

MINUTES ADOPTED BY THE BOARD OF ADJUSTMENT  
August 27, 2015

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

Scott Shook, Chairman-\*

Charles Ewen \*  
Kevin Faison \*  
Justin Mullarkey \*  
Jim Watts \*  
Jeremy Spengeman \*

Claye Frank \*  
Thomas Taft, Jr. \*  
Bill Johnson \*  
Rich Winkler \*

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

VOTING MEMBERS: Shook, Ewen, Faison, Mullarkey, Frank, Taft, Spengeman

OTHERS PRESENT: Mr. Bill Little, Assistant City Attorney  
Mr. Michael Dail, Planner  
Mr. Scott Godefroy, City Engineer  
Ms. Amy Nunez, Secretary  
Mr. Steve Hawley, Communications Manager

**MINUTES**

Mr. Ewen made a motion to approve the July 23, 2015 minutes as presented, Mr. Frank seconded and the motion passed unanimously.

**PUBLIC HEARING ON A REQUEST FOR SPECIAL USE PERMIT BY ROBERT SUMERLIN-  
APPROVED**

The applicant, Robert Sumerlin, 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 3900 Azalea Street. The property is further identified as being tax parcel number 09914.

Mr. Dail delineated the area on the map. He stated that the property is located in the central portion of the City’s jurisdiction.

**Zoning of Property:** RA (Residential Agricultural)

**Surrounding Zoning:**

North: RA (Residential Agricultural)  
South: RA (Residential Agricultural)  
East: RA (Residential Agricultural)  
West: RA (Residential Agricultural)

**Surrounding Development:**

North: Single Family Residence  
South: Single Family Residence  
East: Single Family Residence  
West: Mobile Home, Single Family Residence

**Description of Property:**

The subject property is a 0.33acre lot located within the Floral Park neighborhood. The Floral Park Neighborhood contains a mixture of single family homes and mobile homes.

**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 August 13, 2015. Notice of the public hearing was published in the Daily Reflector on August 17, 2015 and August 24, 2015.

**Staff Recommended Conditions:**

Final plat must be submitted and approved moving the northern property line and creating two conforming lots prior to issuance of a building permit.

**Other Comments:**

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.

Chairman Shook opened the public hearing.

The applicant, Robert Sumerlin, spoke in favor of the request.

No one spoke in opposition of the request.

Chairman asked for the Staff Recommendation.

Mr. Dail stated staff has no objection.

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

Chairman Shook read the required findings criteria. No objections.

**Mr. Frank made a motion to adopt the finding of facts, Mr. Spengeman seconded and the motion passed unanimously.**

**Mr. Mullarkey made a motion to approve the petition with the stated conditions, Mr. Ewen seconded and the motion passed unanimously.**

**PUBLIC HEARING ON A REQUEST FOR SPECIAL USE PERMIT BY SHAMIKA MOORE-APPROVED**

The applicant, Shamika Moore, 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 944 Benjamin Drive. The property is further identified as being tax parcel number 50126.

Mr. Dail delineated the area on the map. He stated that the property is located in the central portion of the City's jurisdiction.

**Zoning of Property:** RA (Residential Agricultural)

**Surrounding Zoning:**

North: RA (Residential Agricultural)  
South: RA (Residential Agricultural)  
East: R6MH (Residential Mobile Home)  
West: RA (Residential Agricultural)

**Surrounding Development:**

North: Mobile Homes  
South: Mobile Homes, Church  
East: Mobile Homes  
West: Mobile Homes

**Description of Property:**

The subject property is a 1.21 acre lot located within Eastwood Country Estates. Eastwood Country

Estates is primarily a mobile home neighborhood.

**Comprehensive Plan:**

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

**Notice:**

Notice was mailed to the adjoining property owners on August 13, 2015. Notice of the public hearing was published in the Daily Reflector on August 17, 2015 and August 24, 2015.

**Staff Comments:**

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.

Chairman Shook opened the public hearing.

The applicant, Shamika Moore, spoke in favor of the request.

No one spoke in opposition of the request.

Chairman asked for the Staff Recommendation.

Mr. Dail stated staff has no objection.

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

Chairman Shook read the required findings criteria. No objections.

**Mr. Frank made a motion to adopt the finding of facts, Mr. Spengeman seconded and the motion passed unanimously.**

**Mr. Mullarkey made a motion to approve the petition with the stated conditions, Mr. Ewen seconded and the motion passed unanimously.**

**ELECTION OF CHAIR AND VICE CHAIR**

Attorney Little stated a new Chair and Vice Chair will need to be elected. He stated the Board could vote to have a new Chair and Vice Chair or make a motion by acclimation to continue the current Chair and Vice Chair which would be by simple majority.

**Mr. Fleming made a motion by acclimation to continue the current Chair and Vice Chair, Mr. Faison seconded and the motion passed unanimously.**

**With no further business, Mr. Ewen made a motion to adjourn, Mr. Spengeman seconded, and it passed unanimously. Meeting adjourned at 7:11p.m.**

Respectfully Submitted,

Michael R. Dail, II  
Planner