

October 23, 2008

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 X, Chairman	
Ann Bellis *	Charles Ewen*
Wanda Harrington X	John Hutchens X
Scott Shook*	Charles Ward X
Renee Safford-White X	Allen Thomas*
Linda Rich *	Louis Treole*

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

VOTING MEMBERS: Bellis, Ewen, Shook, Thomas, Rich, Treole

OTHERS PRESENT: Mr. Mike Dail, Planner  
Mr. Wayne Harrison, Planner  
Mrs. Sarah Radcliff, Secretary  
Mr. Bill Little, City Attorney

MINUTES

Motion was made by Mr. Shook, seconded by Mr. Thomas to accept the September 25, 2008 minutes as presented. Motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY COURTESY CAB, LLC

The applicant, Courtesy Cab Co., LLC, desires a special use permit to operate a taxi service pursuant to Section 9-4-78(f)(13)c. of the Greenville City Code. The proposed use is located at 2402 United Drive, Suite C. The property is further identified as being Tax Parcel Number 36617.

Michael Dail, planner, delineated the area on the map. Mr. Dail stated the property is located along Stanton Drive and off of United Drive. The property as well as all surrounding properties are zoned IU, Unoffensive Industry. Mr. Dail stated the property is located close to a major thoroughfare, being Stanton Road.

**Surrounding Development:**

North: Coastal Construction Specialties  
South: Fastenal  
East: Superior Design and Fabrication  
West: UPS

**Description of Property:**

The property contains an 8,800 sq. ft. commercial building with 4 units and has approximately 150 feet of frontage along United Drive with a total lot area of 0.68 acres.

**Comprehensive Plan:**

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

**Notice:**

Notice was mailed to the adjoining property owners on October 9, 2008. Notice of the public hearing was published in the Daily Reflector on October 13, 2008 and October 20, 2008.

**Other Comments:**

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.

Israel Fornville, applicant, spoke in behalf of his request. Mr. Fornville stated he was the owner of Courtesy Cab Company. He said there were eight cabs in the company, three of which he owned. Mr. Fornville said two of his cabs were on the road at all times so only one to two cars would be parked at the facility at any time. He said he planned to advance to a courier service in the near future and that was his reason for wanting the new location.

Mr. Ewen asked where he was currently located.

Mr. Fornville said he was located at 310-B Pennsylvania Avenue, but he was now operating mostly from a home office.

Ms. Bellis asked when they would be open.

Mr. Fornville said he was open 24 hours, but the facility would only open from 7pm Thursday to 7am Sunday.

Ms. Bellis asked about the number of cabs.

Mr. Fornville said there were eight total in the fleet, but he only owned three of them.

Ms. Bellis asked where the cabs would be parked if not at the facility.

Mr. Fornville stated two of his cabs were on the road 24/7. He said the other cab he owned would be the only one parked at the facility at any given time. He said the other guys own their own cars and would take them home with them so they wouldn't be parked at the facility.

Mr. Thomas asked about the courier service.

Mr. Fornville said he would just be delivering small packages to locations around the city and would use the new facility for that purpose.

No one spoke in opposition to the request.

Mr. Little stated Courtesy Cab was a franchise cab operation within the city. He said the five cars that were independently owned worked for the franchise.

Ms. Bellis asked for staff's recommendation of the request.

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

Ms Bellis read the criteria for granting/denying a special use permit. She asked for a motion to approve the findings of fact. Motion was made by Mr. Thomas, seconded by Mr. Ewen. Motion carried unanimously.

Ms. Bellis then asked for a motion to approve the petition. Motion was made by Mr. Treole, seconded by Ms. Rich. 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.

Ms. Bellis asked Mr. Dail if he had checked on the election of officers.

Mr. Dail said that would be taken care of at the November meeting.

With no further discussion, the meeting adjourned at 7:11p.m.

Respectfully Submitted

Michael R. Dail, II  
Planner