

July 1, 2009

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

Ann Bellis *	Charles Ewen X
Wanda Harrington *	John Hutchens X
Scott Shook *	Charles Ward *
Renee Safford-White X	Linda Rich X
Susan Bailey *	

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

VOTING MEMBERS: Wubneh, Bellis, Harrington, Shook, Ward, Bailey

OTHERS PRESENT:

- Mr. Mike Dail, Planner
- Mr. Wayne Harrison, Planner
- Mr. Niki Jones, Planner
- Mrs. Sarah Radcliff, Secretary
- Mr. David Holec, City Attorney
- Mr. Chris Kelly, Engineering Assistant
- Mr. Jonathan Edwards, Communications Technician

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY GATEWAY WEST, LLC

The applicant, Gateway West, LLC, desires a special use permit to provide gasoline sales pursuant to Section 9-4-78(f)(10)b. of the Greenville City Code. The proposed use is located on the southwest corner of US Highway 264 and Stantonsburg Road. The property is further identified as being a portion of tax parcel number 79038.

Dr. Wubneh asked all those who wished to speak for or against the case to come forward and be sworn.

Mr. Dail delineated the area on the map. Mr. Dail stated a convenience store would be permitted by right in this district but to provide gasoline sales, a special use permit was required. He said the property was located in the western part of the city. The property is zoned CG (General Commercial). Mr. Dail stated the property is located along two major thoroughfares being US Highway 264 and Stantonsburg Road.

Surrounding Zoning:

North: CG (General Commercial)
South: CG (General Commercial)
East: MO (Medical Office) & O (Office)
West: CG (General Commercial)

Surrounding Development:

North: Vacant
South: Vacant
East: Offices (Parakletoes Serivces, NCDOR)
West: Vacant, Duplexes, Multi-family (Parkwest Apartments)

Description of Property:

The subject property is part of a larger 18.236 acre commercial development containing 10 lots (Preliminary Plat 08-23). The entire tract is currently vacant. The subject property has approximately 347 feet of frontage along US Highway 264 and 402 feet of frontage along Stantonsburg Road with a total lot area of 2.55 acres. The applicant wishes to construct a 3,600 square foot gas station on this 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 commercial development for the subject property.

Notice:

Notice was mailed to the adjoining property owners on June 11 and June 17, 2009. Notice of the public hearing was published in the Daily Reflector on June 19 and June 29, 2009.

Staff Comments:

Final platting and site plan approval is required prior to issuance of a building permit. Mr. Dail stated the site plan had been reviewed and was set to be approved after the special use permit was issued.

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

Staff Recommendation:

Planning staff is of the opinion that the request can meet all the development standards required for issuance of a special use permit upon proper findings by the Board.

Dr. Wubneh asked if the area was within the Medical District.

Mr. Dail stated it was on the western boundary of the district. He said the area contained 75 acres of commercial zoning. He said it is a community focus area and a convenience store with gas sales was an appropriate use.

Mr. Durk Tyson, Rivers and Associates, spoke on behalf of the applicant. He stated they were currently making roadway improvements to Stantonsburg Road to add right and left turn lanes into the site.

Mr. Ward asked if the station was similar to the one on Firetower Road.

Mr. Tyson said this one did not include a restaurant.

Ms. Bellis asked if the appearance would be similar.

Mr. Tyson said it would. He said they were stepping up their appearance in response to the competition.

Dr. Wubneh asked how far the site was from the residential area.

Mr. Tyson said he wasn't positive of the distance between the two.

Dr. Wubneh was concerned if a buffer would be necessary.

Mr. Tyson said there were two lots between this lot and the residential area and the buffer requirements would apply to the one directly adjacent to the residential area.

Dr. Wubneh asked about drainage and water.

Mr. Tyson stated Gateway West is being developed with a central storm water treatment facility.

No one else spoke in favor or opposition to the request.

Dr. Wubneh asked for staff's recommendation.

Mr. Dail stated staff had no objections to the request.

Dr. Wubneh read the findings of fact. Motion was made by Mr. Shook, seconded by Ms. Bellis, to approve the findings of fact. Motion carried unanimously.

Motion was made by Ms. Harrington, seconded by Mr. Ward, to approve the petition. 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.

With no further business the meeting adjourned at 8:00 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner

APPROVED

Mulatu Wubneh, Chairman