

October 24, 2007

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

Dr. Multau Wubneh, Chairman	
Ms. Ann Bellis	Mr. Charles Ward
Ms. Renee Safford-White	Mr. Scott Shook
Mr. Thomas Harwell	Mr. Charles Ewen

THOSE MEMBERS ABSENT: Mr. Hutchens

VOTING MEMBERS: Wubneh, Bellis, Ward, Safford-White, Shook, Harwell and Ewen

OTHERS PRESENT:

- Mr. Seth Laughlin, Planner
- Mr. Wayne Harrison, Planner
- Mr. Michael Dail, Planner
- Ms. Kathy Stanley, Secretary
- Mr. Les Everett, Chief Building Inspector
- Mr. Tim Corley, Engineer
- Mr. Bill Little, Assistant City Attorney

MINUTES

Chairman Wubneh asked if there were any corrections to the minutes. Motion was made by Mr. Harwell, seconded by Mr. Ward to accept the September 27, 2007 minutes as presented. Motion carried unanimously.

REQUEST FOR A SPECIAL USE PERMIT BY VINCENT AND ANN BELLIS – GRANTED

Ms. Bellis explained that she would like to be recused from voting because she has a request before the Board.

Motion was made by Mr. Ewen, seconded by Mr. Harwell, to excuse Ms. Bellis. Motion carried unanimously.

Chairman Wubneh stated that the first item is a request by Vincent and Ann Bellis. The applicants, Vincent and Ann Bellis, desire a special use permit to operate a home occupation; dog sitting service pursuant to Section 9-4-78(f)(3)a of the Greenville City Code. The proposed use is located at 1205 E. Wright Road. The property is further identified as being Tax Parcel Number 01418.

Chairman Wubneh declared the meeting a public hearing as advertised in The Daily Reflector on October 8, 2007 and October 22, 2007. Those wishing to speak for or against the request were

sworn in.

Mr. Laughlin delineated the area on the map. Mr. Laughlin presented a map of the location at 1205 E. Wright Road. The property is zoned Residential-Single Family (R9S). The surrounding properties are zoned R9S. The Land Use Plan Map recommends single family residential. The property has approximately 131 feet of frontage along East Wright Road with a total lot area of approximately 0.88 acres. The property is located within Vision Area "T". The applicant may provide service for up to one dog in addition to the standard residential allowance of three dogs. Mr. Laughlin asked that the proposed Findings of Fact be entered into the record.

Applicant: Vincent and Ann Bellis

Request: The applicants, Vincent and Ann Bellis, desire a special use permit to operate a home occupation; dog sitting service pursuant to Section 9-4-78(f)(3)a of the Greenville City Code.

Location: The proposed use is located at 1205 East Wright Road. The property is further identified as being Tax Parcel Number 01418.

Zoning of Property: R9S (Residential-Single Family)

Surrounding Development:

Zoning

North: Residential
South: Residential
East: Residential
West: Residential

R9S (Residential-Single Family)
R9S (Residential-Single Family)
R9S (Residential-Single Family)
R9S (Residential-Single Family)

Description of Property:

The property has approximately 131 feet of frontage along East Wright Road with a total lot area of approximately 0.88 Acres.

Comprehensive Plan:

The property is located within Vision Area "T" as designated by the Comprehensive Plan.

Notice:

Notice was mailed to the adjoining property owners on October 11, 2007. Notice of the public hearing was published in the Daily Reflector on October 8 and October 22, 2007.

Staff Comments:

Applicant may provide service for up to one (1) dog in addition to the standard residential allowance of three (3) dogs.

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. Vincent Bellis, 1205 E. Wright Road, stated that they presently have three dogs and are carrying for another dog. Mr. Bellis stated that it is understood that in order for them to continue carrying for the fourth dog they are required to obtain a special use permit.

Ms. Wanda Thompson, 1202 E. Wright Road, stated that she supports the request. Ms. Thompson stated that she rarely sees the dogs.

No one spoke in opposition.

Chairman Wubneh then read the criteria in granting/denying a special use permit.

Motion was made by Mr. Harwell, seconded by Mr. Ward, to adopt the proposed findings of fact and evidence presented. Motion carried unanimously.

Motion was made by Mr. Ewen, seconded by Ms. Safford-White, to approve the request. 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.

REQUEST FOR A SPECIAL USE PERMIT BY TASHA KING – GRANTED

Chairman Wubneh stated that the next item is a request by Tasha King. The applicant, Tasha King, desires a special use permit to operate a home occupation; child day care pursuant to Section 9-4-78(f)(3)a of the Greenville City Code. The proposed use will be located at 709 Fleming Street. The property is further identified as being a portion of Tax Parcel Number 22543.

Chairman Wubneh declared the meeting a public hearing as advertised in The Daily Reflector on October 8, 2007 and October 22, 2007. Those wishing to speak for or against the request were sworn in.

Mr. Laughlin delineated the area on the map. Mr. Laughlin presented a map indicating the location of 709 Fleming Street. The property has approximately 63 feet of frontage along Fleming Street with a total lot area of approximately 0.21 acres. The property is located within Vision Area "G". Mr. Laughlin presented a photograph of the proposed location indicating the existing fencing. Applicant may provide service to up to five (5) children. Mr. Laughlin asked that the findings of fact be entered into the record.

Applicant: Tasha King

Request: The applicant, Tasha King, desires a special use permit to operate a home occupation; child day care pursuant to Section 9-4-78(f)(3)a of the Greenville City Code.

Location: The proposed use is located at 709 Fleming Street. The property is further identified as being Tax Parcel Number 22543.

Zoning of Property: R6 (Residential)

Surrounding Development:

Zoning

North: Residential

R6S (Residential-Single Family)

South: Residential

CDF (Commercial Downtown Fringe)

East: Residential

R6 (Residential)

West: Residential

R6 (Residential)

Description of Property:

The property has approximately 63 feet of frontage along Fleming Street with a total lot area of approximately 0.21 Acres.

Comprehensive Plan:

The property is located within Vision Area "G" as designated by the Comprehensive Plan.

Notice:

Notice was mailed to the adjoining property owners on October 11, 2007. Notice of the public hearing was published in the Daily Reflector on October 8 and October 22, 2007.

Staff Comments:

Applicant may provide service to up to five (5) children.

Staff recommends the addition of a fenced in play area in the rear yard.

Other Comments:

Proposed project must meet all NC State fire codes prior to occupancy.

Proposed project shall meet all related NC State building codes.

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.

Mrs. Tasha King stated that she wishes to operate a child day care in her home. Mrs. King explained that there will be two shifts, first and second and she will care for children from birth to 12 years of age.

No one spoke in opposition.

Chairman Wubneh then read the criteria in granting/denying a special use permit.

Motion was made by Ms. Safford-White, seconded by Mr. Ward, to adopt the proposed findings of fact and evidence presented. Motion carried unanimously.

Motion was made by Ms. Bellis, seconded by Mr. Ewen, to approve the request. 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.

There being no further business Mr. Laughlin introduced Mr. Michael Dail to the Board. Mr. Dail will be the staff liaison and presenter to the Board effective in November.

There being no further business the meeting adjourned at 7:30 PM.

Respectfully submitted

Seth Laughlin

