

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT  
January 28, 2016

The Greenville Board of Adjustment met on the above date at 6:00 PM in the City Council Chamber of City Hall.

Scott Shook, Chairman-X  
Charles Ewen –Co-Chair (Acting Chair)\*   Claye Frank \*  
Jim Watts \*   Bill Johnson \*  
Justin Mullarkey \*   Kevin Faison \*  
Thomas Taft, Jr. \*   Rich Winkler \*  
Jeremy Spengeman \*

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

VOTING MEMBERS:       Mullarkey, Faison, Watts (items 1&2 only), Ewen, Johnson, Frank, Spengeman, Taft

OTHERS PRESENT:       Mr. Merrill Flood, Assistant City Manager  
                              Mr. Bill Little, Assistant City Attorney  
                              Mr. Tom Weitnauer, Chief Planner  
                              Mr. Michael Dail, Planner II  
                              Mr. Scott Godefroy, City Engineer  
                              Ms. Elizabeth Blount, Planner  
                              Mr. Kelvin Thomas, Communications Technician

**MINUTES**

Mr. Watts made a motion to approve the November 19, 2015 minutes as presented, Mr. Frank seconded and the motion passed unanimously.

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY MMP RMM INVESTMENTS, LLC- APPROVED**

The applicant, MMP RMM Investments, LLC, desires a special use permit to operate a commercial/industrial ministorage warehouse pursuant to Appendix A, Use (14)l. of the Greenville City Code. The proposed use is located at 2801 S. Memorial Drive. The property is further identified as being tax parcel number 76189.

Mr. Dail delineated the area on the map. He stated that the property is located in the center portion of the City’s jurisdiction.

**Zoning of Property:** CH (Heavy Commercial), R6S (Residential Single Family) & R6 (Residential)

**Surrounding Zoning:**

North: CH (Heavy Commercial) & R6S (Residential Single Family)  
South: R9S (Residential Single Family) & R15S (Residential Single Family)  
East: R6S (Residential Single Family) & R6 (Residential)

West: CH (Heavy Commercial)

**Surrounding Development:**

North: Discount Auto Inc., Single Family Residences

South: Single Family Residences

East: Single Family Residences

West: Star Car Care, Camelot Inn

**Description of Property:**

The subject property fronts on S. Memorial Drive and Millbrook Street, is 8.96 acres in size and contains a 16,606 square foot commercial building which house Johnstone Supply. The applicant wishes to develop an 8,000 square foot multi-unit commercial/industrial mini-storage building on the northern portion of the property.

**Comprehensive Plan:**

The property is located within Vision Area "G" 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 January 14, 2016. Notice of the public hearing was published in the Daily Reflector on January 18, 2016 and January 25, 2016.

**Staff Recommended Conditions:**

1. No outside storage permitted
2. No storage of hazardous material or chemicals per the flood damage prevention ordinance and FEMA regulations ( portion of the storage units will be located in the 100 year floodplain)
3. Meet all standards of flood damage prevention ordinance

Mr. Faison asked if the outside storage included boats, oversized trucks, etc.

Mr. Dail stated correct and that storage can only be done in the units themselves.

Mr. Mullarkey asked if the applicant could provide screening so they may have outside storage.

Mr. Dail stated the site is located in a flood plain along with residential neighborhoods nearby so the minimum amount of storage would be best; however, if the board wants to allow outside storage and the applicant desires it, then screening would be necessary.

Mr. Watts asked for the specifics on which hazardous material or chemicals are not allowed.

Mr. Dail stated that the FEMA regulations have an extensive list of materials.

Mr. Watts asked if the storage units are subject to a yearly inspection.

Mr. Dail stated no, not that he was aware of.

Chairman Ewen opened the public hearing.

Mr. Ken Malpass, representative of Johnstone Supply, spoke in favor of the request. He stated that the company needs more space. Morgan Design and Johnstone will occupy 2/3 of the building and rent out the rest. The units are not intended for general, advertised mini-storage. They don't have a problem with not being able to have any outside storage.

