



**PROPOSED AGENDA
GREENVILLE BOARD OF ADJUSTMENT
Thursday, October 24, 2019
6:00 PM
City Council Chambers
200 West Fifth Street**

- I. ROLL CALL
- II. APPROVAL OF MINUTES –September 26, 2019
- III. OLD BUSINESS
 1. DECISION AND ORDER OF THE SPECIAL USE PERMIT FROM SEPTEMBER 3, 2019 HEARING
- IV. NEW BUSINESS
 1. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY A SMALL MIRACLE, LLC

The applicant, A Small Miracle, desires a special use permit to operate a mental health, emotional or physical rehabilitation day program facility pursuant to Appendix A, Use (ff)(1). of the Greenville City Code. The proposed use is located at 2406 S Charles Boulevard. The property is further identified as being tax parcel numbers 33087 and 53344.
- V. ADJOURN

**PROPOSED MINUTES TO BE ADOPTED BY THE GREENVILLE BOARD OF
ADJUSTMENT**

SEPTEMBER 26th 2019

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

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

Bill Johnson -Chairman - *	Nathan Cohen-X
Christopher Lilley- X	Michael Glenn- X
Rodney Bullock - *	Ann Bellis - *
Hunt McKinnon - *	James Moretz- *
Dillion Godley-X	Sharon Evans-*
Stephen Atkinson -*	

VOTING MEMBERS: Johnson, Bellis, McKinnon, Bullock, Atkinson, Evans and Moretz

OTHERS PRESENT: Ms. Elizabeth Blount, Lead Planner; Mr. Donald Phillips, Assistant City Attorney

Ms. Camillia Smith, Secretary, Notary; Kelvin Thomas, Communication Specialist

AGENDA:

Attorney Phillips informed the board that item 3 on the agenda had to be continued due to the number of members that heard the case during the last meeting not being present at this meeting.

A motion made to continue the item until the next meeting made by Mr. McKinnon, seconded by Mr. Bullock. Motion passed unanimously.

MINUTES

Ms. Bellis made a motion to approve the September 3rd 2019 minutes with the following changes:

Page 7 Mr. Bullock made the motion to approve the finding of facts and Ms Evans seconded.
Ms Bellis made the motion to approve the request and Ms Evans seconded.

Mr. Bullock seconded the motion. Motion passed unanimously

Attorney Phillips reviewed information. As stated on pages 2 to 3 of the Meeting Handout available to the Public, the EVIDENCE TO BE CONSIDERED BY THE BOARD OF ADJUSTMENT IS AS FOLLOWS:

- A. The Board of Adjustment is a quasi-judicial body that makes a decision concerning an application, petition or appeal based on the evidence presented by those in favor as well as those in opposition.
- B. The members of the Board of Adjustment are lay persons and as such, the rules of evidence that are followed in a court are relaxed for cases heard before this body.
- C. Though the rules of evidence are relaxed, it does not mean they are ignored. Only evidence that is material, competent and substantial will be considered and may be used by the Board in its decision-making process.
- D. The Board may not consider, nor is it admissible to present or offer affidavits, letters or other writings in support of or in opposition to a matter before the Board unless the person who prepared the writing is testifying. These writings are considered hearsay.
1. Statements by a person such as in my opinion, the application will create a traffic hazard," is not an admissible opinion and may not be considered by the Board.
 - a. However, such an opinion may be admissible if it is made by an expert or a person who is qualified to give opinions concerning traffic hazards, is making a presentation to the Board concerning his or her investigation and the basis for his or her conclusion in the report.
 - b. A lay person can give an opinion but he or she also must present facts to show how the proposal affects his or her piece of property specifically and not just in a general way.
 2. A statement that another person who is not present and not testifying either supports or doesn't support the petitioner or application is hearsay and is not admissible.
 3. The same rule applies to both the applicant and those in opposition.

Pursuant to North Carolina General Statute 160A-388 and Section 4 of the Board of Adjustment's Rules of Procedure:

4-3. No member of the Board of Adjustment shall participate in either the discussion or vote on any special use permit, variance, or appeal from an administrative officer's decision in any manner that would violate the affected persons' constitutional right to a fair and impartial decision maker.

Prohibited conflicts include but are not limited to a member having a fixed opinion prior to hearing the matter and not willing to consider changing his or her mind; and undisclosed ex parte communications with the person before the Board, any witnesses, staff, or other Board members. Decisions on either a request for recusal by a member or objections by a person appearing before the Board shall be decided by a simple majority vote.

4-4. No Board Member shall take part in the hearing, consideration, or determination of any matter in which that Board Member is involved or has a financial or personal interest. Personal interest shall be defined as having a family member involved in the project under consideration, a neighborhood association involvement where a Board Member is on the governing body of such association, or where the Board Member is involved in a conflict or dispute with the applicant on a matter unrelated to the application. [f a Board Member has such a conflict, he shall declare the conflict and request to be excused

from voting on the issue. A majority vote of the remaining members present shall be required to excuse the member.

4-5.No Board member shall vote on any matter deciding an application or appeal, unless he shall have attended the public hearing on that application or appeal.

4-6. No Board member shall discuss any case with any parties in interest prior to the public hearing on that case, provided however, that members may receive and/or seek information pertaining to the case from any other members of the Board.

If a Board member has had an ex parte communication that also needs to be disclosed at this time.

The notary swore in staff and all those speaking for and against the request.

NEW BUSINES

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY NAJEH JABBAR

The applicant, Najeh Jabbar, desires a special use permit to operate a Hookah cafe pursuant to Appendix A, Use (10)hh. of the Greenville City Code. The proposed use is located at 3016 S. Memorial Drive. The property is further identified as being tax parcel number 27149.

Ms. Blount delineated the property on the map. She stated that the subject property was located in the southwestern portion of the city.

