



**PROPOSED AGENDA
GREENVILLE BOARD OF ADJUSTMENT
Thursday, December 17, 2020
6:00 PM
Zoom Webinar**

- I. ROLL CALL
- II. APPROVAL OF MINUTES –November 19, 2020
- III. NEW BUSINESS

- 1. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY
MICHAEL SHREVES AND MICHAEL B. ROBERSON

The applicants, Michael Shreves and Michael B. Roberson, desire to operate other activities; retail sales not otherwise listed (gun shop) pursuant to Appendix A, Use (15)d. of the Greenville City Code. The proposed use is located at 3740 Charles Blvd. The property is further identified as being tax parcel number 37190.

- IV. ADJOURN

**DRAFT MINUTES OF THE GREENVILLE BOARD OF ADJUSTMENT
November 19, 2020**

The Greenville Board of Adjustment met electronically on the above date at 6:00 PM from different locations due to Covid 19 protocols.

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

Michael Glenn – Chairman - *	Nathan Cohen- X
Christopher Lilley- *	Stephen Atkinson- *
Rodney Bullock - Co-Chair - *	Ann Bellis - *
Hunt McKinnon - X	Dillion Godley- X
Sharon Evans-X	John Landrine –*

VOTING MEMBERS: Glenn, Lilley, Bullock, Atkinson, Bellis, Landrine

OTHERS PRESENT: Elizabeth Blount, Lead Planner; Les Everett, Assistant Director of Planning and Development Services; Thomas Barnett, Director of Planning and Development Services; Donald Phillips, Assistant City Attorney; Kelvin Thomas, Communication Specialist; Tony Parker, Planner I; Valerie Shiuwegar, City Clerk.

OPENING STATEMENT: Mr. Glenn read the following statement:

I would like to start by acknowledging that we are conducting this meeting using a remote, electronic platform. I would ask for your patience today as we proceed. There may be slight delays as we transition between speakers, participants and presentations.

The Board of Adjustment is a quasi-judicial body that is governed by the North Carolina General Statutes and the City's Code of Ordinance. We conduct evidentiary hearings on requests for special use permits, variances, appeals of administrative decisions and interpretations.

Before we begin the evidentiary hearings on today's agenda, I would like to provide some important information about the steps taken to ensure that each parties' due process rights are protected as we proceed in this remote platform.

First, today's meeting will be conducted in accordance with the newly enacted statutes in Session Law 2020-3, which allow for remote meetings and quasi-judicial hearings during declarations of emergency.

Second, each applicant on today's agenda was notified before being placed on the agenda that this meeting would be conducted using a remote, electronic platform. Every applicant on today's agenda has consented to the Board conducting the evidentiary hearing on their request using this remote platform. We will also confirm today at the start of each evidentiary hearing that the participants in the evidentiary hearing consent to the matter proceeding in this remote platform. If there is any objection to a matter proceeding in this remote platform, the case will be continued.

Third, notice of this meeting was provided to the applicants and the public in numerous ways, well beyond the legal requirements for noticing this meeting and the evidentiary hearings.

Specifically, notice of today's evidentiary hearings was provided by mail to all property owners within 250 feet of each subject property. The mailed notices were sent two weeks in advance of the meeting date and within the law to provide such notice – and each notice letter notified the recipient of the remote meeting platform.

Notice was also provided by posting signs on the site of each property, publishing notice in the newspaper and providing notice on the City's website. Each of these notice methods were also done within the legal requirement to provide such notice.

The notices for today's meeting contained information about the means by which the public can access the remote meeting, as the meeting occurs.

Fourth, any individual wishing to participate in today's evidentiary hearings was required to sign-up prior to the meeting to participate. Information about this sign-up requirement, along with information about how to sign-up to participate, was included in the mailed notice letters sent to each property owner within 250 feet of each subject property. This information was also included on the Board's website and, among other information, a link to the Board's website was included in all methods of notice.

All individuals participating in today's evidentiary hearings were also required to submit a copy of any presentation, document, exhibit or other material that they wished to submit at the evidentiary hearing prior to today's meeting. All materials that the City received from the participants in today's cases, as well as a copy of City staff's presentations and documents, were posted online on the Board of Adjustment Meeting Schedule and Agenda prior to this meeting. All materials that will be discussed today can be viewed at any time during today's meeting by visiting <https://www.greenvillenc.gov/government/city-council/boards-and-commissions/board-of-adjustment/2020-board-of-adjustment-meeting-schedule-and-agendas> and clicking the September 24, 2020 Agenda and Meeting packet link. No new documents will be presented at today's meeting. All decisions of this board are subject to appeal with the Pitt County Superior court.

