

**Special Use Permit – Board of Adjustment**  
February 25, 2021 6:00 p.m.  
Zoom Webinar  
Staff Contact: Elizabeth Blount, 252-329-4608

**Date:** January 25, 2021

**Applicant:** Geino Suriel

**Agenda #:** 3 (New Business)

**Request:** The applicant, Geino Suriel, 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.

**Location:** The proposed use is located at 2008 Corbett Ave. The property is further identified as being tax parcel number 86774.

**Zoning of Property:** RA20 (Residential Agricultural)

**Surrounding Zoning:**

North: RA20 (Residential Agricultural)  
South: RA20 (Residential Agricultural)  
East: RA20 (Residential Agricultural)  
West: RA20 (Residential Agricultural)

**Surrounding Development:**

North: Vacant Lot  
South: Single Family Home  
East: Vacant Lot  
West: A Barn and a Single Family Home

**Description of Property:**

The subject property is a 0.39-acre lot with approximately 114 feet of frontage along Corbett Avenue. The property is currently vacant and is located within the floodplain.

**Comprehensive Plan:**

The property is located within the Low-Medium Density Residential character type as designated by the Horizon Plan. The proposed use is in compliance with the Future Land Use Plan which recommends single family detached residential.

**Notice:**

Notice was mailed to the adjoining property owners on February 11, 2021. Notice of the public hearing was published in the Daily Reflector on February 14 and February 21, 2021.

**Related Zoning Ordinance Regulations:**

**Definition:**

*Mobile home.* A manufactured building designed to be used as a single-family dwelling unit which has been constructed and labeled indicating compliance with the HUD-administered National Manufactured Housing Construction and Safety Standards Act of 1974.

**Specific Criteria:**

(N) *Mobile home.*

- (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.

**Staff Recommended Condition**

Development of the property is subject to the requirements of the Flood Damage Prevention Ordinance. Minimum finished floor and service equipment to be elevated 2 feet above the base flood elevation. Elevated service equipment on a platform such as HVAC unit and LP tanks shall be anchored to prevent movement and flotation.

**Staff Comments:**

The proposed project must meet all related State of North Carolina 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.

LOT#3

Revised March, 2018

BOA 21 - 05  
Date Received 1-22-2021

**CITY OF GREENVILLE  
SPECIAL USE PERMIT APPLICATION**

Applicant Name(s) Geino Suriel  
For GFSP Properties of Greenville, NC Ilc

Contact Name and Mailing Address Geino Suriel  
P O BOX 30247  
GREENVILLE, NC 27833

Contact Phone Number ( 252-388-8282 ) Office

Contact Phone Number ( 516-697-5775 ) Cel

Contact Fax Number ( )

Contact Email Address gfs@gfsproperty.com gfsone1@gmail.com

Location /Street address of proposed use 2008 2012 Corbett Ave  
Greenville, NC 27834

Tax Parcel # 9916 86674

Proposed use Install manufactured single family home (single wide trailer)  
CORONADO VIN#NCFLS41A42964C012

The Zoning Ordinance imposes the following General Restrictions on the use requested by the applicant. Under each requirement the applicant should explain, with reference to attached plans, where applicable, how the proposed use satisfies these requirements. Answers should be supported by facts when possible.

The Board of Adjustment may grant permission for the establishment of a listed special use if the Board finds from the evidence produced after a study of the complete record that:

- (a) **Conditions and Specifications.** That the proposed use meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a special use permit. Such conditions and specifications include but are not limited to the following:

Compliance with lot area, dimensional standards, setback and other location standards, off-street parking requirements, all additional specific criteria set forth for the particular use, Section 9-4-86, of Article E, and all application submission requirements.

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The attached final plot No. 20-27 shows Lot #3 (recombined plot for Floral Park Subdivision) with an extension of

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112.5 ft by 149.82 ft for total area of 16,864.75 sqft. This lot's area is more than sufficient to hold the MH

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described above (attached) and parking spaces (4)

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- (b) **Comprehensive Plan.** That the proposed use is in general conformity with the Comprehensive Land Use Plan of the City and its extraterritorial jurisdiction.

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Single family home (manufactured MH) to be moved on or about 03/15/2021. This mobil home, at the moment, seats

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on Cypress Acres MHP, where i rent the lot. Reason why i purchased the lot on Corbett Ave.

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Title and other documents are attached.

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This is a residential area and this Single Family MH will keep the residential area in compliance with the city planning

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- (c) **Health and Safety.** That the proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.

Such health and safety considerations include but are not limited to the following:

1. The safe and convenient location of all on-site parking and drives.
2. The existing vehicular traffic on area streets.
3. The condition and capacity of area streets which will provide access to the proposed development.
4. The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
5. The reasonably anticipated increase in vehicular traffic generated by the proposed use.
6. The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.

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This lot is fenced all around and has sufficient space for 2-3 cars to be parked in front of the MH housing.

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Corbett Ave. is a dead end street and has only residential minimum daily traffic circulation

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on either direction. No business activities will be permitted to tenants of the MH.

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- (d) **Detriment to Public Welfare.** That the proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.

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Lot #3 is fenced all around, adjacent properties are not visible and all land in front of this lot is vacant land.

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Since there will be NO Business activities allowed and minimum traffic there should be no detriment to public welfare.

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- (e) **Existing Uses Detrimental.** That the proposed use would not be adversely affected by the existing uses in the area in which it is proposed.

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The two next properties on Corbett Ave. (2016 & 2018) are vacant. The corner lot of Azalea and Corbett Ave is also vacant

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Therefore, there are no close neighbor that could be affected to any family moving to the MH to be moved to lot #3.

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- (f) Injury to Properties or Improvements. That the proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.

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At the moment only one property, at the end of Corbett Ave is occupied. All other lots on the side of Lot #3 are either vacant or empty of houses or other appurtenances. Therefore, by moving two single family homes to that street will improve and add value to other properties in the neighborhood and other properties nearby.

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- (g) Nuisance or Hazard. That the proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:

1. The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
2. The intensity of the proposed use in relation to the intensity of adjoining and area uses.
3. The visual impact of the proposed use.
4. The method of operation or other physical activities of the proposed use.
5. The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
6. The danger of fire or explosion.

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The single family home (MH) to be moved to Lot #3, is a 3BD, 2BA manufactured home with a maximum capacity of five (5) people to live at the property as specified on the rental-lease agreement. Maximum three (3) cars for family living at the house and 2 parking spaces for visitors will be available. As specified before, there will be no business activities, trash burning, loud music, alcoholic beverage will be allowed per the rental - lease agreement.