Zoning of Property: CH (Heavy Commercial)

Surrounding Zoning:

North: CH (Heavy Commercial) and CN (Neighborhood Commercial)

South: CH (Haaevy Commercial)

East: CH (Office Residential) and OR (Office Residential)

West: CH (Heavy Commercial) and RA20 (Residential Agricultural)

Surrounding Development:

North: Street Sounds and Rimtyme

South: Go Beyond Relief

East: Pitt Community College Continuing Education Center and Greenville Financial Services

West: Clubway Apartments

The property contains a 1,800 square foot commercial building and has approximately 152 feet of frontage along S. Memorial Drive with total lot area of 0.53 acres.

Comprehensive Plan:

The property is located within the Commercial character type as designated by the Horizon 2026 Plan. The proposed use is in 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 September 12, 2019. Notice of the public hearing was published in the Daily Reflector on September 16, 2019 and September 23, 2019.

Related Zoning Ordinance Regulations:

Definition:

Hookah Cafe. An establishment that, as a primary or accessory use, provides for the on-site consumption of shisha or similar flavored tobacco products.

Specific Criteria

Section 9-4-103 (AA)

Hookah Café. No hookah café shall be located within a one-fourth mile (1,320 foot) radius of an existing or approved hookah café

Staff Recommended Conditions:

The applicant shall comply with Section 310.9 of the North Carolina Fire Code to include but not limited to an approved ventilation system, an approved noncombustible container for coals, location and position of hookah pipes and disposal, use or handling of ashes and coals.

Shall not operate as a public/private club.

Shall not be a place of entertainment, shall not offer floor shows or dancing area.

Shall not charge a cover for entry.

Shall not offer live entertainment or amplified audio entertainment. Amplified audio entertainment shall mean any type of music or other entertainment delivered through and by an electronic system; provided, however, televisions operating with no amplification other than their internal speakers or televisions connected to a master sound system operating at low amplification and indoor background music system

operating at low amplification and not intended as principal form of entertainment shall not be deemed amplified audio entertainment.

No loitering or outdoor activities permitted.

Shall not operate as class 1 or class 2 tobacco shop.

Shall not be a defacto nightclub.

Other Comments

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

Applicant shall obtain building permits for any work done and have approved inspections.

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.

Chairman Johnson opened the public hearing.

Mr. Jabbar, the applicant, spoke in favor of the request. He stated that he is interested in operating a Hookah Café with serving ice tea or soda and watching TV.

Ms. Bellis asked if food or dinks would be sold.

Mr. Jabbar replied that he would like to but it is not allowed.

Mr. Atkinson asked if tobacco products could not be sold, how would the patrons be able to smoke it?

Mr. Jabbar answered he would buy in bulk and put it on the hookah.

Mr. Moretz asked what about the intended hours of operation.

Mr. Jabbar replied ten 'clock on the weekday and if business picks up then 11 or 12 on the weekend

Mr. Johnson asked if the applicant owned any similar business.

Mr. Jabbar replied that he owned a convenience store but nothing like this business.

Mr. Atkinson asked about the hours of operation in the application

Mr. Jabbar replied if he was limited to ten 'clock then he will close at ten 'clock. He will go by the law.

Mr. Moretz asked the applicant if he understood the conditions being placed on the special use permit.

Mr. Jabbar replied he received an email from Ms. Blount yesterday and he agreed with everything in the email.

Mr. McKinnon asked if there had been any discussion about signage or lights and any particulars regarding any restrictions.

Ms. Blount stated that was not a part of the request but the board could make that a condition.

Chairman Johnson asked for staff recommendation.

Ms. Blount gave the staff recommendation of approval with the conditions.

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

Chairman Johnson read the criteria and the board's silence was a vote in favor of the criteria.

Mr. McKinnon made a motion to adopt the Finding of Facts with the recommended conditions, Mr. Bullock seconded the motion and it passed unanimously.

Ms. Moretz made a motion to approve the petition with the conditions, Ms. Evans seconded the motion and it passed unanimously.

PUBLIC HEARING ON A REQUEST FOR A VARIANCE BY MICHAEL BALDWIN

The applicant, Michael Baldwin, desires a variance from the setbacks and separation of single family group development found in Section 9-4-145 of the Zoning Ordinance in Greenville City Code. The subject property is located at 411 West 3rd Street. The property is further identified as being tax parcel number 04409.

Ms. Blount delineated the property.

Zoning of Property: CD (Downtown Commercial)

Surrounding Zoning:

North: CD (Downtown Commercial) and CDF (Downtown Commercial Fringe)

South: CDF (Downtown Commercial Fringe)

East: CD (Downtown Commercial)

West: CDF (Downtown Commercial Fringe)

Surrounding Development:

North: A vacant lot

South: Single family dwellings and a vacant lot

East: A wooded lot

West: A vacant commercial building and lot

Description of Property:

The subject property is 0.25 acres in size and has approximately 124 feet of frontage along W 3rd

Street. The property owner wishes to sell the units individually. The property use will remain residential.

Comprehensive Plan:

The property is located within the Uptown Edge character type as designated by the Horizon 2026 Greenville Community Plan. The proposed use is in compliance with the Future Land Use Plan which recommends redevelopment projects and multi-family residential development for the subject property.

Notice:

Notice was mailed to the adjoining property owners on September 12, 2019. Notice of the public hearing was published in the Daily Reflector on September 16 and September 23, 2019.

Staff Comments:

Pertinent facts regarding the application:

The property owner initiated conversion of the units from two-family attached dwellings to single family dwellings in order to sell the units individually. During the conversion, the owner rezoned the property from Downtown Commercial Fringe (CDF) to Downtown Commercial (CD). After completion of the renovations, the owner submitted a plat for recordation. Staff informed the owner that single family dwellings were not allowed in the current zoning district; however, single family group development under the multi-family regulations was permitted.