Finally, all individuals who signed-up to participate in an evidentiary hearing on today's agenda, as well as all City staff participants, were emailed a witness oath form prior to today's meeting. Any individual planning to testify or submit evidence in an evidentiary hearing was notified that they must sign the oath form prior to today's meeting. We will also reaffirm everyone's oath on the record at today's meeting.

MINUTES:

Motion made by Ms. Bellis, seconded by Mr. Bullock, to approve the October 22, 2020. Motion passed unanimously.

Mr. Glenn then swore in staff members who would be presenting, Elizabeth Blount.

Assistant City 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. [if 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.

NEW BUSINESS

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY DAVID RICE

The applicant, David Rice for Crossland Homes on behalf of Laavon Johnson, desires a special use permit to place a mobile home on a lot pursuant to Appendix A, Use (2)g. of the Greenville City Code. The proposed use is located at 1110 Benjamin Drive. The property is further identified as being tax parcel number 45893.

Mr. Glenn confirmed and swore in two registered speakers- David Rice and Laavon Johnson.

Ms. Blount delineated the area on the map. She stated that the request is located in the extraterritorial jurisdiction of the City.

Zoning of Property:

RA20 (Residential Agricultural)

Surrounding Zonings:

North: RA20 (Residential Agricultural)
South: RA20 (Residential Agricultural)
East: RA20 (Residential Agricultural)
West: RR (Pitt County Zoning)

Surrounding Developments:

North: Residential Mobile Homes
South: Residential Mobile Homes
East: Residential Mobile Homes
West: Vacant Lot

Description of Property:

The subject property is a 0.37-acre lot with 105 feet of frontage along Benjamin Drive. The property is currently vacant.

Comprehensive Plan:

The property is located within the Low-Medium Density Residential character type as designated by the Horizon Plan. The proposed use is in compliance with the Future Land Use Plan which recommends single family detached residential.

Notice:

Notice was mailed to the adjoining property owners on November 5, 2020. Notice of the public hearing was published in the Daily Reflector on November 9, 2020 and November 16, 2020.

Related Zoning Ordinance Regulations:

Definition:

Mobile home. A manufactured building designed to be used as a single-family dwelling unit which has been constructed and labeled indicating compliance with the HUD-administered National Manufactured Housing Construction and Safety Standards Act of 1974.

Specific Criteria:

- (N) Mobile home.
- (1) No mobile home established (new setup) or relocated within the city planning and zoning jurisdiction shall be occupied until the mobile home has been inspected and approved for compliance with the Minimum Housing Code set forth under Title 9, Chapter 1, Article F of the City Code when the Building Inspector makes a finding of noncompliance with the Minimum Housing Code.
 - (2) Mobile homes shall, upon installation, have either a permanent, continuous masonry foundation, or a continuous and opaque skirt consisting of vinyl, fiberglass or other similar solid nonmetal material. The skirt for a mobile home shall be attached to weather resistant material when required for support.

Staff Comments:

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

Staff Recommendation:

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

Mr. Glenn opened the public meeting.

Mr. Rice, applicant, spoke in favor of the request. He said that Crossland wished to put in a double-wide for Ms. Johnson, and that he would be glad to answer any questions by the board.

No one else spoke in favor of the request.

No one spoke in opposition of the request.

Mr. Glenn then closed the public hearing and opened up Board discussion.

Mr. Glenn read the criteria and the board's silence was a vote in favor of the criteria.

Mr. Bullock made a motion to adopt the Finding of Facts, Mr. Lilley seconded the motion and it passed unanimously. Vote: 6 to 0

Mr. Bullock made a motion to approve the petition, Ms. Bellis seconded the motion and it passed unanimously. Vote: 6 to 0

Mr. Glenn announced that David Rice's special use permit has been granted.

With no further business, Mr. Bullock made a motion to adjourn, Ms Bellis seconded, and it passed unanimously. Meeting adjourned at 6:24 p.m.

Respectfully submitted

Elizabeth Blount
Lead Planner

Special Use Permit – Board of Adjustment

December 17, 2020 6:00 p.m.

