

MINUTES ADOPTED BY THE GREENVILLE BOARD OF ADJSUTMENT

November 18, 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, Chairman*	
Charles Ewen *		Renee Safford-White X
John Hutchens X		Scott Shook X
Linda Rich X		Sharon Ferris *
Wanda Harrington *		Justin Mullarkey *
Minnie Anderson *		

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

VOTING MEMBERS: Wubneh, Ewen, Harrington, Ferris, Mullarkey, Anderson

OTHERS PRESENT:

- Mr. Mike Dail, Planner
- Mr. Wayne Harrison, Planner
- Ms. Valerie Paul, Secretary
- Mr. Bill Little, Assistant City Attorney
- Mr. Jonathan Edwards, Communications Technician

MINUTES

Motion was made by Mr. Ewen, seconded by Ms. Harrington to accept the August 26, 2010 minutes with necessary corrections. Motion carried unanimously.

Chairman Wubneh said that Board usually seats seven regular members, but since there were only six members present for the night’s meeting, then all six members would have to vote in favor of the application. He said that the applicant had the option of postponing the meeting until all the members were available.

Chairman Wubneh had the Secretary call the roll for the meeting.

PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY ANTONIO WHICHARD

The applicant, Antonio Whichard, 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 Maye Lane. The property is identified as being tax parcel number 26465.

Chairman Wubneh called for all those wishing to speak for or against the case to come forward and be sworn in.

Mr. Dail delineated the area on the map. He said the property is located on the eastern side of the City’s jurisdiction, north of the River. The property as well as the properties on the north, south, east, and west are zoned RA20 (Residential Agricultural).

Surrounding Development:

North: Mobile Home, Vacant
South: Duplexes
East: Vacant, Seasons Mobile Home Park
West: Single Family Residences

Description of Property:

The property is currently vacant and has approximately 105 feet of frontage along Maye Lane with a total lot area of 0.50 acres.

Comprehensive Plan:

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

Notice:

Notice was mailed to the adjoining property owners on November 4, 2010. Notice of the public hearing was published in the Daily Reflector on November 8, 2010 and November 15, 2010.

Related Zoning Regulations:

If approved, the applicant shall comply with the following pursuant to Section 9-4-103, Special Standards:

- (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.

Other Comments:

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

Chairman Wubneh asked Mr. Dail if there were any requirements in respect to raising the mobile home higher.

Mr. Dail answered that potentially a flood elevation certificate would have to be done prior to development. The City surveyor said that the portion of the lot that is within the floodplain looks like its 1 ft. below base flood elevation. A mobile home is required to be 2 ft. above base flood elevation. It will depend on how the applicant orients the mobile home on the property. If he orients it in the area of the property to the North, then he may not have to elevate the mobile home, but if he orients it the long way where it would be fronting the street, then it may have to be elevated to a maximum of 3-4 ft. to the finish floor elevation.

Chairman Wubneh asked Mr. Dail at what point will they know where the applicant will place his mobile home.

Mr. Dail answered that they would know when he applies for a building permit.

Chairman Wubneh asked the Board if they had any other questions for Mr. Dail. Since they did not, he called for the applicant to come forward.

Mr. Antonio Whichard, the applicant, came forward and addressed the Board. He said that the wanted to put it behind the floodplain facing the road. There is a patch of woods on the property that he would probably have his guys take out. He wants it to be safe and behind the floodplain.

Chairman Wubneh asked the Board if they had any questions for the applicant. He called for other speakers, but there were none for or against the application. He asked Mr. Dail for the staff recommendation.

Mr. Dail answered that staff did not have any objections to the application.

Chairman Wubneh closed the public hearing and opened the request up for Board discussion. Since there were no comments from the board, Chairperson Wubneh read the criteria and called for a motion to approve the findings of fact.

Motion was made by Mr. Ewen to approve the findings of fact and seconded by Ms. Ferris. The motion carried unanimously.

Motion was made by Mr. Mullarkey to approve the petition and seconded by Ms. Harrington. The 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.

With no further discussion, motion was made and properly seconded to adjourn at 7:12 p.m.

Respectfully Submitted

Michael R. Dail, II
Planner