No one spoke in opposition of the request.

Chairman Ewen asked for Staff's recommendation.

Mr. Dail stated that staff had no objection with recommended conditions.

Chairman Ewen closed the public hearing and opened for board discussion.

No board discussion.

Chairman Ewen read the required findings criteria. No objections.

**Mr. Spengeman made a motion to adopt the finding of facts with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

**Mr. Mullarkey made a motion to approve the special use with the stated conditions, Mr. Faison seconded and the motion passed unanimously.**

Mr. Faison recused himself from the next agenda item because he was the applicant's supervisor. **Mr. Taft made a motion to accept the recusation, Mr. Watts seconded and the motion passed unanimously.**

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY PATRICIA SPELLER - APPROVED**

The applicant, Patricia Speller, desires a special use permit to operate a home occupation child day care pursuant to Appendix A, Use (3)a. of the Greenville City Code. The proposed use is located at 595 Cliff Court. The property is further identified as being tax parcel number 48790.

Mr. Dail delineated the area on the map. He stated that the property is located in the center portion of the City's jurisdiction.

**Zoning of Property:** RA20 (Residential Agricultural)

**Surrounding Zoning:**

North: RA20 (Residential Agricultural)

South: RA20 (Residential Agricultural)

East: RA20 (Residential Agricultural)

West: RA20 (Residential Agricultural)

**Surrounding Development:**

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

**Description of Property:**

The subject property is located in the Woodridge North Subdivision, is 0.29 acres in size and contains a 1637 square foot single family residence.

**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 residential development for the subject property.

**Notice:**

Notice was mailed to the adjoining property owners on January 14, 2016. Notice of the public hearing was published in the Daily Reflector on January 18, 2016 and January 25, 2016.

**Related Zoning Ordinance Regulations:**

Definition:

*Home occupation.* An activity conducted for financial gain as an accessory use to a detached single-family dwelling unit by a member of the family residing in the dwelling unit.

- (1) Home occupation shall meet all of the following characteristics:
  - (a) Shall only be permitted within detached single-family dwelling units;
  - (b) Shall not be permitted within any accessory building;
  - (c) Shall constitute an accessory use to the principal use;
  - (d) Shall not occupy more than 20% of the mechanically conditioned enclosed floor space of the dwelling unit;
  - (e) Shall not employ more than one person other than those persons legally residing within the principal use dwelling;
  - (f) Shall not be visible from any public right-of-way or adjacent property line;
  - (g) Shall not involve the on-site sales of products;
  - (h) Shall not involve any outside storage of related materials, parts or supplies;

- (i) Shall have signage in accordance with Article N; and
- (j) Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.

**Staff Recommended Conditions:**

Day care must comply with all state licensing requirements and regulations for home based child day care facilities.

Applicant may provide service for no more than five (5) children at a time.

Three parking spaces must be provided and parking area must be improved to meet city standards before operation of home occupation.

All accessory structures, including but not limited to playground equipment and pools must be located in the rear yard.

Mr. Watts asked if the conditions would include an enclosure like a fence for safety reasons.

Mr. Dail stated if required by state law.

Chairman Ewen asked if there was an existing fence.

Mr. Dail stated no.

Mr. Watts asked if a fence is a normal requirement.

Mr. Dail stated a fence is required for commercial childcare facilities but the request is for a home occupation childcare and staff would defer to state law.

Mr. Taft asked if the number of children conditioned the 20% occupancy regulation.

Mr. Dail stated the number of children is a zoning ordinance rule. Any number over five children would be considered a full scale childcare facility and would not be allowed as a home occupation.

Mr. Watts asked if any group homes were located near the site.

Mr. Dail stated he was not aware of any.

Chairman Ewen opened the public hearing.

