

Proposed project is to be located on the larger portion north of Stantonsburg Road). Chairman Wubneh declared the meeting a public hearing as advertised in The Daily Reflector on March 12, 2007 and March 19, 2007. Those wishing to speak for or against the request were sworn in.

Mr. Seth Laughlin stated this is a request for a special use permit by East Carolina Hospitality, LLC to operate a hotel; extended stay lodging. The site is located at the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Rd. The property is zoned Medical Office. The property has approximately 600 feet of frontage along Stantonsburg Road and approximately 920 feet of frontage along B's Barbeque Road with a total lot area of approximately 9.46 acres. The proposed project will occupy a total area of approximately 2.00 acres of the parent parcel. The property is located within Vision Area "F" as designated by the Comprehensive Plan. The Land Use Map recommends office, institutional, and multi-family uses for the subject property. Proposed project must receive Preliminary Plat, Final Plat, and Construction Plan approval, as well as annexation prior to the issuance of any building permits. Mr. Laughlin stated that the applicant must meet all applicable North Carolina State Building Code for proposed use. This project has received preliminary plat approval from the Planning and Zoning Commission. Mr. Laughlin asked that the findings of fact be entered into the record.

Applicant: East Carolina Hospitality, LLC

Request: The applicant, East Carolina Hospitality, LLC, desires a special use permit to operate a hotel; extended stay lodging, pursuant to Section 9-4-78(f)(8)(s)(1) of the Greenville City Code.

Location: The proposed use is located at the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Road. The property is further identified as being Tax Parcel Number 20952.

Zoning of Property: MO (Medical Office)

Surrounding Development:

Zoning

North: Residential

MR (Medical-Residential)

South: Commercial	MO (Medical Office)
East: Multi-Family	MR (Medical-Residential)
West: Residential	CG (General Commercial)

Description of Property:

The property has approximately 600 feet of frontage along Stantonsburg Road and approximately 920 feet of frontage along B's Barbeque Road with a total lot area of approximately 9.46 Acres. The proposed project will occupy a total area of approximately 2.00 acres of the parent parcel.

Comprehensive Plan:

The property is located within Vision Area "F" as designated by the Comprehensive Plan. The Land Use Map recommends office, institutional, and multi-family uses for the subject property.

Notice:

Notice was mailed to the adjoining property owners on March 8, 2007. Notice of the public hearing was published in the Daily Reflector on March 12 and March 19, 2007.

Staff Comments:

Proposed project must receive Preliminary Plat, Final Plat, and Construction Plan approval, as well as annexation prior to the issuance of any building permits. Must meet all applicable North Carolina State Building Code for proposed use.

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. Bellis asked there will be driveway cuts on B's Barbeque Road and Stantonsburg Road.

Mr. Laughlin explained that the project will be accessed by an interior road off B's Barbeque Road. That road and the lots on the interior of the subdivision were approved at the March 20, 2007 Planning and Zoning Commission meeting.

Mr. Harwell stated that according to the map it appears that there's one entrance from the proposed facility from the Waterford Commons Drive and that Waterford Commons Drive has an intersection with B's Barbeque and Stantonsburg Road. Mr. Harwell stated that Waterford Commons Drive is noted as a public street on the map.

Mr. Laughlin stated that a representative from Rivers and Associates is present and will address those issues.

Mr. Jim Walker, Rivers & Associates, representing the applicant, spoke on behalf of the request. Mr. Walker stated presented the preliminary plat that was approved by the Planning and Zoning Commission March 20, 2007. Mr. Walker explained that there is a right-in and right-out access onto Stantonsburg Road. There is a 36 foot wide road proposed and will exit on B's Barbeque Road. Lot 1, the site of the extended hotel, will be served by the interior road, Waterford Commons. There will be two other driveway cuts off B's Barbeque Road which will serve the remaining lots in the development. Mr. Walker stated that Lot 1 will front on Waterford Commons Drive. Waterford Commons Drive is a new road that is cut off of Stantonsburg Road with a right-in/right-out only and it would exit out onto B's Barbeque Road. Decelerate lanes will be constructed on B's Barbeque Road onto Waterford Commons Drive and access to the subject property is from Waterford Commons Drive. Mr. Walker made reference to the brochure that was handed out in reference to Candlewood Suites. Mr. Walker stated that there would be approximately 95 suites. Mr. Walker stated that the property meets and exceeds all city requirements for the zoning and an extended stay hotel. Mr. Walker stated that the extended stay hotel would in harmony with the surrounding zoning. Mr. Walker addressed the criteria that the applicant must meet to be granted a special use permit.