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I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Greenville to place a sign on the property in question, for the purpose of alerting the general public of my request.

GEINO SURIEL



01/11/2021

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

**NOTE:** If the person who is requesting the Board of Adjustment to take action on a particular piece of property is not the owner of the property and does not have a binding option to purchase the property, then the actual owner(s) of the land must complete this form. If the person who is requesting the Board of Adjustment to take action on a particular piece of property is the owner of the property or has a binding option to purchase the property, please disregard this form. **Attach a copy of the option to purchase if the applicant has a binding option to purchase the property.**

I /We GEINO SURIEL/GFSP Properties of Greenville, NC llc am /are the owner(s) of the property located at 2012 CORBETT AVE, GREENVILLE, NC 27834

I /We hereby authorize GEINO SURIEL to appear by consent before the Greenville Board of Adjustment in order to ask for a special use permit to MOVE A MANUFACTURED SINGLE FAMILY HOME (SINGLE WIDE) TO BE LEASED TO PROSPECTIVE TENANTS

at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned. I /We authorize the City of Greenville to advertise and present this matter in my /our name as the owner of the property.

If there are any questions, you may contact GEINO SURIEL at my address, P O BOX 30247, GREENVILLE, NC 27833

or by telephone at ( 252-388-8282 ) OFFICE or ( 516-697-5775 ) CEL

GFSP PROPERTIES OF  
GREENVILLE NC, LLC  
REGISTERED AGENT.

*Geo. Geino F. Suriel*

Respectfully yours,

*Geo. Geino F. Suriel* 2-16-2021  
Owner Date

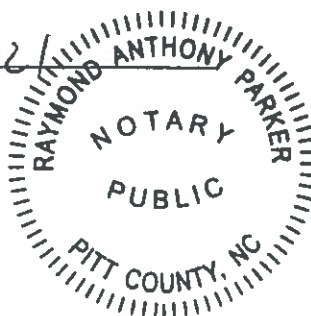
Owner Date

PITT County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: \_\_\_\_\_

Date: 2/16/2021

(Official Seal)



*Raymond Anthony Parker*  
Notary Public

My commission expires: OCT 26, 2021

Doc ID: 014849110002 Type: CRP  
Recorded: 10/30/2020 at 11:54:52 AM  
Fee Amt: \$70.00 Page 1 of 2  
Revenue Tax: \$44.00  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS  
BK 4004 PG 561-562

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 44.00

Parcel Identifier No. 9912; 9918 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ Parcel 9917; most of parcel 9916

Mail/Box to: \_\_\_\_\_ GFS Properties of Greenville NC LLC, P.O. Box 30247, Greenville, N.C. ~~30247~~

This instrument was prepared by: DeLyle M. Evans, P.O. Box 522, Ayden, N.C. -File 27833

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 30 day of October, 2020, by and between

### GRANTOR

Robert F. Sumerlin, Trustee of the Robert F. Sumerlin Revocable Living Trust dated September 8, 2016, and Robert F. Sumerlin, individually

### GRANTEE

GFS Properties of Greenville NC, LLC  
a North Carolina Limited Liability  
Company of P.O. Box 30247, Greenville,  
N.C.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Pactolus \_\_\_\_\_ Township, Pitt \_\_\_\_\_ County, North Carolina and more particularly described as follows:

Lots 3 and 4 (formerly lots 35, 36, 37, 38, 39, 40, 41, 42, 43 of Block I as recorded in Map Book 5, Page 178—Floral Park) as shown on that map titled Recombination Plat for Floral Park, made by Gary S. Miller, recorded in Map Book 86, Page 14 of the Pitt County Registry, to which reference is made for particular description.  
The property hereinabove described was acquired by Grantor by instrument recorded in Book 3489 page 542.

A map showing the above described property is recorded in Plat Book 86 page 14.



MVR 191 (Rev 12/11)

## CERTIFICATE OF TITLE

Cym 137

VEHICLE IDENTIFICATION NUMBER NCFLX41A64377-V012	YEAR MODEL 2000	MAKE FLEE	BODY STYLE MH
TITLE NUMBER 772970131229147 * DUPLICATE *	TITLE ISSUE DATE 05/18/2013		PREVIOUS TITLE NUMBER 779155050454020

MAIL TO

JUDSON HASSELL BLOUNT III  
PO BOX 855  
GREENVILLE NC 27835-0855

ODOMETER READING

ODOMETER STATUS

TITLE BRANDS

## OWNER(S) NAME AND ADDRESS

JUDSON HASSELL BLOUNT III  
170 HOLLY HILL RD  
GREENVILLE NC 27858-8405



The Commissioner of Motor Vehicles of the State of North Carolina hereby certifies that an application for a certificate of title for the herein described vehicle has been filed pursuant to the General Statutes of North Carolina and based on that application, the Division of Motor Vehicles is satisfied that the applicant is the lawful owner. Official records of the Division of Motor Vehicles reflect vehicle is subject to the liens, if any, herein enumerated at the date of issuance of this certificate.

As WITNESS, his hand and seal of this Division of the day and year appearing in this certificate as the title issue date.

*James L. Foyle*  
COMMISSIONER OF MOTOR VEHICLES

FIRST LIENHOLDER:

DATE OF LIEN

LIEN RELEASED BY:

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

SECOND LIENHOLDER:

DATE OF LIEN

LIEN RELEASED BY:

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

THIRD LIENHOLDER:

DATE OF LIEN

LIEN RELEASED BY:

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

FOURTH LIENHOLDER:

DATE OF LIEN

LIEN RELEASED BY:

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

ADDITIONAL LIENS:

147 TIC1474

89925137



PITT COUNTY  
ENVIRONMENTAL HEALTH  
1717 W. 5<sup>th</sup> Street  
Greenville, NC 27834-1696  
Office (252) 902-3200  
Fax (252) 902-3208

# IMPROVEMENT PERMIT

Type of Inspection: Evaluation for a New Septic System  
Appointment Requested: No  
Date Site Ready: 6/3/2020  
Fees Paid: Yes

Application Date: 06/02/2020

Project Number: PRI2020-124946

Application Number: WLS2020-107972

Applicant:  
ROBERT FRANKLIN SUMERLIN  
SUMERLIN OPAL DIXON  
2040 PACTOLUS HWY  
GREENVILLE, NC 27834  
(252) 412-1657

Owner:  
ROBERT R SUMERLIN  
2040 PACTOLUS HWY  
GREENVILLE, NC 27834

Site Address:

Tax Parcel #(s): 09917

Subdivision Name: FLORAL PARK

Lot #: 3

Block/Phase:

Directions to Site: Turn right on MOORE ST; Turn left on MELODY LN; Turn right on DUDLEY ST; Turn left on GREENE ST and immediately turn right on DUDLEY ST; Turn left on VAN DYKE ST; Turn right on MUMFORD RD; Turn right on NC 33 E; Turn left on AZALEA ST; Turn right on CORBETT AV; Finish at 0 CORBETT AV 4 LOTS TO THE RIGHT 2016 CORBETT AV, on the right;

Date of Evaluation	<u>7-13-20</u>	System Type	<u>IFC</u>
Tank Size	<u>1000</u> gal	Nitrification Field	<u>10000</u> ft sq
Pump Tank	_____ gal	Trench Bottom Depth	<u>16</u> in
Grease Trap	_____ gal	Estimated Flow	<u>500</u> gpd
Maximum # of Occupants	<u>10</u>	# of Bedrooms	<u>3</u>

Remarks: COVER SYSTEM W/ APPROVED MATERIAL & LANDSCAPE TO  
SHED SURFACE WATER.  
DO NOT DRIVE/ BUILD OVER SYSTEM/ REPAIR AREAS.  
THIS PERMIT IS ISSUED PURSUANT TO SECTION 11.6) OF  
SL2018-114 USING THE SIGNED AND SAVED BLSS  
EVALUATION ATTACHED HERE.

Permit Reference #'s \_\_\_\_\_

An Authorization to Construct a wastewater system must be obtained from Environmental Health before construction of the wastewater system begins. Depending on the system design, an additional fee may be charged before the Authorization to Construct can be issued.

Date Issued: 9-25-20 Environmental Health Specialist [Signature]

(GS130A-335) This Improvement Permit is subject to revocation if the site is altered or if the site plan or intended use change.

Improvement Permit Valid \_\_\_\_\_ No Expiration Five (5) Years





PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Dear Greenville Area Property Owner:

The Planning and Development Department wishes to inform you that the regular scheduled Board of Adjustment meeting is scheduled for **Thursday, February 25, 2021 at 6 pm.** The request by Geino Suriel for a special use permit to place a mobile home on a lot pursuant to Appendix A, Use (2)g. of the Greenville City Code will be heard at this meeting. The proposed use is located at 2008 Corbett Ave. The property is further identified as being tax parcel number 86674. You are receiving this notification because your property is within 250 feet of the proposed request.

-- COVID-19 UPDATE --

**PLEASE BE ADVISED THAT THE BOARD'S FEBRUARY 25, 2021 MEETING WILL BE A  
REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS**

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

The Board of Adjustment meeting will be broadcast and available for viewing by the public via the following methods: the City's website [http://greenville.granicus.com/mediaplayer.php?publish\\_id=13](http://greenville.granicus.com/mediaplayer.php?publish_id=13) or the Public Access Channel 9 on television the night of the meeting. The Board of Adjustment meeting can also be listened to by telephone and instructions for doing so are posted on the City's website (<https://greenvillenc.gov>).

**If you have competent and material evidence relevant to this case, you may participate in the evidentiary hearing. If you have questions about how to participate in the electronic evidentiary hearing, or if you have any issues or concerns about the electronic platform, please contact the undersigned plan reviewer as soon as possible, but no later than February 22<sup>nd</sup>.** Individuals who participate in the evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 5 p.m. on Monday, February 22, 2021. All participates in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. **You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing.** The registration link and additional information will be posted on the City's website (<https://greenvillenc.gov>). Attached is the meeting's agenda and information sheet about the Greenville Board of Adjustment.

Doc. 1142487

More information regarding the case for which you are receiving this notice can be found on the City of Greenville's website, <https://greenvillenc.gov>, on the Board of Adjustment page. Any additional documents and materials received on or after Monday, February 22<sup>nd</sup> will be added to the City's website no later than Friday, February 26, 2021.

If you have any questions concerning this matter, please feel free to contact me.

Best Regards,

Elizabeth Blount  
Planning Division, Staff Liaison for the Board of Adjustment  
252-329-4608  
Eblount@greenvillenc.gov

Enclosures

Doc. 1142487

FOR **PARTICIPANTS** IN THE EVIDENTIARY HEARING ONLY

**City of Greenville Board of Adjustment  
Witness Oath**

You have signed-up to participate in the evidentiary hearing for agenda item number **(3) Geino Suriel** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons testifying and presenting evidence to the board in a case scheduled for evidentiary hearings must be under oath.

Please sign below to indicate that you swear or affirm that the evidence and testimony you shall give to the City of Greenville Board of Adjustment in the case or cases in which you signed-up to participate shall be the truth, the whole truth, and nothing but the truth, so help you God.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**City of Greenville Board of Adjustment  
Remote Meeting Consent**

You have signed-up to participate in the evidentiary hearing for agenda item number **(3) Geino Suriel** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons with standing in a case scheduled for an evidentiary hearing must consent to the case being heard remotely.

Please sign below to indicate that you consent to the City of Greenville Board of Adjustment holding a remote public hearing to place a mobile home on a lot (case description) at 2008 Corbett Ave. (address of proposed request).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Notary Signature Only**

\_\_\_\_\_  
County, North Carolina

I signed this notarial certificate for the following person(s) located in the noted county according to the emergency video notarization requirements contained in G.S. 10B-25:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Geino Suriel  
PO Box 30247  
Greenville, NC 27833

Dear Petitioner:

This is to inform you that your request for a special use permit has been scheduled for the Board of Adjustment meeting on **Thursday, February 25, 2021 at 6 pm. Please be advised that the BOARD'S FEBRUARY 25, 2021 meeting will be A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS.**

**The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.**

Your presence (or that of your authorized representative) is **required** at this meeting to answer any questions which may arise concerning your request. Individuals who participate in this evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, **no later than 5 p.m. on Monday, February 22<sup>nd</sup>.** You may register on our website at [www.greenvillenc.gov](http://www.greenvillenc.gov) under the Board of Adjustment webpage. All participants (including yourself) in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. **Please submit applicable presentations, documents, exhibits or other material that you wish to show at this meeting, via our dropbox link <https://www.dropbox.com/request/7pkUNJK3ctlmVWouiYmf>.** All material received from participants will be posted online. **If you have any issues or concerns about the electronic platform, please contact me as soon as possible, but no later than February 22<sup>nd</sup>.** Additional information will be posted on the City's website (<https://greenvillenc.gov>). Enclosed is the meeting's agenda and witness oath and consent.