Mr. Rufus Speller and Mrs. Patricia Speller, applicants, spoke in favor of the request. Mr. Speller stated that his wife has several degrees in child development. Mrs. Speller stated that she will provide a safe and learning environment for children. She stated she received signatures from her neighbors indicating that they approved of her desire to have a child care facility in her home. She currently babysits for a family member. Hours of operation will

be Monday through Friday, 6 am to 5 pm. The children will have thirty minutes of outside activity in the morning and afternoon.

Mr. Johnson asked for the age group of the children.

Mrs. Speller stated from ages one to four.

Mr. Winkler asked if most of the children came from the neighborhood.

Mrs. Speller stated she had two from the neighborhood and two from a family member.

Mr. Winkler asked if Medicaid would help pay for the childcare.

Mrs. Speller stated yes, they are working with Social Services.

Mr. Watts asked about the number of full time staff.

Mrs. Speller stated that it will be her and her daughter.

Mr. Watts asked if any group homes were located near the site.

Mrs. Speller stated no.

Mr. Frank asked if state law require a fence in the backyard.

Mrs. Speller stated that she talked to the state and showed them the picture of the back yard and they stated that she did not have to have a fence.

Mr. Mullarkey asked if the state did not require a fenced in playground area.

Mrs. Speller stated they did not.

Mr. Mullarkey asked if there was a square foot minimum required by the state.

Mrs. Speller stated that she converted her garage to a childcare area so it was separate from the house.

No one spoke in opposition of the applicant.

Chairman Ewen asked for Staff's recommendation.

Mr. Dail stated that staff had no objection.

Chairman Ewen closed the public hearing and opened for board discussion.

Mr. Watts stated the lack of fencing concerns him.

Mr. Mullarkey asked if the applicant investigated for registered sex offenders.

Mr. Johnson asked if there was access to the applicant's backyard.

Mr. Speller stated no because of the adjacent fencing.

Chairman Ewen asked if the applicant would be willing to fence in the backyard.

Mrs. Speller stated that she would put up a fence within three weeks and she checked the sex offenders list six months prior and there were none near the area.

Mr. Watts stated that the fencing requirement would need to be a condition.

Chairman Ewen asked Attorney Little for direction concerning adding condition.

Attorney Little stated that the commission could stipulate a four foot chain link type fence which must confer with any restrictive neighborhood covenants.

Mr. Watts asked if the driveway would be included in the fenced in area.

Attorney Little stated that commission could state the condition as the yard should be closed in by the most expedient matter.

Mr. Dail stated that the state requires 100 square feet per child for commercial facilities so this instance would be 500 square feet.

Mr. Mullarkey stated the condition should be that the applicant must build a fence in the backyard in accordance to the state minimum requirements for children on the playground.

Chairman Ewen read the required findings criteria. No objections.

**Mr. Taft made a motion to adopt the finding of facts with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

**Mr. Watts made a motion to approve the special use with the stated conditions, Mr. Spengeman seconded and the motion passed unanimously.**

Mr. Faison rejoined the board.

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY ADVANTAGE CAPITAL DEVELOPMENT CO.- APPROVED**

The applicant, Advantage Capital Development Co., desires a special use permit to operate a charter school pursuant to Appendix A, Uses (8)g. and (8)h. of the Greenville City Code. The proposed use is located at 901 Staton Road. The property is further identified as being tax parcel number 28877.

Mr. Dail delineated the area on the map. He stated that the property is located in the center portion of the City's jurisdiction.

**Zoning of Property:** IU (Unoffensive Industry)

**Surrounding Zoning:**

North: IU (Unoffensive Industry) & I (Industry)  
South: IU (Unoffensive Industry)  
East: IU (Unoffensive Industry) & I (Industry)  
West: IU (Unoffensive Industry)

**Surrounding Development:**

North: ECVC Recycling Center  
South: FedEx Distribution Facility  
East: Coca Cola Distribution Facility, Greenville Aquatics and Fitness Center  
West: Superior Design and Fabrication

**Description of Property:**

The subject property is located in the recognized industrial area north of Staton Road. The property is the 13.28 acres in size and contains a large multiuse complex. Currently, Monarch, Community Action, Inc. and Center Creative Living Center operate in the complex. Site plan includes future expansion as well and is included in the request.