No one spoke in opposition.

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

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

Motion was made by Ms. Bellis, seconded by Mr. Ward, 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 GARRIS EVANS LUMBER COMPANY - GRANTED

Chairman Wubneh stated that the next item is a public hearing for a special use permit by Garris Evans Lumber Company. The applicant, Garris Evans Lumber Company, desires a special use permit to operate a building supply; lumber and materials sales, plumbing and/or electrical supply facility, including outside storage pursuant to Section 9-4-78(f)(12)d of the Greenville City Code. The proposed use is located on Dickinson Avenue between Skinner Street and Watauga Avenue (former Keel Warehouse property). The property is further identified as being a portion of Tax Parcel Number 25828.

Chairman Wubneh declared the meeting a public hearing as advertised in The Daily Reflector on March 12, 2007 and March 19, 2007. Those wishing to speak for or against the request were sworn in.

Mr. Laughlin stated this is a request for a special use permit by operate a building supply; lumber and materials sales, plumbing and/or electrical supply facility, and to including outside storage. The proposed use is located on Dickinson Avenue between Skinner Street and Watauga Avenue. The property is currently zoned Commercial Downtown Fringe and Industry. The property has approximately 300 feet of frontage along Dickinson Avenue, approximately 490 feet of frontage along Skinner Street, and approximately 642 feet of frontage along Watauga Avenue with a total lot area of approximately 3.89 acres. The property is located within Vision Area "G" as designated by the Comprehensive Plan. The Land Use Map recommends commercial uses for the subject property. Mr. Laughlin stated that the applicant must meet all applicable North Carolina State Building Code for the proposed use. Must meet Section 1909 "exterior storage of finished lumber products" of the North Carolina State Fire Prevention Codes. Must meet City of Greenville Fire Department approval of outside storage arrangement and water supply. Mr. Laughlin asked that the findings of fact be entered into the

record.

Applicant: Garris Evans Lumber Company

Request: The applicant, Garris Evans Lumber Company, desires a special use permit to operate a building supply sales facility, including outdoor storage, pursuant to Section 9-4-78(f)(12)d of the Greenville City Code.

Location: The proposed use is located on Dickinson Avenue between Skinner Street and Watauga Avenue (former Keel Warehouse property). The property is further identified as being Tax Parcel Number 25828.

Zoning of Property: CDF (Commercial-Downtown Fringe) and I (Industry)

Surrounding Development:

Zoning

North: Commercial	CDF (Commercial-Downtown Fringe)
South: Commercial	I (Industry)
East: Commercial	CDF (Commercial-Downtown Fringe)
West: Commercial	IU (Unoffensive Industry)

Description of Property:

The property has approximately 300 feet of frontage along Dickinson Avenue, approximately 490 feet of frontage along Skinner Street, and approximately 642 feet of frontage along Watauga Avenue with a total lot area of approximately 3.89 acres.

Comprehensive Plan:

The property is located within Vision Area “G” as designated by the Comprehensive Plan. The Land Use Map recommends commercial uses for the subject property.

Notice:

Notice was mailed to the adjoining property owners on March 8, 2007. Notice

of the public hearing was published in the Daily Reflector on March 12 and March 19, 2007.

Staff Comments:

Must meet all applicable North Carolina State Building Code for proposed use. Must meet Section 1909 “exterior storage of finished lumber products” of the North Carolina State Fire Prevention Codes. Must meet City of Greenville Fire Department approval of outside storage arrangement and water supply.

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. Conrad Paysour, Attorney, spoke on behalf of the applicant. Mr. Paysour stated that Garris Evans will use this area for lumber storage and sales. This site is an extension of their property located on 14th Avenue. Mr. Paysour presented a rendering of what the anticipated site will look like. There will be a wood fence along Dickinson Avenue and chain link fence on the remainder of the site.

Mr. Ward asked if the storage and lumber would be undercover.

Mr. David Evans stated that was the purpose of the permit so there would be no cover. Mr. Evans explained that the use is a permitted use if there was a cover.

