still researching it and the first thing that they wanted was to be approved to open one up. She said that they would have to be licensed and they would have to have a teacher with a four-year degree.

Chairman Wubneh noted that they would be using the building labeled Building #1 and he asked if, depending on how things work out, if there are other buildings that they would expand into.

Ms. Brown answered that there are other buildings, but they are not planning to go any further than kindergarten.

Chairman Wubneh said that the buildings are close enough that they are not in different parcels.

Ms. Brown said that was correct.

Chairman Wubneh said that requests are specific to tax parcel numbers and that is the reason why he was asking.

Ms. Brown said that about 25 years ago it used to be the Pace Academy and all those rooms were classrooms, but they are only requesting to use one.

Chairman Wubneh asked staff if they would need to come back if they wished to expand.

Mr. Dail answered that they would be able to have as many kindergarten classes as they choose as long as they stayed within the confines of those buildings on that property unless the Board limits them to a certain number.

Chairman Wubneh said that he wanted to make that clear so they would not feel that they would have to come back for Building #2, #3, etc.

With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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

Dr. Mulatu Wubneh, Chairman*

Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
Minnie Anderson X	

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

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

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Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

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Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

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Other Comments:

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Mr. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

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With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
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MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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Dr. Mulatu Wubneh, Chairman*	
Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
Minnie Anderson X	

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

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: RA20 (Residential Agricultural)
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North: Vacant Property
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Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

All structures shall maintain minimum side and rear setbacks of fifty (50) feet and a front yard at least twenty-five (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. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

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With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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Dr. Mulatu Wubneh, Chairman*

Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
Minnie Anderson X	

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

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

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Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

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Description of Property:

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

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Chairman Wubneh asked staff if they would need to come back if they wished to expand.

Mr. Dail answered that they would be able to have as many kindergarten classes as they choose as long as they stayed within the confines of those buildings on that property unless the Board limits them to a certain number.

Chairman Wubneh said that he wanted to make that clear so they would not feel that they would have to come back for Building #2, #3, etc.

With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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

Dr. Mulatu Wubneh, Chairman*	
Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
Minnie Anderson X	

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

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: RA20 (Residential Agricultural)
South: RA20 (Residential Agricultural)
East: RA20 (Residential Agricultural)

West: RA20 (Residential Agricultural) & CG (General Commercial)

Surrounding Development:

North: Vacant Property
South: Vacant Property
East: Vacant Property
West: Vacant Property

Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

All structures shall maintain minimum side and rear setbacks of fifty (50) feet and a front yard at least twenty-five (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. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

Chairman Wubneh asked if there was a requirement to put a fence around their playground.

Mr. Dail answered that there is a requirement for a daycare, but he did not know if they would be required to have one for their school.

Mr. Shook asked if there was one already there.

Mr. Dail answered that there is a playground to the south of the building that is already fenced in.

Chairman Wubneh called for the applicant to address the Board.

Ms. Debbie Brown, Director of the Reimage Child Development Center, said that they are requesting permission to open a Kindergarten class that would open this fall.

Mr. Ewen asked how large the class would be.

Ms. Brown said that they wanted to start with 15 children, but they would not go over 25 children.

Mr. Ewen asked if it would be 25 children in one class or if they would divide the children between two classes.

Ms. Brown answered that they would all be in one class. She said that their goal is 15 children, but if they did exceed that, they would not go over 25 children.

Mr. Ewen asked what sort of accreditation they would need to run a kindergarten.

Ms. Brown answered that they are still researching it and the first thing that they wanted was to be approved to open one up. She said that they would have to be licensed and they would have to have a teacher with a four-year degree.

Chairman Wubneh noted that they would be using the building labeled Building #1 and he asked if, depending on how things work out, if there are other buildings that they would expand into.

Ms. Brown answered that there are other buildings, but they are not planning to go any further than kindergarten.

Chairman Wubneh said that the buildings are close enough that they are not in different parcels.

Ms. Brown said that was correct.

Chairman Wubneh said that requests are specific to tax parcel numbers and that is the reason why he was asking.

Ms. Brown said that about 25 years ago it used to be the Pace Academy and all those rooms were classrooms, but they are only requesting to use one.

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Mr. Dail answered that they would be able to have as many kindergarten classes as they choose as long as they stayed within the confines of those buildings on that property unless the Board limits them to a certain number.

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With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
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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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

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North: RA20 (Residential Agricultural)
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North: Vacant Property
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Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

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Related Zoning Ordinance Regulations:

Specific Criteria

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Other Comments:

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

Mr. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

Chairman Wubneh asked if there was a requirement to put a fence around their playground.

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With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

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Dr. Mulatu Wubneh, Chairman*	
Charles Ewen *	Renee Safford-White *
John Hutchens X	Scott Shook *
Linda Rich *	Sharon Ferris *
Wanda Harrington *	Justin Mullarkey X
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The members present are denoted by an “*” and those absent are denoted by an “X”.