**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 January 14, 2016. Notice of the public hearing was published in the Daily Reflector on January 18, 2016 and January 25, 2016.

**Related Zoning Ordinance Regulations:**

Specific Criteria: *School*

All structures shall maintain side and rear setbacks of 50 feet and a front yard setback at least 25 feet greater than that required for single-family residences within the district, except as provided in subsection (1) (g) through (j) herein.

- (1) Schools may be allowed as a special use in the IU (Unoffensive Industry) zoning district provided



the school complies with the following additional criteria:

- a. The property shall have a minimum of eight acres.
- b. The maximum allowed building coverage shall be 40% of the property.
- c. The property shall have a minimum public road frontage of 450 feet.
- d. All loading and unloading of students shall be off-street.
- e. All parking areas shall be off-street in accordance with Article O, Parking.
- f. The school must be authorized by the State of North Carolina.
- g. All new structures shall maintain setbacks of 50 feet from property and public street right-of-way lines.
- h. Schools that occupy structures that existed upon the effective date of this section (August 13, 2015) shall maintain setbacks of 50 feet from public street right-of-way lines, but are exempt from setbacks from property lines.
- i. The setback exemption in section (h) is not applicable to parcels created after the effective date of this section (August 13, 2015).
- j. Buildings that existed upon the effective date of this section (August 13, 2015) shall not be expanded within a 50 foot setback from property and public street right-of-way lines.

**Staff Recommended Conditions:**

Site plan approval must be obtained and all necessary code required site and road improvements for a school uses must be made prior to occupancy.

Mr. Winkler asked for clarity concerning the current occupant.

Mr. Dail stated that the facility is multiuse and has housed numerous uses. He is not sure about the plan for the current occupants.

Chairman Ewen opened the public hearing.

Mr. Phil Dixon, attorney for Advantage Capital, spoke in favor of the request and introduced the speakers for the request. He gave the history of ECVV and the accompanying text amendment affiliated with the education facility in the IU zoning district.

Mr. Jim Walker, representative of River & Associations, spoke in favor of the request. He stated that the use and

site exceeds minimum requirements for a school in the district. Water and sewer are currently available.

Mr. Watts asked the maximum number of students.

Attorney Dixon stated that the number of students will be addressed later in the presentation.

Mr. Steven Epley, senior transportation engineer with VHB Engineering, spoke in favor of the request. He stated that the company conducted a traffic impact analysis for the site. The recommendations have been submitted to city staff for evaluation.

Mr. Stan Armstrong, representative from Kittrell & Armstrong, spoke in favor of the request. He stated that there did not appear to be any existing detriment to adjacent properties. The current use is not changing but just continuing.

Mr. Howard Sowell, CEO of Advantage, spoke in favor of the request. He stated that Advantage is not the manager for the charter school but they work with the school to provide facilities and finances for them. The plan is to provide 40,000 square feet of the building for K-5 grades. The school will open with 252 kids for the first year. They plan to grow to 402 kids over 5 years. A Headstart program with 150 children is currently in the building. They will remain in the building along with an Alzheimer's Daycare facility. A portion of the building will be up fitted to accommodate the daycare.

Mr. Bob Jones, president of ECVC, spoke in favor of the request. He gave the history of ECVC and the work the organization has done. He stated a large portion of the building was originally built for educational purposes.

Chairman Ewen asked about the population of the charter school.

Mr. Sowell stated the population would be comprised of the general feel of the community and surrounding counties.

Mr. Watts asked if the school would provide general education without any emphasis on arts or technology.

Mr. Sowell stated the school will have a large emphasis on math and science in a blended learning program based highly in technology.

Mr. Watts asked if the current occupants would remain.