Greenville City Code Section 9-4-145 (E)(4) states principal structures shall be located not less than 16 feet from any other principal structure within a single family group development. The current separation between the units is 15 feet 3 inches and 15 feet 4 inches. These units were originally built in 1940 prior to the development of this regulation. A variance would be required for legal documentation in order for the units to be sold individually. The group development must have common area and establish a home owner's association.

Relief from the setbacks is not required since the units are in the CD zoning district and there are no minimum street, side and rear yard setbacks.

Variance Criteria:

The Board must find in favor of the applicant on each criteria in order to grant the requested variance

1. **Conditions and Specifications** - The application filed meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a variance application.
2. **Notice** - Persons owning property adjacent of the proposed development or use, as listed on the current tax records, were served notice of the public hearing by mail in accordance

with applicable requirements; and that notice of a public hearing to consider the special use permit was published on September 16 and September 23, 2019 in The Daily Reflector.

3. Unnecessary Hardship - The applicant would suffer an unnecessary hardship if a strict application of the ordinance is applied.
4. Unique Circumstances - The hardship of which the applicant complains results from unique circumstances related to the applicant's land – location, size, topography. It is not a unique circumstance if the hardship is caused by the personal actions of the applicant or is a hardship common to others in the development or the general public is not a basis for granting a variance.
5. General Purpose of the Ordinance - If granted, the variance would be in harmony with the general purpose and intent of the Zoning Ordinance and would preserve its spirit.
6. Safety and Welfare - The granting of the variance secures the public safety and welfare and does substantial justice.

The Applicant is seeking relief of

SEC. 9-4-145 DEVELOPMENT STANDARDS

(E) Building separation within group developments containing two or more principal structures on one lot of record.

(4) No portion of any principal structure shall be located less than 16 feet from any other principal structure as measured to the closest point.

Staff Recommended Conditions:

A site plan indicating the common area and the agreement to establish a homeowner association shall be approved prior to marketing the property.

A final plat and homeowner association documents shall be recorded with the Register of Deeds prior to marketing the property.

Staff Recommendation:

Planning staff recommends approval of the request.

Chairman Johnson opened the public hearing.

Mr. McKinnon asked if parking had been discussed.

Ms. Blount replied there is sufficient parking for the units.

Mr. Moretz asked for the purpose of the request if relief from the setback requirement was not necessary.

Ms. Blount answered because under the single family multi-family development, a 16 foot separation between the units is required and the separation between the units is 15 feet 3 inches and 15 feet 4 inches.

Mr. Mike Baldwin, applicant, spoke in favor of the request. He passed out several pictures of the property. He stated that the owner of the property, Michael Overton, gutted the inside and turned a duplex into a single family home. The property was rezoned in 2018 however CD doesn't allow for single family so they had to go to single family under your multifamily ordinance. There is still the issue with not having adequate separation between the buildings. The site plan has been approved pending a variance from this board. It meets the list of criteria for the variance.

Mr. Atkinson asked wasn't a building permit issued and wasn't there discussion about the plans for the property.

Mr. Baldwin replied that he wasn't involved then and he was just the petitioner. He also stated that he thought that the property owner wasn't sure he wanted to sell them at that time. The issues arose when the desire came to want to market them.

Mr. McKinnon asked if sidewalks were required and if the car parked in the photos was on the sidewalk. The parking clearly obstructed the sidewalk.

Ms. Blount replied yes that would be correct if this was new construction, but seeing how these were built in 1940, that pavement is just is an access to the door and not a sidewalk because it does not extend the entire length of the structures. It is a continuation of the concrete walkway.

Mr. Johnson asked if the reasoning for the variance is because the proximity of the structures to each other or closer to the street.

Mr. Baldwin replied it is for the proximity to each structure because there are no setbacks for CD.

Mr. McKinnon asked if this plan was reviewed by the Fire Marshall and Public Works.

Ms. Blount answered yes.

Chairman Johnson asked for staff recommendation.

Ms. Blount gave the staff recommendation of approval with the conditions.

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

Chairman Johnson read the criteria

VARIANCE REQUESTS

(Requires 4/5ths majority vote)

1. **Conditions and Specifications.** That the application filed as Request # _____ meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a variance application.

VOTE: Unanimously Passed

2. **Notice.** That those persons owning property adjacent parcels of the proposed development or use, as listed on the current tax records, were served notice of the public hearing by mail in accordance with applicable requirements; and that notice of a public hearing to consider the special use permit was published on September 16th, 2019 and September 23rd, 2019 in The Daily Reflector, a newspaper having general circulation in the area, as required by law.

VOTE: Unanimously Passed

3. **Unnecessary Hardship.** That the applicant would suffer an unnecessary hardship if a strict application of the ordinance is applied. Not necessary to show that in the absence of the variance, no reasonable use could occur.

VOTE 1: 5 in favor (Bellis, Bullock, Moretz, Johnson, Evans), 2 opposed (McKinnon and Atkinson)

Mr. McKinnon and Mr. Atkinson stated that it was clear when the property was purchased that the separation criteria was not there.

Attorney Phillips reminded the board that the act of purchasing a property with the knowledge that the circumstance exist shall not be regarded as a self-created hardship and is not a basis for denial.

VOTE 2: Unanimously Passed

4. **Unique Circumstances.** That the hardship of which the applicant complains results from unique circumstances related to the applicant's land – location, size, topography. It is not a unique circumstance if the hardship is caused by the personal actions of the applicant or is a hardship common to others in the development or the general public is not a basis for granting a variance.

VOTE 1: 6 in favor (Bellis, Bullock, Moretz, Johnson, Evans, Atkinson), 1 opposed (McKinnon)

Mr. McKinnon stated that he did not see how the property is unique.

Attorney Phillips read the statutes for Unique Circumstances. He also read a portion from the Quasi-Judicial Handbook from the School of Government providing examples of unique circumstances.

Mr. McKinnon said the property is the normal building pattern for West Greenville and the board should be cautious about setting precedent as stated by Attorney Phil Dixon during a previous case.