If you have any further questions regarding this matter or if you would like a copy of the staff findings of fact concerning your request, please call me at (252) 329-4608.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth Blount'.

Elizabeth Blount, Planner

Enclosures

Geino Suriel \_ Parcel 86674

OwnerName	OwnerName2	OwnerAddress1	CityStateZip
CARLTON THOMAS CATES	BARBARA HALES CATES	2007 E REDMOND AVENUE	GREENVILLE NC 27834
DAIL DARLENE POLLARD ENTPAKA JANICE DARLENE DAIL		3851 ROBIN RD	AYDEN NC 28513
CONSUELO MARTINEZ ESPINO	DIEGO MARTINEZ ESPINO	1619 MANDY DR	GREENVILLE NC 27834
FRUITION INVESTMENTS GROUP INC		555 FAYETTEVILLE ST STE 201	RALEIGH NC 27601
GFS PROPERTIES OF GREENVILLE NC LLC		PO BOX 300247	GREENVILLE NC
HARDEE J C HEIRS	C/O MARILYN ORE-BOOTH	133 AVON AVE	WASHINGTON NC 27889
BETTY LACOCK	EDWIN RAY TRIPP	333 HARLENDALE DR	WILMINGTON NC 28411
MCCLLENNEY PROPERTY GROUP LLC		PO BOX 1622	GREENVILLE NC 27835
MAGGIE L MANNING NEWTON		2016 CORBETT AV	GREENVILLE NC 27858
SUMERLIN ROBERT R ENTPAKA ROBERT F SUMERLIN REVOCABLE LIVING		2040 PACTOLUS HWY	GREENVILLE NC 27834



*Find yourself in good company®*



 Tar River     ETJ     Subject Property

 City Limits     Railroads

0 100 200 400 Feet





**Special Use Permit –Board of Adjustment Meeting**

February 25, 2021 6:00 p.m.

Zoom Webinar

Staff Contact: Elizabeth Blount, 252-329-4608

**Date:** January 25, 2021

**Applicant:** Mango Man, LLC

**Agenda #:** 4 (New Business)

**Request:** The applicant, Mango Man, LLC, desires a special use permit to provide gasoline sales and convenience store pursuant to Appendix A, Uses (10)b.of the Greenville City Code.

**Location:** The proposed use is located at 0 Frog Level Road. The property is further identified as being tax parcel number 86472.

**Zoning of Property:** CN (Neighborhood Commercial) and O (Office)

**Surrounding Zoning:**

North: R6A (Residential)

South: CN (Neighborhood Commercial)

East: RA20 (Residential Agricultural)

West: CN (Neighborhood Commercial) and O (Office)

**Surrounding Development:**

North: Augusta Trails Duplex Residential Subdivision and Hawthorne Place Apartments  
(under construction)

South: Dollar General Store and a vacant lot

East: Single Family Home

West: Vacant lot

**Description of Property:**

The subject property is 2.116 acres in size and has approximately 312 feet of frontage along Frog Level Road and 452 feet of frontage along Davenport Farm Road. The property is bordered on two sides by minor thoroughfares and at the intersection of a residential transportation corridor. The property is currently undeveloped. The applicant wishes to subdivide the property and operate a convenience store with gasoline sales and a fast food restaurant as an ancillary use.

**Comprehensive Plan:**

The property is located within both the Mixed Use and the Traditional Neighborhood Medium to High Density Commercial character types as designated by the Horizon Plan. The proposed use is in compliance with the Future Land Use Plan which recommends neighborhood-scale commercial development at key intersections and a use that can provide shopping to nearby residential uses while serving as a transition in intensity to nearby neighborhoods.

**Notice:**

Notice was mailed to the adjoining property owners on February 11, 2021. Notice of the public hearing was published in the Daily Reflector on February 14 and February 21, 2021.

**Related Zoning Ordinance Regulations:**

**Definition:**

*Restaurant, fast food.*

- (1) An eating establishment open to the general public of which the principal use is food services, including food ordering, food preparation and on-premises food consumption, and which meets all of the following:

- (a) Does not require a membership, cover or minimum charge for admittance or service during regular or special periods of operation;
- (b) Has sales of prepared and/or packaged foods, in a ready-to-consume state, in excess of 50% of the total gross receipts for the establishment during any month.
  - 1. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready-to-consume state, the following sales shall be included: food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order; packaged food sold to accompany the meal; and non-alcoholic beverages sold to accompany the meal.
  - 2. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready-to-consume state: mixed alcoholic beverages, including the mixer; any other alcoholic beverage; grocery items not ordered and purchased with meals; and any other product, item, entertainment, service, or gratuity which is not specified in this subsection(b) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready-to-consume state.
  - 3. For purposes of determining compliance under this subsection (b), the Zoning Enforcement Officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina.

- (c) Does not qualify as a conventional restaurant by definition; and
- (d) May have as an ancillary or accessory use a full service bar, live or recorded amplified music, floor show, and dancing area which is open to the

restaurant patrons and general public and is limited to the hours of operation of the principal use restaurant.

(2) The following is not considered a “restaurant, fast food” under this definition.

(a) Ancillary or accessory food service for a permitted principal use where the food service is open to the general public such as an employee and/or patron cafeteria or eating area;

(b) Temporary food service as part of permitted temporary uses such as carnivals, fairs, street fairs, circuses, athletic events, community events, concerts, nonprofit fund raising events, emergency shelters and the like; or

(c) Any establishment where the preparation of food is merely incidental to the sale of food such as a grocery store or food market and the like.

*Accessory use.* A use which meets the following conditions:

- (1) A use located on the same lot as the principal use, whether located in the same building, in an accessory building or as an accessory use of land;
- (2) Is incidental to and subordinate to the principal use;
- (3) Is dependent to the principal use;
- (4) Is customarily associated with the principal use; and
- (5) Will not create a nuisance or hazard to the principal use or area uses to a greater degree than that which can be expected by the principal use prior to creation of the accessory use.