Zoom Webinars

Staff Contact: Elizabeth Blount, 252-329-4608

Date: November 17, 2020

Applicant: Michael L. Shreves and Michael B. Roberson

Agenda #: 1 (New Business)

Request: The applicants, Michael L. Shreves and Michael B. Roberson, desire a special use permit to operate other activities; retails sales not otherwise listed (gun shop) pursuant to Appendix A, Use (15)d. of the Greenville City Code.

Location: The proposed use is located at 3740 Charles Boulevard. The property is further identified as being tax parcel number 37190.

Zoning of Property: CH (Heavy Commercial)

Surrounding Zoning:

North: CH (Heavy Commercial)
South: CH (Heavy Commercial)
East: RA20 (Residential Agricultural)
West: CG (General Commercial)

Surrounding Development:

North: Greenville Pool & Supply Company
South: Vacant Lot
East: Hardee's Restaurant and Speedway Convenience and Gasoline Store
West: Cell Tower and vacant lot

Description of Property:

The subject property is 0.89-acres in size with approximately 125 feet of frontage along Charles Boulevard. The property currently houses one main building and three accessory structures. SCI Technologies is located in the main building. The proposed use will be located in an existing structure.

Comprehensive Plan:

The property is located within the Commercial Residential character type as designated by the Horizon Plan. The proposed use is in compliance with the Future Land Use Plan which recommends commercial for the subject property.

Notice:

Notice was mailed to the adjoining property owners on December 3, 2020. Notice of the public hearing was published in the Daily Reflector on December 6 and December 13, 2020.

Related Zoning Ordinance Regulations:

Definition:

Retail sales. Establishments engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of goods. Establishments are classified by kind of business according to the principal lines of commodities sold (apparel), or the usual trade designation (shoe store). Characteristics of retail trade establishment are: the establishment is usually a place of business and is engaged in activities to attract the general public to buy; the establishment buys or receives merchandise as well as sells; the establishment may process its products, but the processing is incidental or subordinate to selling; the establishment is considered as retail in the trade; and the establishment sells to customers for personal or household use.

Staff Recommended Conditions:

Establishment shall not be or evolve into a pawnbroker without separate application and compliance.

Must comply with all local, state and federal laws and regulations regarding gun sales, storage, etc. and maintain all required licenses, such as a Federal Firearms License (FFL).

Staff Comments:

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

Staff Recommendation:

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

BOA 20-23
Date Received 11-17-2020

**CITY OF GREENVILLE
SPECIAL USE PERMIT APPLICATION**

Applicant Name(s) Michael L. Shreves
Michael B. Roberson

Contact Name and Mailing Address Michael L. Shreves
737 Cedar Ridge Drive
Winterville, NC 28590

Contact Phone Number (252) 227-2700

Contact Phone Number () _____

Contact Fax Number () _____

Contact Email Address mike.shreves67@gmail.com

Location /Street address of proposed use 3740 Charles Blvd
Greenville, NC 27858

Tax Parcel # 37190

Proposed use Retail - Firearms Sales. Will be inside existing business structure. Business will
be in addition to current business located at same parcel.

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.

The parcel at 3740 Charles, Blvd, Greenville NC 27858 complies with the appropriate zoning of the heavy commercial to accommodate the business of firearms sales within the jurisdiction of the city of Greenville. The use of this parcel for the sale of specially ordered firearms complies with the reasonable use of the current zoning of the property and will add to the already vigorous businesses of the area.

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

This proposed use is commercial as well and will fit into the current intended commercial use of the parcel. The sale of firearms on this parcel therefore is aligned with the current comprehensive plan for the area. Greenville, NC at 3740 Charles Blvd. Greenville, NC 27858. This is already a commercial business and the proposed use would be in addition to the current use of the parcel.

- (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.

The proposed use of this parcel will not negatively impact the health and safety of persons residing or working in the area due to safety practices that will be followed for the safe handling and storage of ordered firearms. The current business on this parcel already provides more than adequate onsite parking and drives are easily accessible from Charles Blvd. The proposed use is not expected to substantially increase traffic from area streets because this is going to be a special-order business for firearms and not a retail display business. Visibility on the parcel is already very good for both pedestrians and vehicular traffic. The size of the existing commercial parking area provides ample room for maneuverability of vehicles and easy entrance and egress from the property to Charles Blvd. and surrounding areas.

- (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.

For the purposes mentioned above and the fact that there is already a well-established commercial business at the location that specializes in life safety and security (SCI Technologies). The addition of this proposed use will not be detrimental to the public welfare due to already stringent federal regulations governing business operations and secure storage of any ordered firearms that would be on the parcel. The business shall be staffed to be able to accept any shipment that arrives to properly store the firearms at that time. The current business has robust security for both the building premises and areas where ordered firearms would be stored.