Mr. Moretz asked staff if there was any other property in that zoning district with the same circumstance.

Ms Blount stated that the variance request is about the separation between the buildings and that three separate structures on one lot is not common in the West Greenville area. The particular property is unique.

VOTE 2: Unanimously Passed

5. **General Purpose of the Ordinance.** That if granted, the variance would be in harmony with the general purpose and intent of the Zoning Ordinance and would preserve its spirit.

VOTE 1: 5 in favor (Bellis, Bullock, Moretz, Johnson, Evans), 2 opposed (McKinnon and Atkinson)

Ms Blount explained that the use would remain residential.

Mr. Moretz asked if the property could be converted to commercial.

Ms Blount explained that the zoning district does allow for commercial use but converting a house to a commercial use would require the structure to be brought up to building code and it may not be that easy.

Ms Johnson asked if the structures had to be sold all at once.

Ms Blount stated that they could be sold individually which is the reason behind the request.

Mr. McKinnon asked if the units were treated like condominiums.

Ms. Blount stated the structures do not fit the condominium act criteria because they are single family dwellings but it is similar with the common area and the homeowner association requirement.

VOTE 2: Unanimously Passed

6. **Safety and Welfare.** That the granting of the variance secures the public safety and welfare and does substantial justice.

VOTE 1: 5 in favor (Bellis, Bullock, Moretz, Johnson, Evans), 2 opposed (McKinnon and Atkinson)

Because of the previous explanations, the second vote was changed.

VOTE 2: Unanimously Passed

Mr. Bullock made a motion to adopt the Finding of Facts with the recommended conditions, Ms. Bellis seconded the motion and it passed unanimously.

Ms. Moretz made a motion to approve the petition with the conditions, Mr. Bullock seconded the motion and it passed unanimously.

With no further business, Mr. Moretz made a motion to adjourn, Mr. Bullock seconded and it passed unanimously.

Meeting adjourned at 7:13 pm

Respectfully submitted

Elizabeth Blount

Lead Planner

STATE OF NORTH CAROLINA

COUNTY OF PITT

CITY OF GREENVILLE
BEFORE THE BOARD OF ADJUSTMENT
FILE NO.: BOA 2019-19

In the Matter of:)
)
JAMES VINSON and Inkville Tattoo and)
Piercing, LLC, a North Carolina limited)
liability company, d/b/a Inkville Tattoos,)
a/k/a InkVille Tattoo & Piercing Studio,)
)
Applicant.)

**DECISION AND ORDER
GRANTING SPECIAL USE PERMIT**

THIS MATTER came on to be heard before the City of Greenville Board of Adjustment (the “Board”) pursuant to N.C.G.S. § 160A-388; Greenville City Code (“City Code”) § 9-4-22; City Code § 9-4-78 (Appendix A); City Code Title 9, Chapter 4, Article E (City Code § 9-4-81 to § 9-4-86); City Code § 9-4-252; City Code Title 9, Chapter 4, Article S (City Code § 9-4-316 to § 9-4-324), and the Board’s *Rules of Procedure* upon application for a special use permit by the Applicant, James Vinson, d/b/a Inkville Tattoos, a/k/a InkVille Tattoo & Piercing Studio concerning the property located at 714 Southeast Greenville Boulevard, Greenville, North Carolina 27858 (in the Greenville Mall), and further identified as being Pitt County Tax Parcel No. 04188 (the “Hearing”). The Hearing was conducted on Tuesday, September 3, 2019, at 6:00 p.m. in City Council Chambers of City Hall located at 200 West Fifth Street, Greenville North Carolina 27858. The voting members of the Board consisted of: Bill Johnson, (Chairman), Michael Glenn, Rodney Bullock, Ann Bellis, Sharon Evans, Nathan Cohen, and Stephen Atkinson. Board member Dillon Godley did participate in the discussion, but did not vote.

APPEARANCES

For the Applicant:

- James Vinson
Applicant and Owner of Business—Inkville Tattoo and Piercing, LLC d/b/a Inkville Tattoos, a/k/a InkVille Tattoo & Piercing Studio

- Cameron Brown
Sergeant for Security Company at Cross Creek Mall, Fayetteville, North Carolina

- Kimberly Stone
Employee for Security Company at Cross Creek Mall, Fayetteville, North Carolina

- Luis Guzman
Owner of Clinton Ink Tattoo Studio in Clinton, North Carolina

Ryan Richardson
*Manager of iFixandRepair at Cross Creek Mall,
Fayetteville, North Carolina*

Chris Saenz
*Employee/Piercer at Clinton Ink Tattoo Studio in
Clinton, North Carolina*

For the Opponent: Jason Nobles
Concerned Citizen

City Staff: Elizabeth Blount
*Planner II
Community Development Department
City of Greenville*

Others Attending: Donald K. Phillips
*Assistant City Attorney
City of Greenville
Counsel to the Board*

EVIDENCE PRESENTED AND RECEIVED

By City Staff:

1. Staff Preliminary Report (including PowerPoint presentation, photographs of the Property, and maps).

By Applicant:

1. City of Greenville Special Use Permit Application—BOA 19-19; Received on July 23, 2019; package to the Board including supporting letters, pictures, and other documents regarding the proposed business.

By Opponent:

1. Package to the Board including various articles regarding bloodborne pathogens and tattoos.

BASED UPON the careful consideration of the evidence produced after a study of the complete record, including the sworn testimony of the witnesses presented at the Hearing; evidence provided by the parties to the Board; oral arguments of the parties; and the entire record in this proceeding, the Board makes the following findings of fact. In making the findings of fact, the undersigned has weighed all the competent, material, and substantial evidence in the record and has assessed the credibility of the witnesses by taking into account the appropriate factors for

judging credibility, including but not limited to the demeanor of the witness, any interests, bias, or prejudice the witness may have, the opportunity of the witness to see, hear, know or remember the facts or occurrences about which the witness testified, whether the testimony of the witness is reasonable, and whether the testimony is consistent with all other believable evidence in the case.

FINDINGS OF FACTS

1. **The Applicant:** The Applicant is James Vinson and his business, Inktown Tattoo and Piercing, LLC, a North Carolina limited liability company, d/b/a Inktown Tattoos, a/k/a Inktown Tattoo & Piercing Studio (the "Applicant").

2. **The Property:** The proposed use is located at 714 Southeast Greenville Boulevard, Greenville, North Carolina 27858 (in the Greenville Mall), and further identified as being Pitt County Tax Parcel No. 04188 (the "Property"). The Property is 39.27 acres in size and contains a 144,034 square foot multi-unit commercial building. The Property has approximately 825 feet of frontage along East Arlington Boulevard, over 1,000 feet of frontage along Southeast Greenville Boulevard, and 495 feet of frontage along Charles Boulevard. The Property is surrounded by major thoroughfares and located on the Greenville Boulevard transportation corridor. The Applicant wishes to occupy a unit which is 3,440 square feet in size. The current tenant of the unit is Jimmy Jazz.

3. **The Owner:** The owner of the Property is RPI Greenville Mall, LP, a Delaware limited partnership having a Certificate of Authority to transact business in the State of North Carolina issued by the North Carolina Secretary of State in the name of R. Greenville Ltd. Partnership.

4. **Proposed Use:** The Applicant is seeking a special use permit to use the Property to operate the following pursuant to Appendix A, Use (15)a. of the Greenville City Code (City Code § 9-4-78 (Appendix A)) and City Code § 9-4-252: **Other activities; personal services not otherwise listed (tattooing and piercing).**

5. **Zoning of Property:** The Property is zoned CG (General Commercial).

6. **Surrounding Zoning:** The surrounding zoning is as follows: North: CG (General Commercial) and OR (Office Residential); South: CG (General Commercial) and OR (Office Residential); East: OR (Office Residential) and R15S (Residential Single Family); and West: CG (General Commercial).

7. **Surrounding Development:** The surrounding development is as follows: North: Pirates Pointe and East Carolina University; South: PNC Bank, Telco Credit Union, Wells Fargo Advisors, State Employees Credit Union, and a vacant lot; East: ECU Administration building, State Employees Credit Union, and single family dwellings; and West: Arlington Village Shopping Center.

8. **Comprehensive Plan:** The property is located within the Mixed Use High Intensity character type as designated by the Horizon 2026 Plan. The proposed use is in compliance with the Future Land Use Plan which recommends commercial development within the subject property.

9. **Notice:** Notice was mailed to the adjoining property owners on August 19, 2019. Notice of the public hearing was published in *The Daily Reflector* on August 26, 2019 and September 2, 2019.

10. The Applicant is already located in Fayetteville, North Carolina at Cross Creek Mall and enjoys a good business and personal reputation in that city. The Applicant has been at this location for two years and desires to expand his business to the Property.

11. The Applicant checks and makes a photocopy of all customer identifications, such as driver licenses. The Applicant also ensures that there is a separate designated privacy area in the business for customers requiring privacy for piercings and tattoos. The Applicant does not provide a separate waiting area for children and does not provide services for individual customers coming to the business with children.

12. Jason Nobles spoke in opposition to the proposed project due to his concerns about bloodborne pathogens and privacy in the Greenville Mall. Mr. Nobles is the manager of four existing tattoo businesses in Greenville and the surrounding area (Greenville, Winterville, Rocky Mount, and Goldsboro).

Based upon the foregoing findings of fact, the undersigned makes the following:

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this proceeding. N.C.G.S. § 160A-388, City Code Title 9, Chapter 4, Article E (City Code § 9-4-81 to § 9-4-86); City Code § 9-4-252; City Code Title 9, Chapter 4, Article S (City Code § 9-4-316 to § 9-4-324), and the Board's *Rules of Procedure*.

2. The Hearing was timely scheduled and held and the Notice of Hearing was timely and properly made, given, and/or served as required with no prejudice to the parties or others required to be notified of the hearing pursuant to N.C.G.S. § 160A-388(a2).

3. The Board has made such inquiry and received such evidence as it deems necessary to determine the nature and extent of the Applicant's application for special use permit in comparison to the intent of City Code Title 9, Chapter 4; and the needs of the City.

4. Pursuant to City Code Title 9, Chapter 4, Article E (Standards and Criteria for Special Uses) (City Code § 9-4-81 to § 9-4-86), particularly City Code § 9-4-81 (General Criteria) the Board unanimously concludes as follows:

- (A) Conditions and Specifications. The proposed use meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a special use permit. Such conditions and specifications include but are not limited to the following:
- (1) Compliance with lot area and dimensional standards.
 - (2) Compliance with setback and other locational standards.
 - (3) Compliance with off-street parking requirements.
 - (4) Compliance with all additional specific criteria set forth for the particular use, Section 9-4-84, of this Article.
 - (5) Compliance with all application submission requirements.
- (B) Comprehensive Plan. The proposed use is in general conformity with the Comprehensive Land Use Plan of the City and its extraterritorial jurisdiction.
- (C) Health and Safety. The proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use. Such health and safety considerations include but are not limited to the following:
- (1) The safe and convenient location of all on-site parking and drives.
 - (2) The existing vehicular traffic on area streets.
 - (3) The condition and capacity of area street(s) which will provide access to the proposed development.
 - (4) The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
 - (5) The reasonably anticipated increase in vehicular traffic generated by the proposed use.
 - (6) The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.
- (D) Detriment to Public Welfare. The proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.
- (E) Existing Uses Detrimental. The proposed use would not be adversely

affected by the existing uses in the area in which it is proposed.

- (F) Injury to Properties or Improvements. The proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.
- (G) Nuisance or Hazard. The proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:
 - (1) The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
 - (2) The intensity of the proposed use in relation to the intensity of adjoining and area uses.
 - (2) The visual impact of the proposed use.
 - (3) The method of operation or other physical activities of the proposed use.
 - (4) The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
 - (5) The danger of fire or explosion.

5. Based upon the totality of the evidence before the Board, and in accordance with City Code Title 9, Chapter 4, Article E (City Code § 9-4-81 to § 9-4-86), particularly City Code § 9-4-81 (General Criteria), the Board, by unanimous vote, determines and concludes that granting permission for the establishment of the following listed special use upon the Property is warranted in this matter: **Other activities; personal services not otherwise listed (tattooing and piercing)** in accordance with Appendix A, Use (15)a. of the Greenville City Code (City Code § 9-4-78 (Appendix A)) and City Code § 9-4-252.

6. Furthermore, based upon the totality of the evidence before the Board, the consent by the Applicant, and in accordance with Greenville City Code Title 9, Chapter 4, Article E (City Code § 9-4-81 to § 9-4-86), particularly City Code § 9-4-82 (Additional Restrictions), the Board, by unanimous vote, determines and concludes additional conditions, restrictions, and standards should be imposed and required upon the Property as herein stated in its Decision and Order as may be necessary to protect the health and safety of workers and residents of the community, and to protect the value and use of property in the general neighborhood.

7. At the conclusion of the Hearing, the Applicant was informed of the Board's Decision. This written decision is being made within a reasonable time and is otherwise in compliance with N.C.G.S. § 160A-388(e2).

Based upon the foregoing findings of fact and conclusions of law, the Board makes the following:

DECISION AND ORDER

1. Upon consideration of the competent, material, and substantial evidence in the record and the arguments by the parties, by unanimous vote (seven in favor and zero in opposition), the Board, in accordance with N.C.G.S. § 160A-388 and City Code Title 9, Chapter 4, particularly Appendix A, Use (15)a. of the Greenville City Code (City Code § 9-4-78 (Appendix A)) and City Code § 9-4-252, hereby **GRANTS** permission for the establishment of the following special use for the subject Property and hereby **ISSUES A SPECIAL USE PERMIT** as follows: **Other activities; personal services not otherwise listed (tattooing and piercing)** in accordance with Appendix A, Use (15)a. of the Greenville City Code (City Code § 9-4-78 (Appendix A)) and City Code § 9-4-252.

2. Pursuant to City Code § 9-4-82, the Board by unanimous vote, further **ORDERS** that the herein described and issued Special Use Permit as is hereby **ISSUED SUBJECT TO AND WITH THE FOLLOWING CONDITIONS AND RESTRICTIONS:**

- A. Must obtain and maintain a permit from the Department of Public Health as required by N.C.G.S. § 130A-283 (Tattooing Regulation), and comply with any other health department requirements including but not limited to sanitation, first aid, vaccinations, health certifications, and disposal of needles and other biohazard waste material.
- B. Must comply with N.C.G.S. § 130A-283 and 15A NCAC 18A.3200 et seq. (Rules governing tattooing from Environmental Health) and any other federal, state, and local laws and regulations.
- C. Must not violate N.C.G.S. § 14-400, Tattooing; body piercing prohibited regulations for those under 18 years of age.
- D. No loitering permitted outside of business.
- E. The proposed project must meet all related State of North Carolina fire and building codes prior to occupancy.

3. Unless otherwise specified, this or any decision or order of the Board, granting a special use permit, shall expire if a building permit, certificate of occupancy, site plan approval, or zoning compliance permit for such use is not granted within six (6) months from the date of the order.

4. This permit is issued to the Applicant and shall be binding upon the Applicant, his successors, and/or assigns.

5. Any use of the Property inconsistent with the approved application shall be prohibited under this permit and shall be subject to revocation accordance with City Code.

6. This permit is subject to full compliance with all specific requirements as set out in City Code Title 9, Chapter 4.

7. If any of the conditions stated above shall not be met, then this permit shall become void and of no effect.

NOTICE OF RIGHT TO APPEAL

Pursuant to N.C.G.S. § 160A-388(e2)(1), N.C.G.S. § 160A-388(e2)(2), City Code § 9-4-319, and Section 3-3 of the *Rules of Procedure* of the City of Greenville Board of Adjustment, a quasi-judicial decision by the City of Greenville Board of Adjustment is effective upon filing the written decision with the Secretary of the Board of Adjustment. The decision of the City of Greenville Board of Adjustment shall be delivered by personal delivery, electronic mail, or by first-class mail to the applicant, property owner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The Secretary of the Board of Adjustment shall certify that proper notice has been made.

Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to N.C.G.S. § 160A-393. See also City Code § 9-4-324. A petition for review shall be filed with the Clerk of Superior Court of Pitt County by the later of **30 days** after the decision is effective or after a written copy thereof is given in accordance with N.C.G.S. § 160A-388(e2)(1). When first-class mail is used to deliver notice, three days shall be added to the time to file the petition.

SO DECIDED and ORDERED, this the _____ day of September, 2019.

William Johnson
Chairman, Board of Adjustment

Received and filed, this the _____ day of September, 2019.

Elizabeth Blount
Secretary to the Board of Adjustment

Special Use Permit - Board of Adjustment
October 24, 2019 6:00 p.m.
Council Chambers
Staff Contact: Elizabeth Blount, 252-329-4608

Date: September 26, 2019

Applicants: A Small Miracle, LLC

Agenda #: 1 (New Business)

Request: The applicant, A Small Miracle, LLC, desires a special use permit to operate a mental health, emotional or physical day program pursuant to Appendix A, Use (8)ff(1). of the Greenville City Code.

Location: The proposed use is located at 2406 Charles Blvd. The property is further identified as being tax parcel numbers 33087 and 53344.

Zoning of Property: OR (Office Residential)

Surrounding Zoning:

North: OR (Office Residential)
South: OR (Office Residential) and RA20 (Residential Agricultural)
East: OR (Office Residential)
West: OR (Office Residential)

Surrounding Development:

North: Williams Family Chiropractic, Briley & Sons Insurance, Carolina Properties, Hugh D. Cox, Attorney's office, and a vacant unit
South: Cheyenne Court
East: Carolina GSE, The Arc and Estilo & Glamour Hair Salon
West: Charles Center Office Suites & Fire/Recuse Station No. 3

Description of Property:

The subject property is .58 acres in size with approximately 127 feet of frontage along Charles Boulevard. Property contains 6,552 square foot office multi-unit office building. The applicant currently occupies the building but is expanding their services to the adult population.

Comprehensive Plan:

The property is located within the High Density Residential character types as designated by the Horizon 2026 Greenville Community Plan. The proposed use is in compliance with the Future Land Use Plan which recommends office use.

Notice:

Notice was mailed to the adjoining property owners on October 9, 2019. Notice of the public hearing was published in the Daily Reflector on October 14 and October 21, 2019.

Related Zoning Ordinance Regulations:

Definition: *Mental health, emotional or physical rehabilitation day program facility.*

(1) An establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services, and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than 18 hours within any 24-hour period.

(2) "Dangerous to others" means that within the recent past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that his conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Professionals or paraprofessionals providing assistance to the occupants shall be allowed in addition to the maximum occupancy.

Staff Recommended Conditions:

The facility must comply with all requirements, licensing, rules, health certifications, background checks and other requirements imposed or directed by the NC Division of Health, Human Services; the Commission or Council on MR/Developmental Disabilities; and Community Alternative Programs for DD/MR adults and/or juveniles.

At no time will clients of the day program facility be permitted to wait or be outside without being accompanied by a staff member of the facility to supervise and ensure proper behavior of the clients including but not limited to aggressive actions, littering, fighting, yelling, loitering or other unacceptable behavior.

Shall not operate as a mental health, emotional or physical rehabilitation center.

Other Comments:

The proposed project shall meet all related NC State fire and building codes regulations applicable to the occupancy use.

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.

BOA 19 - 23
Date Received 9-26-19

**CITY OF GREENVILLE
SPECIAL USE PERMIT APPLICATION**

Applicant Name(s) A Small Miracle LLC

Contact Name and Mailing Address Amy Corbitt
2406 Charles Blvd
Greenville NC 27858

Contact Phone Number (252) 341-9341

Contact Phone Number (252) 439-0431

Contact Fax Number (_____) _____

Contact Email Address Amy.corbitt@asmallmiraclellc.com

Location /Street address of proposed use 2406 Charles Blvd
Greenville NC 27858

Tax Parcel # 33087, 53344

Proposed use Adult Day Program for Individuals with
Special Needs / Developmental Disabilities.

The Zoning Ordinance imposes the following General Restrictions on the use requested by the applicant. Under each requirement the applicant should explain, with reference to attached plans, where applicable, how the proposed use satisfies these requirements. Answers should be supported by facts when possible.

The Board of Adjustment may grant permission for the establishment of a listed special use if the Board finds from the evidence produced after a study of the complete record that:

- (a) **Conditions and Specifications.** That the proposed use meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a special use permit. Such conditions and specifications include but are not limited to the following:

Compliance with lot area, dimensional standards, setback and other location standards, off-street parking requirements, all additional specific criteria set forth for the particular use, Section 9-4-86, of Article E, and all application submission requirements.

Instructional and recreation purposes only. There is
no need for off street parking and no other
additional specific requirements.

- (b) **Comprehensive Plan.** That the proposed use is in general conformity with the Comprehensive Land Use Plan of the City and its extraterritorial jurisdiction.

Proposed use will not change the current operating
hours or alter any physical exterior of the property.
Current use is already for Individuals w/ Special
needs.

- (c) Health and Safety. That the proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.

Such health and safety considerations include but are not limited to the following:

1. The safe and convenient location of all on-site parking and drives.
2. The existing vehicular traffic on area streets.
3. The condition and capacity of area streets which will provide access to the proposed development.
4. The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
5. The reasonably anticipated increase in vehicular traffic generated by the proposed use.
6. The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.

Parking is available and private to this location. One entrance into parking via Charles Blvd. Visibility is free from obstruction and is accessible. No increase in traffic with pedestrian movement only from parking lot to entrance. ASM occupies the entire building.

- (d) Detriment to Public Welfare. That the proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.

Currently used as an office space and instructional purposes for Individuals w/ special needs. Proposed purpose will offer a bigger variety of instruction for clients a bigger to choose from while attending the facility

- (e) Existing Uses Detrimental. That the proposed use would not be adversely affected by the existing uses in the area in which it is proposed.

Proposed use will enhance the existing internally w/ no changes to the external part of the property.

(f) Injury to Properties or Improvements. That the proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.

Proposed use will not alter or injure the value of any neighboring property or public areas. Proposed use is all indoor instruction on site. This program is not available the many adults w/ special needs in the area and will meet a service need.

(g) Nuisance or Hazard. That the proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:

1. The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
2. The intensity of the proposed use in relation to the intensity of adjoining and area uses.
3. The visual impact of the proposed use.
4. The method of operation or other physical activities of the proposed use.
5. The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
6. The danger of fire or explosion.

Number of persons will not exceed capacity office hours will remain 9-5, Monday through Friday. There will be no noticeable visual impact. No substances to be used or possible danger of fire or explosion.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Greenville to place a sign on the property in question, for the purpose of alerting the general public of my request.

<u>Amy Corbitt</u>	<u>Amy Corbitt</u>	<u>9-26-19</u>
Print Name	Signature of Applicant	Date

_____	_____	_____
Print Name	Signature of Applicant	Date

NOTE: If the person who is requesting the Board of Adjustment to take action on a particular piece of property is not the owner of the property and does not have a binding option to purchase the property, then the actual owner(s) of the land must complete this form. If the person who is requesting the Board of Adjustment to take action on a particular piece of property is the owner of the property or has a binding option to purchase the property, please disregard this form. Attach a copy of the option to purchase if the applicant has a binding option to purchase the property.

I/We Three Doap Properties am /are the owner(s) of the property located at 2406 Charles Blvd, Greenville, NC 27858

I/We hereby authorize A Small Miracle LLC

to appear by consent before the Greenville Board of Adjustment in order to ask for a special use permit to

Allocate use of the building as an Adult Day Program for individuals with Special Needs/
Developmental disabilities

at this location. I/We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned. I/We authorize the City of Greenville to advertise and present this matter in my /our name as the owner of the property.

If there are any questions, you may contact Jack W. Presson (Director) at my address,

1117 Ox Na Cove Rd, Waynesville, N.C. 28786

or by telephone at (919) 920-4517 or 919 920-4025

Jack L. Presson 1227 Rocky Knob Rd Waynesville NC 28786

Respectfully yours,

Jack W. Presson
Owner

9-23-19
Date

[Signature]
Owner

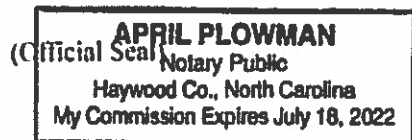
9-20-19
Date

Haywood County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jack Presson

Date: 9/23/2019

April Plowman
Notary Public



My commission expires: July 18, 2022

SOSID: 1202138
Date Filed: 9/18/2019 11:59:00 PM
Elaine F. Marshall
North Carolina Secretary of State
CA2019 261 02424



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: THREE DOGS PROPERTIES, LLC

SECRETARY OF STATE ID NUMBER: 1202138 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2019



Filing Office Use Only
 Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Jack W Presson

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

1117 Oxner Cove Rd 1117 Oxner Cove Rd
Waynesville, NC 28786 Haywood Waynesville, NC 28786 Haywood

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Rentals

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 920-4517 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS

1117 Oxner Cove Rd 1117 Oxner Cove Rd
Waynesville, NC 28786 Haywood Waynesville, NC 28786 Haywood

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Jack Presson NAME: _____ NAME: _____
TITLE: Managing Member TITLE: _____ TITLE: _____
ADDRESS: _____ ADDRESS: _____ ADDRESS: _____
1117 Oxner Cove Rd
Waynesville, NC 28786 Haywood

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Jack W. Presson 4-15-19-
SIGNATURE DATE
Form must be signed by a Company Official listed under Section C of This form.
Jack W Presson Managing Member
Print or Type Name of Company Official Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200
MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27826-0525



COMMUNITY DEVELOPMENT
PLANNING DIVISION

October 9, 2019

Dear Greenville Area Property Owner:

The Community Development Department wishes to inform you that a request has been made to the Board of Adjustment by A Small Miracle LLC for a special use permit to operate a Mental Health, emotional or physical rehabilitation day program facility pursuant to Appendix A, Use (8)ff(1). of the Greenville City Code. The proposed use is located at 2406 S Charles Blvd. The property is further identified as being tax parcel numbers 33087 and 53344.

A public hearing will be held by the Board of Adjustment on Thursday, October 24, 2019 at 6:00p.m. to consider the request. The meeting will be held in the Council Chambers located on the 3rd floor of City Hall, 200 West Fifth Street. You are welcomed to attend.

Attached is an information sheet about the Greenville Board of Adjustment.

If you should have any questions concerning this matter, please call me at (252) 329-4608.

Sincerely,

Elizabeth Blount

Elizabeth Blount
Planner

Enclosures

Doc. 1116967



COMMUNITY DEVELOPMENT
PLANNING DIVISION

October 9, 2019

Amy Corbitt
2406 Charles Blvd.
Greenville, NC 27858

Dear Petitioner:

This is to inform you that your request for a special use permit has been placed on the Board of Adjustment agenda for Thursday, October 24, 2019. The Board will meet at 6:00 PM in the Council Chambers of City Hall located on the third floor at 200 West Fifth Street. A copy of the proposed agenda is enclosed for your information.

Your presence (or that of your authorized representative) is required at this meeting to answer any questions which may arise concerning your request. If you have any further questions regarding this matter or if you would like a copy of the staff findings of fact concerning your request, please call me at (252) 329-4608.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth Blount'.

Elizabeth Blount
Planner

enb

Enclosure

A SMALL MIRACLE

OwnerName	OwnerAddress1	CityStateZip
BAKER & BAKER REALTY LLC	3700 FORT LINCOLN DRIVE NE	WASHINGTON DC 20018
BUCK BEVERLY L & PARKER EULA	2211 PORTERTOWN RD	GREENVILLE NC 27858
FINN INVESTMENTS LLC	921 CARLTON PL	GREENVILLE NC 27858
FIRST FWB CHURCH	2426 CHARLES BV	GREENVILLE NC 27834
G & M INVESTMENTS	100 HICKORY ST APT B317	GREENVILLE NC 27858
GSE HOLDINGS LLC	2408 CHARLES BLVD STE 3	GREENVILLE NC 27858
PAPALAS ANTHONY J & MARIE F	109 CHESHIRE DRIVE	GREENVILLE NC 27858
PONDER PROPERTIES LLC	2403 S CHARLES BLVD	GREENVILLE NC 27835
PONDER PROPERTIES LLC	7097 MARKET ST EXT	WASHINGTON NC 27889
THREE DOGS PROPERTIES LLC	355 GRASSMERE LN	WAYNESVILLE NC 28786
VERITY INVESTMENT PROPERTIES LLC	4880 LOWER ROSWELL RD STE 165-346	MARIETTA GA 30068
WILLIAMSON JAMES M & CAROLYN	P O BOX 59	GREENVILLE NC 27835



A Small Miracle, LLC

Find yourself in good company®