VOTING MEMBERS: Ewen, Rich, Safford-White, Shook, 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 Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

The applicant, Reimage Church Child Development Center, desires a special use permit to operate a school pursuant to Appendix A, Use (8)i. of the Greenville City Code. The proposed use is located at 3950 Victory Lane. The property is further identified as being tax parcel number 30598.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

North: RA20 (Residential Agricultural)
South: RA20 (Residential Agricultural)
East: RA20 (Residential Agricultural)

West: RA20 (Residential Agricultural) & CG (General Commercial)

Surrounding Development:

North: Vacant Property
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Description of Property:

The Reimage Church campus is located along Victory Lane. The entire campus is 16.56 acres in size and contains seven buildings. The Child Development Center is located on the southern portion of the Church's Campus.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

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

Other Comments:

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Mr. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT FOR MARCH 24, 2011

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Dr. Mulatu Wubneh, Chairman*

Charles Ewen *	Renee Safford-White *
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OTHERS PRESENT: Mr. Mike Dail, Planner
Mr. Wayne Harrison, Planner
Ms. Valerie Paul, Secretary
Mr. Bill Little, Assistant City Attorney
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Chairman Wubneh had the Secretary call the roll for the meeting.

Chairman Wubneh said that there were seven members of the Board present and the applicants would need the approval of at least six of the members.

MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY REIMAGE CHURCH CHILD DEVELOPMENT CENTER

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Mr. Dail delineated the area on the map. He said the property is located at 3950 Victory Lane and it is zoned RA20 (Residential Agricultural).

Surrounding Zoning:

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Description of Property:

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Comprehensive Plan:

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Chairman Wubneh had the Secretary call the roll for the meeting.

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MINUTES

Motion was made by Ms. Safford-White and seconded by Ms. Harrington to approve the minutes. The motion carried unanimously.

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

Notice:

Notice was mailed to the adjoining property owners on March 10, 2011. Notice of the public hearing was published in the Daily Reflector on March 14, 2011 and March 21, 2011.

Related Zoning Ordinance Regulations:

Specific Criteria

All structures shall maintain minimum side and rear setbacks of fifty (50) feet and a front yard at least twenty-five (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. Shook asked if they had a Special Use Permit to operate the daycare and if so how long.

Mr. Dail answered that they did have a Special Use Permit for their daycare. He said that he was not sure how long they had been operating, but he said that they had been operating for awhile. He clarified that the Special Use Permit that was being applied for was just for a kindergarten class and if they wanted to add additional classes then they would have to come back for another Special Use Permit.

Chairman Wubneh asked if there was a requirement to put a fence around their playground.

Mr. Dail answered that there is a requirement for a daycare, but he did not know if they would be required to have one for their school.

Mr. Shook asked if there was one already there.

Mr. Dail answered that there is a playground to the south of the building that is already fenced in.

Chairman Wubneh called for the applicant to address the Board.

Ms. Debbie Brown, Director of the Reimage Child Development Center, said that they are requesting permission to open a Kindergarten class that would open this fall.

Mr. Ewen asked how large the class would be.

Ms. Brown said that they wanted to start with 15 children, but they would not go over 25 children.

Mr. Ewen asked if it would be 25 children in one class or if they would divide the children between two classes.

Ms. Brown answered that they would all be in one class. She said that their goal is 15 children, but if they did exceed that, they would not go over 25 children.

Mr. Ewen asked what sort of accreditation they would need to run a kindergarten.

Ms. Brown answered that they are still researching it and the first thing that they wanted was to be approved to open one up. She said that they would have to be licensed and they would have to have a teacher with a four-year degree.

Chairman Wubneh noted that they would be using the building labeled Building #1 and he asked if, depending on how things work out, if there are other buildings that they would expand into.

Ms. Brown answered that there are other buildings, but they are not planning to go any further than kindergarten.

Chairman Wubneh said that the buildings are close enough that they are not in different parcels.

Ms. Brown said that was correct.

Chairman Wubneh said that requests are specific to tax parcel numbers and that is the reason why he was asking.

Ms. Brown said that about 25 years ago it used to be the Pace Academy and all those rooms were classrooms, but they are only requesting to use one.

Chairman Wubneh asked staff if they would need to come back if they wished to expand.

Mr. Dail answered that they would be able to have as many kindergarten classes as they choose as long as they stayed within the confines of those buildings on that property unless the Board limits them to a certain number.

Chairman Wubneh said that he wanted to make that clear so they would not feel that they would have to come back for Building #2, #3, etc.

With there being no further questions from the Board, Chairman Wubneh called for further speakers for or against the application. With there being no further speakers, Chairman Wubneh called for staff recommendation.

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

Chairman Wubneh closed the Public Hearing and called for Board discussion. With there being no comments from the Board, he read the criteria and called for a motion to approve the Finding of Facts.

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

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

Chairman Wubneh said that he had appeared before the City Council on March 3, 2011, to give the Board of Adjustment's Annual Report. He conveyed the Council's appreciation for all the work that the Board has done.

Attorney Little announced the birth of John Hutchen's second granddaughter.

With no further discussion, motion was made and properly seconded to adjourn at 7:16 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner