

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE BOARD OF ADJSUTMENT

July 22, 2010

The Greenville Board of Adjustment met on the above date at 7:00 PM in the City Council Chamber of City Hall.

	Dr. Mulatu Wubneh, X Chairman	
Charles Ewen *		Renee Safford-White *
Charles Ward X		Scott Shook *
John Hutchens *		Sharon Ferris *
Linda Rich *		Wanda Harrington X

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

VOTING MEMBERS: Ewen, Hutchens, Rich, Safford-White, Ferris

OTHERS PRESENT:

- Mr. Mike Dail, Planner
- Mr. Wayne Harrison, Planner
- Ms. Betty Moseley, Secretary
- Ms. Valerie Paul, Secretary I
- Mr. Bill Little, Assistant City Attorney

MINUTES

Motion was made by Ms. Rich seconded by Mr. Ewen to accept the June 24, 2010 minutes as presented. Motion carried unanimously.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY PYRAMID REHEARSAL STUDIO, INC.

The applicant, Pyramid Rehearsal Studio, Inc., desires a special use permit to operate a commercial service not otherwise listed (music rehearsal studio) pursuant to Appendix A, Use (15)c. of the Greenville City Code. The proposed use is located at 320 W. Tenth Street. The property is further identified as being Tax Parcel Number 80036 (formerly 13741 and 13742).

Mr. Shook asked for all those wishing to speak for or against the case to come forward and be sworn.

Mr. Dail delineated the area on the map. He said the property is located in the downtown portion of the city on West 10<sup>th</sup> Street. The property as well as the properties on the south, east and north are zoned IU (Unoffensive Industry). The property to the west is zoned CDF (Downtown Commercial Fringe) & IU (Unoffensive Industry). The property is located along a major thoroughfare, being West 10<sup>th</sup> Street.

Surrounding Development:

- North: Building Hope Community Center
- South: Commercial Building (ECU Property)
- East: Trade Mart
- West: Nationwide Insurance, Quik Fill Ink, Pollard & Son HVAC

**Description of Property:**

The property contains a 7,500 square foot commercial building and has approximately 180 feet of frontage along W. Tenth Street with a total lot area of 0.68 acres.

**Comprehensive Plan:**

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

**Notice:**

Notice was mailed to the adjoining property owners on July 8, 2010. Notice of the public hearing was published in the Daily Reflector on July 12, 2010 and July 19, 2010.

**Staff Comments:**

Shall not qualify as a place of entertainment or as a music venue.

Site plan review and approval is required.

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

**Staff Recommendation:**

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

Mr. Davis Edwards, owner, spoke in favor of the request. He stated they currently they have a studio located in Wilmington. He stated that the new studio will provide a place for rehearsals only. It allows musicians somewhere to practice without disrupting their neighborhoods. Sometimes teachers will lease rooms to teach lessons also.

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

Mr. Shook asked for staff’s recommendation.

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

Mr. Shook closed the public hearing and read the criteria.

Motion was made by Mr. Ewen, seconded by Ms. Ferris to approve the Findings of Fact. Motion carried unanimously.

Motion was made by Mr. Hutchens, seconded by Ms. Safford-White to approve the petition. Motion carried unanimously.

Based on the facts found by the Board and the evidence presented, the Board orders that this permit be granted and subject to full compliance with all of the specific requirements stated in the Zoning Ordinance of the City of Greenville for the proposed use.

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY KOINONIA CHRISTIAN CENTER CHURCH MINISTRIES, INC.**

The applicant, Koinonia Christian Center Church Ministries, Inc., desires a special use permit to operate a child day care pursuant to Appendix A, Use (8)a. of the Greenville City Code. The proposed use is located at 1405 SW Greenville Boulevard. The property is further identified as being Tax Parcel Numbers 66452 and 77276.

Mr. Shook asked for all those wishing to speak for or against the case to come forward and be sworn.

Mr. Dail delineated the area on the map. He said the property is located on Southwest Greenville Boulevard. The property as well as the properties on the south are zoned RA20 (Residential Agricultural). The property to the north is zoned CG (General Commercial) and the property to the east and west are zoned R9S (Residential Single Family). The property is located along a major thoroughfare, Southwest Greenville Boulevard.

**Surrounding Development:**

- North: Vacant
- South: Vacant
- East: Single Family Residences (Oakdale Subdivision)
- West: Single Family Residences (Red Oak Subdivision)

**Description of Property:**

The property contains a 37,952 square foot church building and has approximately 490 feet of frontage along SW Greenville Boulevard with a total lot area of 18 acres.

**Comprehensive Plan:**

The property is located within Vision Area "E" as designated by the Comprehensive Plan. The proposed use is in general compliance with the Future Land Use Plan which recommends office/institutional/multi-family development for the subject property.

**Notice:**

Notice was mailed to the adjoining property owners on July 8, 2010. Notice of the public hearing was published in the Daily Reflector on July 12, 2010 and July 19, 2010.

**Staff Comments:**

Day care facility must comply with all state licensing requirements and regulations prior to operation.

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

**Staff Recommendation:**

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

Ms. Angela Revis, Director of Koinonia Christian Center, spoke in favor the request. She stated that the facility would care for children from six weeks to 5 years of age.

Mr. Ewens asked if the children would mostly be from the congregation or from the neighborhood.

Ms. Revis replied that they would come from the neighborhood.

Ms. Ferris asked how many children would be enrolled.

Ms. Revis stated about 55.

Mr. Shook asked how many employees they would have.

Ms. Revis stated approximately 12.

Ms. Safford-White asked about the hours of operation.

Ms. Revis stated 6:00 AM to 6:00 PM.

Ms. Rich asked if all the children would be dropped off and picked up by the parents.

Ms. Revis replied yes.

Mr. Shook asked if there would be any additions to the playground.

Ms. Revis replied that they would include equipment for the younger ages.

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

Mr. Shook asked for staff's recommendation.

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

Mr. Shook closed the public hearing and read the criteria.

Motion was made by Ms. Rich, seconded by Mr. Ewen to approve the Findings of Fact. Motion carried unanimously.

Motion was made by Ms. Safford-White, seconded by Ms. Rich to approve the petition. Motion carried unanimously.

Based on the facts found by the Board and the evidence presented, the Board orders that this permit be granted and subject to full compliance with all of the specific requirements stated in the Zoning Ordinance of the City of Greenville for the proposed use.

ANNUAL TRAINING SESSION DATE SELECTION

Mr. Dail stated that training was scheduled for August 2 beginning at 5:00 PM.

Mr. Dail introduced the new Planning Division secretary Ms. Valerie Paul.

With no further discussion, motion was made and properly seconded to adjourn at 7:30 p.m.

Respectfully Submitted

Michael R. Dail, II  
Planner

APPROVED

Mulatu Wubneh, Chairman