Specific Criteria:

(P) *Restaurant; conventional or fast food.*

- (1) Except as further provided, whenever a proposed restaurant is to be located adjacent to a permitted residential use, or a residential zoning district, the following minimum standards shall be required:
  - (a) The restaurant principal structure shall maintain a public street (front yard) setback not less than the adjoining residential zoning district;
  - (b) The restaurant principal structure shall maintain a side and rear yard setback not less than 25 feet from any property line which abuts a residential zoning district or a permitted residential use;
  - (c) The maximum height of the restaurant principal and/or accessory structure(s) shall not exceed 35 feet; and
  - (d) Any exterior menu reader board or order station which contains an audio speaker(s) shall be set back not less than 50 feet from any side or rear property line which abuts a permitted residential use or residential zoning district, and the speaker shall be oriented and directed away from any adjacent permitted residential use or residential zoning district in a manner approved by the Director of Community Development or the Director’s authorized

representative, and the requirements shall be indicated upon an approved site plan. Separation of the speaker from an adjacent permitted residential use or residential zoning district by an intervening nonresidential building or structure of sufficient dimension to negate or block the transmission of sound may, upon approval of the Director of Community Development or representative, substitute for the speaker setback, orientation and direction standards of this section. No exterior menu reader board or order station shall be utilized or operated in a manner which constitutes a nuisance or hazard to the general public.

**Staff Recommended Conditions:**

Final platting, stormwater management, erosion control, NCDOT access agreement and site plan approval is required prior to issuance of a building permit.

Traffic impact analysis is required prior to site plan submission.

Parking shall satisfy both gasoline fuel sales and convenient store requirements.

Outdoor amplified paging of patrons, guests or/or employees shall be prohibited.

Outdoor amplified sound, including music, shall be allowed, provided

- (i) any sound transmission device, system, and/or speaker shall be oriented in a manner that directs all mechanical and/or amplified sound toward the building and away from any abutting residential property line, and
- (ii) no amplified sound shall be audible from any point located on any property zoned for residential purposes. Outdoor amplified sound is defined as any sound using amplifying equipment, whose source is outside or whose source is inside and the sound propagates to the outside through open door(s) or window(s) or other openings in the building. Measurement standards shall be human auditory senses.

No television transmission, movie projection and/or computer display shall be viewed from the gasoline activity area.

Exterior lighting associated with the gasoline activity area shall be directed away from all public and/or private street, and away from property zoned for residential purposes. On-site and under canopy lighting shall be shielded and directed to prevent the light cone from crossing the right-of-way line or perimeter property line. Exterior lighting shall comply with the City of Greenville Lighting Standards.

No exterior neon lighting, no neon light signs, and no flashing signs shall be allowed in conjunction with the principal use convenient store and/or gasoline activity area.

The owner(s) and operator(s) or designee(s) shall collect and properly dispose of all litter and debris located on their property immediately following the closure of business or not later than 7:00 a.m. each morning following any period of operation. All litter or debris shall be collected from within the boundaries of the establishment, associated parking areas, adjacent sidewalks

and public rights-of-way (inclusive of the open ditches along both street frontages) or other adjacent public property open to the public. Posting this statement shall be visible to employees and management inside the building.

The convenience store shall not contain 20% or more of the establishment's floor area dedicated to the display or stocking of tobacco products or 40% or more of the establishment's on-site signage that is visible from public right-of-way advertising tobacco products.

The establishment shall not operate any outdoor dining area without obtaining the appropriate special use permit.

No loitering or outdoor activities permitted.

**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.

BOA 21.06  
Date Received 1-20-2021

**CITY OF GREENVILLE  
SPECIAL USE PERMIT APPLICATION**

Applicant Name(s) Mango Man, LLC

Robert A. Jeffreys, Manager

2719 Graves Drive, Bldg 21, Suite B

Goldsboro, NC 27534-9542

Contact Name and Mailing Address Sulayman Alkanshaly

601 W Ash ST

Goldsboro NC 27530

Contact Phone Number ( 919 ) 344-4411

Contact Phone Number ( )

Contact Fax Number ( )

Contact Email Address ADAMSCMART1805@YAHOO.COM

Location /Street address of proposed use

Tax Parcel # 86472

Proposed use Convenience store with gasoline sales

The Zoning Ordinance imposes the following General Restrictions on the use requested by the applicant. Under each requirement the applicant should explain, with reference to attached plans, where applicable, how the proposed use satisfies these requirements. Answers should be supported by facts when possible.

The Board of Adjustment may grant permission for the establishment of a listed special use if the Board finds from the evidence produced after a study of the complete record that:

- (a) Conditions and Specifications. That the proposed use meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a special use permit. Such conditions and specifications include but are not limited to the following:

Compliance with lot area, dimensional standards, setback and other location standards, off-street parking requirements, all additional specific criteria set forth for the particular use, Section 9-4-86, of Article E, and all application submission requirements.

The proposed use is on a proposed 2.116 acre lot which is in compliance with dimensional

standards of the zoning ordinance. Set backs are in compliance with the zoning ordinance.

30 parking spaces are provided which are provided which is more than 27 which are required.

- (b) Comprehensive Plan. That the proposed use is in general conformity with the Comprehensive Land Use Plan of the City and its extraterritorial jurisdiction.

The Future Land Use plan classifies this property as Mixed Use (MU) described as "Small-scale activity centers that contain places to live, work and shop." The proposed use fits that description.

- (c) **Health and Safety.** That the proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.

Such health and safety considerations include but are not limited to the following:

1. The safe and convenient location of all on-site parking and drives.
2. The existing vehicular traffic on area streets.
3. The condition and capacity of area streets which will provide access to the proposed development.
4. The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
5. The reasonably anticipated increase in vehicular traffic generated by the proposed use.
6. The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.

The proposed use provides safe access to both Frog Level Road and Davenport Farm Road and  
a sufficient number of off street parking spaces located so as not to impede ingress and egress.

Frog Level Road and Davenport Farm Road have adequate capacity to accomodate traffic  
generated by the proposed use.

- (d) **Detriment to Public Welfare.** That the proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.

The proposed use is compatible with the on going development of adjacent properties; for  
example the Dollar General store across the street.

- (e) **Existing Uses Detrimental.** That the proposed use would not be adversely affected by the existing uses in the area in which it is proposed.

The existing uses in the area include a Dollar General Store directly across Davenport Farm Road

These uses are compatible with the proposed convenience store.



- (f) Injury to Properties or Improvements. That the proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.

The proposed use is located at a major intersection which is developing as a neighborhood  
commercial hub. The proposed use is compatible with other uses at this intersection and as such  
will not injure by value or otherwise the adjoining or abutting property or public improvement.

- (g) Nuisance or Hazard. That the proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:

1. The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
2. The intensity of the proposed use in relation to the intensity of adjoining and area uses.
3. The visual impact of the proposed use.
4. The method of operation or other physical activities of the proposed use.
5. The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
6. The danger of fire or explosion.