Chairman Wubneh asked if a site plan will be required if a building is build.

Mr. Laughlin stated that the applicant will have to submit a site plan for the project.

Mr. Harwell noted that in the deed there is some exceptions for a 15 foot wide landscape easement that would be obtained by the City.

Mr. John Evans explained that anytime you build something within the city you must submit a site plan and Garris Evans is not ready to build as of yet.

Mr. David Evans explained that their intent is to tie into their existing facilities by way of closing a portion of Watauga Street. The request to close that portion was recommended for approval by the Planning and Zoning Commission and final action will be taken in April by the City Council.

Mr. Paysour stated that Watauga Avenue will be closed from Broad Street to the railroad tracts.

No one spoke in opposition.

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

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

Motion was made by Ms. Safford-White, seconded by Mr. Shook, 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 LINDA HARRELL – GRANTED

Chairman Wubneh stated that the next item of business is a request for a public hearing for a special use permit by Linda Harrell. The applicant, Linda Harrell, 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 is located at 102 Lindbeth Street. The property is further identified as being Tax Parcel Number 21651.

Chairman Wubneh declared the meeting a public hearing as advertised in The Daily Reflector on March 12, 2007 and March 19, 2007. Those wishing to speak for or against the request were sworn in.

Mr. Laughlin stated this is a request for a special use permit by operate a child day care center by Linda Harrell at 102 Lindbeth Drive. The property is currently zoned Residential and the surrounding property is zoned Residential. The property has

approximately 130 feet of frontage along Pittman Drive and approximately 104 feet of frontage along Dickinson Avenue with a total lot area of approximately 0.30 acres. The property is located within Vision Area “F” as designated by the Comprehensive Plan. The Land Use Map recommends office, institution, and multifamily uses for the subject property. Mr. Laughlin explained the criteria for a child day care center. Mr. Laughlin asked that the findings of fact be entered into the record.

Applicant: Linda Harrell

Request: The applicant, Linda Harrell, 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 102 Lindbeth Drive. The property is further identified as being Tax Parcel Number 21651.

Zoning of Property: R9 (Residential)

<u>Surrounding Development:</u>	<u>Zoning</u>
North: Residential	R9 (Residential)
South: Residential	R6 (Residential)
East: Residential	R9 (Residential)
West: Residential	R9 (Residential)

Description of Property:

The property has approximately 130 feet of frontage along Pittman Drive and approximately 104 feet of frontage along Dickinson Avenue with a total lot area of approximately 0.30 acres.

Comprehensive Plan:

The property is located within Vision Area “F” as designated by the Comprehensive Plan. The Land Use Map recommends office, institution, and multifamily uses for the subject property.

Notice:

Notice was mailed to the adjoining property owners on March 8, 2007. Notice of the public hearing was published in the Daily Reflector on March 12 and March 19, 2007.

Staff Comments:

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

1. Shall only be permitted within detached single-family dwelling units.
2. Shall not be permitted within any accessory building.
3. Shall constitute an accessory use to the principal use.
4. Shall not occupy more than twenty (20) percent of the mechanically conditioned enclosed floor space of the dwelling unit.
5. Shall not employ more than one (1) person other than those persons legally residing within the principal use dwelling.
6. Shall not be visible from any public right-of-way or adjacent property line.
7. Shall not involve the on-site sales of products.
8. Shall not involve any outside storage of related materials, parts or supplies.
9. Shall have signage in accordance with Article N, Signs.
10. Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.
11. Must meet all applicable North Carolina State Building Code for a child day care.
12. Must meet North Carolina Fire Codes for a child day care.

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 Wubneh asked if Mr. Harrell was the applicant as well since he signed the application.

Mr. Laughlin explained that Mr. and Mrs. Harrell are the property owners and they signed the application as owning the property.

Ms. Linda Harrell stated that she wishes to open a day care facility. Ms. Harrell stated that her driveway can accommodate four cars.

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 amended findings of fact to include that Mr. and Mrs. Harwell are the property owners and that five children are allowed instead of four and the evidence presented. Motion carried unanimously.

Motion was made by Mr. Hutchens, seconded by Mr. Ward, 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 the meeting adjourned at 8:30 PM.

Respectfully submitted

Seth Laughlin
Planner