- (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.

The proposed use of this parcel will not adversely affect the existing uses in the area

because there will be highly specialized secure storage of any firearm onsite that goes above and beyond federal regulations for firearms storage. In addition, all business will be strictly monitored by federal agencies to ensure all business transactions meet current local, state and federal agency regulations. There will be no adverse effect on surrounding businesses as this is going to be an order only firearms sales business located inside the current established business parcel.

- (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.

The use of this parcel will not injure by value any abutting property in the area; nor, will it impact public improvements in the surrounding neighborhood. There is already a well-established commercial business in operation at the location that specializes in life safety. There is no plan for signage or advertisement that would negatively affect any surrounding businesses or future improvements in the area.

- (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.

The proposed use of this parcel will not constitute a nuisance or hazard to other person's or property in the location around parcel.

A. The proposed use will not unreasonably increase the number of or frequency of attendance at the parcel.

B The proposed use will not affect the intensity of the adjoined or areas surrounding the parcel

C. No visual impact of the proposed use of the parcel.

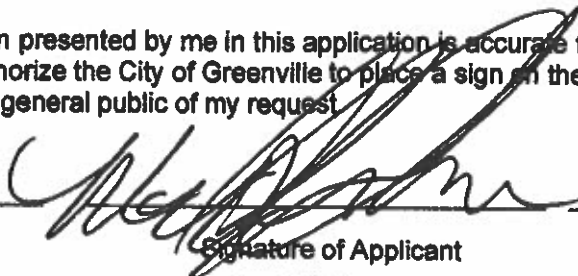
D. There is no increased risk of noxious things or actions on the property as a result of the proposed use because there is already a life safety business on the parcel and this business will be located inside the current business.

E. The proposed use will not increase the danger of fire or explosion. There will be no ammunition sales in relation to this proposed use of parcel.

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.

Michael L. Shreves

Print Name

 11/16/2020

Signature of Applicant

Date

Michael Roberson

Print Name

 11/16/2020

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 MTT Properties, LLC am /are the owner(s) of the

property located at 3740 Charles Blvd. Greenville NC 27858

I /We hereby authorize Michael L. Shreves

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

Conduct the sale of specially ordered firearms in existing business on parcel

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 Michael B. Roberson at my address,

631 Cedar Ridge Drive Winterville, NC 28590

or by telephone at (252) 902-7974 or ()

Respectfully yours,

MTT Properties, LLC, Manager, Michael B. Roberson 11/16/2020
Owner Date

Michael B. Roberson
Owner Date

Pitt 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: Owner of MTT Properties, LLC

Date: 11/16/2020 *Shelly A. Coggins*
Notary Public

(Official Seal) My commission expires: 09/14/2022

Sterling A. Coggins
Notary Public
Pitt County, NC

37790

3740 CHARLES BV

MTT PROPERTIES LLC
37 40 CHARLES BLVD GREENVILLE NC 27858

Total Market Value

\$452,763



Total

Tax Bill Compare More

Print

KEY INFORMATION

Property Use	COM	Lot Number	8
Zoning	CH	Land Class	COM
Land Size	0.69	Legal Description	HARRY ANTHONY HARDEE PROP
Township	WINTERVILLE	Fire District	WVILLE FIRE SRV DIST
Neighborhood	00040 18	Planning Jurisdiction	GV

ASSESSMENT DETAILS

Land Value	\$372,173
Building Value	\$73,320
Misc Improvements Value	\$7,270
Use Value Deferred	\$0
Total Market Value	\$452,763
Total Taxable Value	\$452,763

Residential Building (1)

Card#	
Style	COMM CONST(COMM)
Living Area	1648
External Wall	CONC BLK
Internal Wall (1)	DRYWALL
Internal Wall(2)	MINIMUM
Heat	HEATP
NC	CENT
Bedrooms	
Full Baths	2
Half Baths	
Fireplace	
Garage	N
Carport	N
Grade	C
Foundation	SPRFOOT
Stories	MUL



1 of 2

37190

3740 CHARLES BV

MTT PROPERTIES LLC
37 40 CHARLES BLVD GREENVILLE NC 27858

Total Market Value

\$452,763

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1 of 2

1 of 2

1 of 2



1 of 2

1 of 2

1 of 2



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

December 3, 2020

Michael L. Shreves
737 Cedar Ridge Drive
Winterville, NC 28590

Dear Petitioner:

This is to inform you that your request for a special use permit has been scheduled for the Board of Adjustment meeting on **Thursday, December 3, 2020 at 6 pm. Please be advised that the BOARD'S DECEMBER 3, 2020 meeting will be A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS.**

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

Your presence (or that of your authorized representative) is **required** at this meeting to answer any questions which may arise concerning your request. Individuals who participate in this evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, **no later than 5 p.m. on Monday, December 14th**. You may register on our website at www.greenvillenc.gov under the Board of Adjustment webpage. All participates (including yourself) in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the City Clerk's Office at 252-329-4420 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than December 14th. PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. **Please submit applicable presentations, documents, exhibits or other material that you wish to show at this meeting, via our dropbox link <https://www.dropbox.com/request/7pkUNJK3ctlmVWouiYmf>.** All material received from participants will be posted online. **If you have any issues or concerns about the electronic platform, please contact me as soon as possible, but no later than December 14th.** Additional information will be posted on the City's website ([https://greenvillenc.gov](http://www.greenvillenc.gov)). Enclosed is the meeting's agenda and witness oath and consent.

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

Enclosures



PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

December 3, 2020

Dear Greenville Area Property Owner:

The Planning and Development Department wishes to inform you that the regular scheduled Board of Adjustment meeting is scheduled for **Thursday, December 17, 2020 at 6 pm.** The request by Michael Shreve and Michael Roberson for a special use permit to operate a retail service otherwise not listed (gun shop) pursuant to Appendix A, Use (15)d. of the Greenville City Code will be heard at this meeting. The proposed use is located at 3740 Charles Boulevard. The property is further identified as being tax parcel number 37190. You are receiving this notification because your property is within 250 feet of the proposed request.

-- COVID-19 UPDATE --

PLEASE BE ADVISED THAT THE BOARD'S DECEMBER 17, 2020 MEETING WILL BE A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

The Board of Adjustment meeting will be broadcast and available for viewing by the public via the following methods: the City's website http://greenville.granicus.com/mediaplayer.php?publish_id=13 or the Public Access Channel 9 on television the night of the meeting. The Board of Adjustment meeting can also be listened to by telephone and instructions for doing so are posted on the City's website (<https://greenvillenc.gov>).

If you have competent and material evidence relevant to this case, you may participate in the evidentiary hearing. If you have questions about how to participate in the electronic evidentiary hearing, or if you have any issues or concerns about the electronic platform, please contact the undersigned plan reviewer as soon as possible, but no later than December 14. Individuals who participate in the evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 5 p.m. on Monday, December 14, 2020. All participates in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the City Clerk's Office at 252-329-4420 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than December 14th.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. The registration link and additional information will be posted on the City's website (<https://greenvillenc.gov>). Attached is the meeting's agenda and information sheet about the Greenville Board of Adjustment.

Doc 1139380

More information regarding the case for which you are receiving this notice can be found on the City of Greenville's website, <https://greenvillenc.gov>, on the Board of Adjustment page. Any additional documents and materials received on or after Monday, December 14th will be added to the City's website no later than Friday, December 18, 2020.

If you have any questions concerning this matter, please feel free to contact me.

Best Regards,

Elizabeth Blount
Planning Division, Staff Liaison for the Board of Adjustment
252-329-4608
Eblount@greenvillenc.gov