The site has been designed and the facilities will be designed so as not to create any nuisance or  
hazard including but not limited to items 1-6 above.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Greenville to place a sign on the property in question, for the purpose of alerting the general public of my request.

<u>Robert A. Jeffreys</u>	<u>Robert A. Jeffreys</u>	<u>1-28-2021</u>
Print Name	Signature of Applicant	Date

_____	_____	_____
Print Name	Signature of Applicant	Date



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Sulayman Alkanshaly  
601 W Ash St.  
Goldsboro, NC 27530

Dear Petitioner:

This is to inform you that your request for a special use permit has been scheduled for the Board of Adjustment meeting on **Thursday, February 25, 2021 at 6 pm. Please be advised that the BOARD'S FEBRUARY 25, 2021 meeting will be A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS.**

**The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.**

Your presence (or that of your authorized representative) is **required** at this meeting to answer any questions which may arise concerning your request. Individuals who participate in this evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, **no later than 5 p.m. on Monday, February 22<sup>nd</sup>**. You may register on our website at [www.greenvillenc.gov](http://www.greenvillenc.gov) under the Board of Adjustment webpage. All participates (including yourself) in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>**. **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. **Please submit applicable presentations, documents, exhibits or other material that you wish to show at this meeting, via our dropbox link <https://www.dropbox.com/request/7pkUNJK3ctlmVWouiYmf>.** All material received from participants will be posted online. **If you have any issues or concerns about the electronic platform, please contact me as soon as possible, but no later than February 22<sup>nd</sup>.** Additional information will be posted on the City's website (<https://greenvillenc.gov>). Enclosed is the meeting's agenda and witness oath and consent.

If you have any further questions regarding this matter or if you would like a copy of the staff findings of fact concerning your request, please call me at (252) 329-4608.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth Blount'.

Elizabeth Blount, Planner

Enclosures



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Dear Greenville Area Property Owner:

The Planning and Development Department wishes to inform you that the regular scheduled Board of Adjustment meeting is scheduled for **Thursday, February 25, 2021 at 6 pm.** The request by Mango Man, LLC for a special use permit to operate a convenience store with gasoline sales pursuant to Appendix A, Use (10)b. of the Greenville City Code will be heard at this meeting. The proposed use is located at 0 Frog Level Rd. The property is further identified as being tax parcel number 86472. You are receiving this notification because your property is within 250 feet of the proposed request.

-- COVID-19 UPDATE --

**PLEASE BE ADVISED THAT THE BOARD'S FEBRUARY 25, 2021 MEETING WILL BE A  
REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS**

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

The Board of Adjustment meeting will be broadcast and available for viewing by the public via the following methods: the City's website [http://greenville.granicus.com/mediaplayer.php?publish\\_id=13](http://greenville.granicus.com/mediaplayer.php?publish_id=13) or the Public Access Channel 9 on television the night of the meeting. The Board of Adjustment meeting can also be listened to by telephone and instructions for doing so are posted on the City's website (<https://greenvillenc.gov>).

**If you have competent and material evidence relevant to this case, you may participate in the evidentiary hearing. If you have questions about how to participate in the electronic evidentiary hearing, or if you have any issues or concerns about the electronic platform, please contact the undersigned plan reviewer as soon as possible, but no later than February 22<sup>nd</sup>.** Individuals who participate in the evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 5 p.m. on Monday, February 22, 2021. All participants in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. **You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing.** The registration link and additional information will be posted on the City's website (<https://greenvillenc.gov>). Attached is the meeting's agenda and information sheet about the Greenville Board of Adjustment.

Doc. 1142488

More information regarding the case for which you are receiving this notice can be found on the City of Greenville's website, <https://greenvillenc.gov>, on the Board of Adjustment page. Any additional documents and materials received on or after Monday, February 22<sup>nd</sup> will be added to the City's website no later than Friday, February 26, 2021.

If you have any questions concerning this matter, please feel free to contact me.

Best Regards,

Elizabeth Blount  
Planning Division, Staff Liaison for the Board of Adjustment  
252-329-4608  
[Eblount@greenvillenc.gov](mailto:Eblount@greenvillenc.gov)

Enclosures

Doc. 1142488

FOR **PARTICIPANTS** IN THE EVIDENTIARY HEARING ONLY

**City of Greenville Board of Adjustment  
Witness Oath**

You have signed-up to participate in the evidentiary hearing for agenda item number **(4) Mango Man, LLC** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons testifying and presenting evidence to the board in a case scheduled for evidentiary hearings must be under oath.

Please sign below to indicate that you swear or affirm that the evidence and testimony you shall give to the City of Greenville Board of Adjustment in the case or cases in which you signed-up to participate shall be the truth, the whole truth, and nothing but the truth, so help you God.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**City of Greenville Board of Adjustment  
Remote Meeting Consent**

You have signed-up to participate in the evidentiary hearing for agenda item number **(4) Mango Man, LLC** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons with standing in a case scheduled for an evidentiary hearing must consent to the case being heard remotely.

Please sign below to indicate that you consent to the City of Greenville Board of Adjustment holding a remote public hearing to consider the operation of a convenience store with gasoline sales (case description) at 0 Frog Level Road (address of proposed request).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Notary Signature Only**

\_\_\_\_\_  
County, North Carolina

I signed this notarial certificate for the following person(s) located in the noted county according to the emergency video notarization requirements contained in G.S. 10B-25:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_