Mr. Sowell stated they would stay but the building will be redesigned to house the pre-K and leave the bulk of the building for the charter school. The other portion of the building will be repurposed for the Alzheimer's Day Care. The exterior will be redesigned as well for each entity.

Mr. Watts asked if there will be a physical barrier between the units to make sure everyone is safe.

Attorney Dixon stated that the building design was provided in the package.

Mr. Sowell stated that each unit has definitive space and fire walls to alleviate comingling. Safety walls will be dropped in the case of emergency. The school will have identification in order to enter. Kindergarten and preschool

may play together on the same playground.

Mr. Watts asked about the safeties of the playground.

Mr. Sowell stated that the playground will be located in the back of the building. There will be a third playground for the charter school.

Mr. Watts asked if there will be fencing and what kind.

Mr. Sowell stated yes and it would exceed the state requirement.

No one spoke in opposition of the applicant.

Chairman Ewen asked for Staff's recommendation.

Mr. Dail stated that staff had no objection.

Chairman Ewen closed the public hearing and opened for board discussion.

Mr. Winkler stated that it is a good use of space.

Mr. Mullarkey stated that the board would need to discuss if adjacent property becomes an industrial use.

Mr. Watts asked if the package distributed by Attorney Dixon would be public record.

Attorney Little stated it would because the traffic engineer testified that the report collaborates to his testimony.

Chairman Ewen read the required findings criteria. No objections.

**Mr. Taft made a motion to adopt the finding of facts with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

**Mr. Mullarkey made a motion to approve the special use with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

### **PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY SIDEWALK DEVELOPMENT- APPROVED**

The applicant, Sidewalk Development, desires a special use permit to operate a dormitory development pursuant to Appendix A, Use (2)e(1). of the Greenville City Code. The proposed use is located at 523 S. Pitt Street. The property is further identified as being tax parcel number 16544.

Mr. Dail delineated the area on the map. He stated that the property is located in the center portion of the City's jurisdiction

**Zoning of Property:** CD (Downtown Commercial)

**Surrounding Zoning:**

North: CD (Downtown Commercial)  
South: CD (Downtown Commercial) & CDF (Downtown Commercial Fringe)  
East: CD (Downtown Commercial)  
West: CD (Downtown Commercial) & CDF (Downtown Commercial Fringe)

**Surrounding Development:**

North: Centurylink, City of Greenville Fire/Rescue and Police Department  
South: Higher Ground Worship Center, Go Science Center, Trollingwood Brewery, Dickinson Avenue Public House, Federal Courthouse  
East: City of Greenville Fire/Rescue and Police Department, Jarvis Church, Sheppard Library  
West: GRECO Restaurant Equipment, Upper Room Church, Vacant

**Description of Property:**

The subject property is bounded by Dickinson Avenue, S. Pitt Street and Reade Circle and is 1.9 acres in size. The property currently contains the City of Greenville Employee Parking Lot. The applicant wishes to redevelop the property as a mixed use development containing 120 multi-family units with 345 beds and 20,000 square foot of nonresidential space.

**Comprehensive Plan:**

The property is located within Vision Area “H” 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.

**Dickinson Avenue Corridor Study:**

The property is located in Area Two of the Dickinson Avenue Corridor Study. The study supports developments of this nature in this geographical area.

The Dickinson Avenue Corridor Study describes Area Two as:

Arts District and Transit North of Dickinson Avenue, near Reade Circle, this sub-area includes the new transit center (the GTAC). Early-phased development providing residential for both students and young professionals should be built adjacent to this transit resource - creating a TOD, or Transit-Oriented Development. Several existing streets in this zone should also be realigned both to improve accessibility/visibility to ECU and the Uptown District - this will better integrate the GTAC into other adjacent areas in the study area including the Imperial Site.

This realignment will create larger parcels ideally configured for larger format, mixed-use residential. This sub-area also features significant pads for PDR (Production, Distribution and Repair) businesses - combining jobs and living spaces. A majority of the area is already zoned CD (Downtown Commercial), which is the preferred zoning district. This has mainly been accomplished via private rezoning requests from property owners. The remaining portion of this area is currently zoned CDF (Downtown Commercial Fringe and IU (Unoffensive Industry)). The purpose of this rezoning request is to have the entire Area Two be zoned CD. This zoning district is preferred because it allows for more intensive and complementary uses for the Uptown District with zero-lot line setbacks, mixed use development, no vegetation requirements, and less restrictive parking standards.

**Notice:**

Notice was mailed to the adjoining property owners on January 14, 2016. Notice of the public hearing was published in the Daily Reflector on January 18, 2016 and January 25, 2016.

**Related Zoning Ordinance Regulations:**

Definition: *Dormitory*

A building or group of buildings where group sleeping accommodations are provided with or without meals for persons not members of the same family group, in one room or in a series of closely associated rooms under joint occupancy and single management, such as a college dormitory or privately owned dormitory intended for use by college students.

Specific Criteria: *Dormitory development within the CD District.*

- (1) Minimum habitable (mechanically conditioned) floor area per each bedroom: 200 square feet. For purposes of this requirement, the term floor area shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedroom.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Minimum street, side and rear yard setbacks: None.
- (5) Minimum parking requirement: One-half space per bedroom.
- (6) Parking location requirements:
  - (a) Each required parking space shall be located:
    1. On the lot containing the associated residential use;

2. Within a remote parking facility located within 800 feet of the use it is intended to serve, as measured with and along an improved pedestrian path from the most distant parking space to the building entrance; or
  3. Within a remote parking facility located in a Downtown Commercial (CD) District.
- (b) Such remote parking facility shall be in accordance with the applicable provisions of Article O.
- (7) Off-street parking: All off-street parking areas designed for three or more spaces shall be in accordance with Article O.
- (8) Preservation design: In order to protect the architectural integrity of existing buildings within the CD Zoning District, and in so doing to preserve the continuity of scale and design within those areas, the following requirements shall be met:
- (a) All slip covers previously applied to the facade of existing buildings shall be removed.
  - (b) All canopies, except for those made of canvas, shall be removed from the facade.
  - (c) Where evidence exists of original windows and door openings subsequently enclosed, the windows and doors shall be reopened in an operable manner and in a style in keeping with the building. Where other unique architectural features remain, including cornices, mid-cornices and window surrounds, they shall be repaired and/or replaced with elements of like design.
  - (d) Nothing in this subsection shall supersede applicable North Carolina State Building Code requirements.
- (9) Maximum residential occupancy limits:
- (a) Residential occupancy within dormitory units shall be limited to one bed per each bedroom and one person per each bedroom.
  - (b) Residential occupancy within dwelling units shall be limited to one family per each dwelling unit.
- (10) Signage: All signs shall be erected in accordance with Article N of this chapter, but in no event shall a sign be mounted over existing windows, doors or other architectural features described in subsection (MM)(8)(c) above.
- (11) Residential and nonresidential uses allowed: Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.

**Recommended Conditions:**

The development shall comply with all development agreements in place and approved by the City of Greenville City Council for the subject property.

Right-of-way improvements shall comply with the adopted City of Greenville Streetscape Masterplan.

A traffic impact analysis is required and shall be submitted to the City of Greenville Public Works Department for review and approval.

Chairman Ewen opened the public hearing.

Mr. Tim Elliott, owner of Sidewalk Development, spoke in favor of the request. He stated that the property will have two uses so the entire building will not be all dorms. There will be 120 units total, 75 student beds in the rear, and professional apartments in the front facing Dickinson Avenue. The concept is to embrace the live, work, play concept. They plan to add 20,000 square feet of retail space. The market rate housing for professionals will be separate from the student housing. Each will have their own amenities. The façade of the building will be right next to the sidewalk and look like one building but have two separate uses inside. The company is working with the city to put a 200 car lot with the development.

Mr. Watts asked if the car lot was a parking deck.

Mr. Elliott stated that it is a surface lot with 271 total spaces, 71 spaces for market rate and retail and working with the city to lease a surface lot and eventually work, as Dickinson Avenue matures, to build a parking deck.

Mr. Watts asked about the bodies to parking spaces.

Mr. Elliott stated that the codes calls for .5 spaces per bed and they are providing .7 spaces per bed.

Mr. Watts asked if the parking was for the students and market rate housing.

Mr. Elliott stated that the professionals will have their own parking on the block. The city already has a plan to provide additional parking as the district matures, but this project includes parking for students, professionals and retail.

Chairman Ewen commented that parking is a concern because there are several projects in the area that are being built.

Mr. Elliott stated that this project is servicing the millennials who are not car-driven people. The goal is to try to build a town that is less dependent on the automobile.

Mr. Watts asked about the architectural style.

Mr. Elliott stated that they will blend historical with modern store front. It will have an urban feel with streetscape.

Mr. Watts asked will there be on site management who live on site.

Mr. Elliott stated yes. They will bring in an outside professional to manage and live-in residential directors.

Chairman Ewen asked if there was any formal connection to ECU.

Mr. Elliott stated no and this is their first project not directly involved with a university.

Chairman Ewen asked why not.

Mr. Elliott stated that the project is an urban project and that ECU was not willing or able to step into the private market. If it was on campus, then they probably would.

Mr. Watts asked if the ECU Transit system would be incorporated.

Mr. Elliott stated that the ECU Transit system will be located in the GTAC.

Mr. Ryan Webb, owner of Greenville Times, spoke in favor of the request. He stated that he is excited about the mixed use project but he was concerned about the parking element. In order for the project to take place the city must build a 2.5 acre parking lot to accommodate the parking for the police department, the project and the GTAC. He is excited about the .7 ratio but it would not be possible without the proposed parking lot. Also, the project takes away the only public parking lot on Reade Circle. The on-street parking may be eliminated by Department of Transportation so it appears that the city is ready for the parking deck now. Two new businesses have opened in the past few months and parking is already an issue.

Attorney Little stated that the comments that Mr. Webb addressed were outside the purview of the board. He was expressing concern.

No one spoke in opposition of the applicant.

Chairman Ewen asked for Staff's recommendation.

Mr. Dail stated that staff had no objection.

Chairman Ewen closed the public hearing and opened for board discussion.

Mr. Taft stated that he hopes the market rate portion of the project remain market rate. If there are not 97% leased apartments leased in the first year, then he hopes the developer does not scramble to rent them out to students.

Mr. Mullarkey stated that he hopes with the project that the downtown area incorporate a true live, work, play environment.

Mr. Frank asked about the city employee parking.

Assistant City Manager Merrill Flood stated that part of the development agreement was to move city parking spaces to Atlantic Avenue in addition to the 200 spaces they will lease from the City. Other options are being discussed and studied. City Council will make some other considerations during the planning session.



Mr. Watts stated that the mixture of market rate, student housing and retail will be great for growth; however, he does not like to tie business hands by making sure a certain amount remain market rate.

Mr. Elliott stated that there are no products available currently like they are offering to the vast number of employees of ECU and Vidant.

Mr. Spengeman asked if the developer would be held to the .7 spaces because he stated it or does it need to be a part of the criteria.

Mr. Dail stated that the applicant will be held to what is presented.

Chairman Ewen read the required findings criteria. No objections.

**Mr. Johnson made a motion to adopt the finding of facts with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

**Mr. Faison made a motion to approve the special use with the stated conditions, Mr. Frank seconded and the motion passed unanimously.**

**With no further business, Mr. Taft made a motion to adjourn, Mr. Mullarkey seconded, and it passed unanimously. Meeting adjourned at 7:44 p.m.**

Respectfully Submitted

Michael R. Dail, II  
Planner