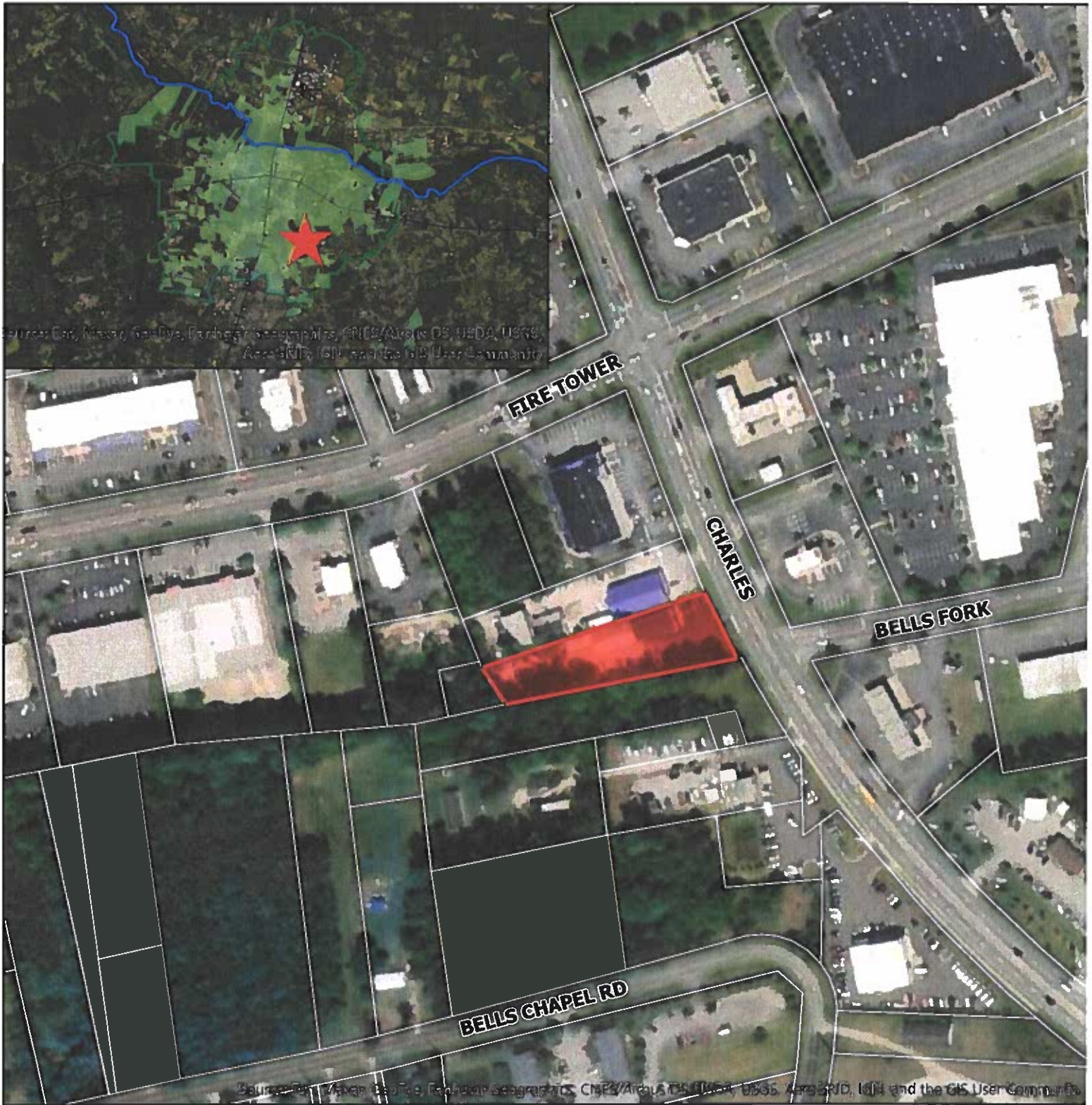
Enclosures

Doc 1139380

MICHAEL SHREVES AND MICHAEL ROBERSON

OwnerName	OwnerName	OwnerAddress1	CityStateZip
3810 CHARLES LLC		3203 S MEMORIAL DR	GREENVILLE NC 27858
KEITH F BISHTON		100 GREAT PINE COURT	WILMINGTON NC 28411
KEITH FREDERICK BISHTON	CAROL BISHTON	3730 S CHARLES BLVD	GREENVILLE NC 27858
CROWN CASTLE SOUTH LLC		4017 WASHINGTON RD	MCMURRAY PA 15317
GEM ENTERPRISES NC INCORPORATED		129 VANDORA HILLS PL	GARNER NC 27529
LONG CHARLIE MACHIEL TRUSTEE CHARLIE MACHIEL LONG LIVING TRUST		4230 COUNTY HOME RD	GREENVILLE NC 27858
MLP CPL LLC	ATTEN; AP-DEPT 13503	PO DRAWER 649	MOUNT OLIVE NC 28365
MORRIS COMMUNICATIONS COMPANY LLC		725 BROAD STREET	AUGUSTA GA 30901
MTT PROPERTIES LLC		3740 CHARLES BLVD	GREENVILLE NC 27858
OMG PROPERTIES LLC		PO BOX 39	GREENVILLE NC 27835
SKATS RESTAURANTS INC		PO BOX 2629	ADDISON TX 75001
SPEEDWAY LLC		539 SOUTH MAIN ST	FINDLAY OH 45840
ZP NO 16 LLC		PO BOX 1159	DEERFIELD IL 60015

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