**Mango Man, LLC**

OwnerName	OwnerName2	OwnerAddress1	CityStateZip
A ELKS CONSTRUCTION INC		1645 E ARLINGTON BV STE C	GREENVILLE NC 27858
AGREE LIMITED PARTNERSHIP		70 EAST LONG LAKE RD	BLOOMFIELD HILLS MI 48304
TYREK ALSTON		3920 B PALMER DR	GREENVILLE NC 27834
CARL J ATEN	KRISTINA V ATEN	3920 A PALMER DR	GREENVILLE NC 27834
ROBERT W BURT		3120 CHESSWOOD LN	WINTERVILLE NC 28590
CHARLESTON DEVELOPMENT COMPANY INC		PO BOX 1607	WILSON NC 27894
ELIZABETH A COX		3908 A PALMER DR	GREENVILLE NC 27834
JOLYNN CRIGGER	SUSAN L CRIGGER	PO BOX 1117	GREENVILLE NC 27835
EDMONSON PROPERTIES LLC		1302 E FIRE TOWER RD	GREENVILLE NC 27858
FOSS RENTALS LLC		306 PLANTATION RD	GOLDSBORO NC 27530
GILL RUPINDER S ENTPAKA NICOLAS MORA IRREVOCABLE TRUST		PO BOX 51549	DURHAM NC 27717
ELISSA L GORDON		134 INVERNESS DR	HUBERT NC 28539
JAMES WESLEY HEATH	PAIGE A HEATH	990 DAVENPORT FARM RD	WINTERVILLE NC 28590
LESTER JACOBS	AUDREY JACOBS	3908 B PALMER DR	GREENVILLE NC 27834
MANGO MAN LLC		2719 GRAVES DR BLDG 21 STE B	GOLDSBORO NC 27534
BOBBY RAY MILLS	DELORES ANN WILLIAMS	976 DAVENPORT FARM RD	WINTERVILLE NC 28590
SEAN D MORGAN	GEORGE D MORGAN	928 SELWOOD LN	WINTERVILLE NC 28590
ROBERT L MORRIS	MARGARET M MORRIS	1280 DAIRY GLEN DRIVE	FUQUAY-VARINA NC 27526
PARROTT ROBERT D CPA TRUSTEE		1003 RED BANKS RD	GREENVILLE NC 27858



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 Tar River  ETJ  Subject Property

 City Limits  Railroads

0 130 260 520 Feet



**Special Use Permit - Board of Adjustment**  
February 25, 201 6:00 p.m.  
Zoom Webinar  
Staff Contact: Elizabeth Blount, 252-329-4608

**Date:** January 25, 2021

**Applicants:** WGBJR Howell, LLC

**Agenda #:** 5 (New Business)

**Request:** The applicant, WGBJR Howell, LLC, 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 Appendix A, Use (12)d. of the Greenville City Code.

**Location:** The proposed use is located at 301 Hooker Road. The property is further identified as being tax parcel number 07166.

**Zoning of Property:** CDF (Downtown Commercial Fringe)

**Surrounding Zoning:**

North: CDF (Downtown Commercial Fringe)  
South: CDF (Downtown Commercial Fringe) and CH (Heavy Commercial)  
East: CDF (Downtown Commercial Fringe)  
West: CDF (Downtown Commercial Fringe)

**Surrounding Development:**

North: The Next Generation Funeral Home and a vacant lot  
South: Electric Motor Sales & Service of Pitt County, Inc. and a warehouse  
East: Vacant Lot  
West: City of Greenville Building

**Description of Property:**

The subject property is 3.22 acres in size with approximately 325 feet of frontage along Hooker Road and 441 feet of frontage along Howell Street. The property is located along a minor thoroughfare. The applicant wishes to operate a building supply facility with outdoor storage racks.

**Comprehensive Plan:**

The property is located within the Mixed Use character types as designated by the Horizon 2026 Greenville Community Plan. The proposed use is in compliance with the Future Land Use Plan which recommends commercial for the subject property.



**Notice:**

Notice was mailed to the adjoining property owners on February 11, 2021. Notice of the public hearing was published in the Daily Reflector on February 14 and February 21, 2021.

**Related Zoning Ordinance Regulations:**

(LL) Building supply; lumber and material sales, plumbing and/or electrical supply including outside storage.

- (1) The Board of Adjustment may attach additional reasonable screening conditions to any perimeter property boundary when the Board determines that the proposed outside storage area and use would otherwise be incompatible with, and detrimental to, adjacent and area land uses absent such additional screening.
- (2) Required screening may be accomplished by a solid wood fence, masonry wall, earth berm, evergreen vegetation, enclosed structure or combination thereof. Vegetation utilized for this purpose shall comply with Article P.
- (3) The requirements of this section shall be in addition to the applicable bufferyard and planting requirements set out under Article G and Article P; provided, however, that qualified existing and planted vegetation shall be credited and count toward applicable requirements.

**Staff Recommended Conditions:**

Site plan approval is required prior to operation.

Opaque screening shall be installed around outside storage area.

**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.

BOA 21-07  
Date Received 1-28-2021

**CITY OF GREENVILLE  
SPECIAL USE PERMIT APPLICATION**

Applicant Name(s) WGBJR Howell, LLC

Contact Name and Mailing Address WGBJR Howell, LLC, Attn: Jason Tew

2045 D Eastgate Drive

Greenville, NC 27858

Contact Phone Number ( 252 ) 758-4151

Contact Phone Number (            )           

Contact Fax Number (            )           

Contact Email Address tewj@homebuildersnc.com

Location /Street address of proposed use NE Corner of Howell Street and Hooker Road

Tax Parcel # 07166

Proposed use Building supply; lumber and materials sales; plumbing and/or electrical  
supply including outside storage.

The Zoning Ordinance imposes the following General Restrictions on the use requested by the applicant. Under each requirement the applicant should explain, with reference to attached plans, where applicable, how the proposed use satisfies these requirements. Answers should be supported by facts when possible.

The Board of Adjustment may grant permission for the establishment of a listed special use if the Board finds from the evidence produced after a study of the complete record that:

- (a) Conditions and Specifications. That the proposed use meets all required conditions and specifications of the Zoning Ordinance and policies of the City for submission of a special use permit. Such conditions and specifications include but are not limited to the following:

Compliance with lot area, dimensional standards, setback and other location standards, off-street parking requirements, all additional specific criteria set forth for the particular use, Section 9-4-86, of Article E, and all application submission requirements.

The proposed plan is in compliance with applicable City of Greenville Zoning Regulations and meets or exceeds the minimum requirements for lot area, dimensional standards, setbacks and parking requirements.

- (b) Comprehensive Plan. That the proposed use is in general conformity with the Comprehensive Land Use Plan of the City and its extraterritorial jurisdiction.

The Comprehensive Plan provides for development of this area as commercial uses (CDF - Commercial Downtown Fringe). The proposed use is allowable as a Special Use within the CDG district and is therefore in compliance with the Comprehensive Land Use Plan.

- (c) **Health and Safety.** That the proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.

Such health and safety considerations include but are not limited to the following:

1. The safe and convenient location of all on-site parking and drives.
2. The existing vehicular traffic on area streets.
3. The condition and capacity of area streets which will provide access to the proposed development.
4. The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
5. The reasonably anticipated increase in vehicular traffic generated by the proposed use.
6. The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.

The proposed use is in harmony with the existing neighborhood and current zoning patterns. The proposed use will utilize driveway access and pedestrian circulation in conformance with the applicable City of Greenville regulations. The proposed use is located at the intersection of Howell Street and Hooker Road which has the capacity to accommodate the anticipated traffic generated by the use.

- (d) **Detriment to Public Welfare.** That the proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.

The proposed use is in harmony with the existing zoning pattern and commercial uses of the surrounding properties and will not be detrimental to the public of adjacent properties or neighborhood uses.

- (e) **Existing Uses Detrimental.** That the proposed use would not be adversely affected by the existing uses in the area in which it is proposed.

The existing uses in the area will not negatively impact the proposed use as the area consists of the City of Greenville Parks Maintenance Center with outside storage facility, Electric Motor Sales and Service of Pitt Co., Inc., Greenville Noland Co., Piggly Wiggly and The Next Generation Funeral Home.

- (f) Injury to Properties or Improvements. That the proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.

The proposed use and property improvements will not injure the adjoining property  
or public improvements in the neighborhood. The existing public improvements are  
adequate to serve the demands of the intended use and the proposed use is in  
harmony with the existing surrounding uses.

- (g) Nuisance or Hazard. That the proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:

1. The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
2. The intensity of the proposed use in relation to the intensity of adjoining and area uses.
3. The visual impact of the proposed use.
4. The method of operation or other physical activities of the proposed use.
5. The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
6. The danger of fire or explosion.

The proposed use will be similar in nature to surrounding existing commercial uses  
as it relates to the intensity of the use. The building and parking will be in  
architectural harmony with the area and the day to day operations of the use will  
not create increase in noise, odor, smoke, dust, emissions of gas, particles, solids  
or other objectionable or toxic characteristics. The operations do not create any  
danger of fire or explosion.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Greenville to place a sign on the property in question, for the purpose of alerting the general public of my request.

<u>Gray Blount</u>	<u></u>	<u>1-27-2021</u>
Print Name	Signature of Applicant	Date

_____	_____	_____
Print Name	Signature of Applicant	Date

**NOTE:** If the person who is requesting the Board of Adjustment to take action on a particular piece of property is not the owner of the property and does not have a binding option to purchase the property, then the actual owner(s) of the land must complete this form. If the person who is requesting the Board of Adjustment to take action on a particular piece of property is the owner of the property or has a binding option to purchase the property, please disregard this form. **Attach a copy of the option to purchase if the applicant has a binding option to purchase the property.**

I /We \_\_\_\_\_ am /are the owner(s) of the  
property located at \_\_\_\_\_

I /We hereby authorize \_\_\_\_\_  
to appear by consent before the Greenville Board of Adjustment in order to ask for a special use permit to

\_\_\_\_\_

at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned. I /We authorize the City of Greenville to advertise and present this matter in my /our name as the owner of the property.

If there are any questions, you may contact \_\_\_\_\_ at my address,

\_\_\_\_\_

or by telephone at ( \_\_\_\_\_ ) \_\_\_\_\_ or ( \_\_\_\_\_ ) \_\_\_\_\_.

Respectfully yours,

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(Official Seal)

My commission expires: \_\_\_\_\_



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

WGBJR Howell, LLC  
Attn: Jason Tew  
2045 D Eastgate Drive  
Greenville NC 27858

Dear Petitioner:

This is to inform you that your request for a special use permit has been scheduled for the Board of Adjustment meeting on **Thursday, February 25, 2021 at 6 pm**. Please be advised that the **BOARD'S FEBRUARY 25, 2021 meeting will be A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS**.

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

Your presence (or that of your authorized representative) is **required** at this meeting to answer any questions which may arise concerning your request. Individuals who participate in this evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, **no later than 5 p.m. on Monday, February 22<sup>nd</sup>**. You may register on our website at [www.greenvillenc.gov](http://www.greenvillenc.gov) under the Board of Adjustment webpage. All participates (including yourself) in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>**. **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY**. You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. Please submit applicable presentations, documents, exhibits or other material that you wish to show at this meeting, via our dropbox link <https://www.dropbox.com/request/7pkUNJK3ctlmVWouiYmf>. All material received from participants will be posted online. If you have any issues or concerns about the electronic platform, please contact me as soon as possible, **but no later than February 22<sup>nd</sup>**. Additional information will be posted on the City's website ([https://greenvillenc.gov](http://www.greenvillenc.gov)). Enclosed is the meeting's agenda and witness oath and consent.

If you have any further questions regarding this matter or if you would like a copy of the staff findings of fact concerning your request, please call me at (252) 329-4608.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth Blount'.

Elizabeth Blount, Planner

Enclosures



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Dear Greenville Area Property Owner:

The Planning and Development Department wishes to inform you that the regular scheduled Board of Adjustment meeting is scheduled for **Thursday, February 25, 2021 at 6 pm.** The request by WGBJR Howell, LLC for a special use permit to operate a building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage pursuant to Appendix A, Use (12)d. of the Greenville City Code will be heard at this meeting. The proposed use is located at 301 Hooker Rd. The property is further identified as being tax parcel number 07166. You are receiving this notification because your property is within 250 feet of the proposed request.

**-- COVID-19 UPDATE --**

**PLEASE BE ADVISED THAT THE BOARD'S FEBRUARY 25, 2021 MEETING WILL BE A  
REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS**

The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.

The Board of Adjustment meeting will be broadcast and available for viewing by the public via the following methods: the City's website [http://greenville.granicus.com/mediaplayer.php?publish\\_id=13](http://greenville.granicus.com/mediaplayer.php?publish_id=13) or the Public Access Channel 9 on television the night of the meeting. The Board of Adjustment meeting can also be listened to by telephone and instructions for doing so are posted on the City's website (<https://greenvillenc.gov>).

**If you have competent and material evidence relevant to this case, you may participate in the evidentiary hearing. If you have questions about how to participate in the electronic evidentiary hearing, or if you have any issues or concerns about the electronic platform, please contact the undersigned plan reviewer as soon as possible, but no later than February 22<sup>nd</sup>.** Individuals who participate in the evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 5 p.m. on Monday, February 22, 2021. All participants in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. The registration link and additional information will be posted on the City's website (<https://greenvillenc.gov>). Attached is the meeting's agenda and information sheet about the Greenville Board of Adjustment.

Doc. 1142489



More information regarding the case for which you are receiving this notice can be found on the City of Greenville's website, <https://greenvillenc.gov>, on the Board of Adjustment page. Any additional documents and materials received on or after Monday, February 22<sup>nd</sup> will be added to the City's website no later than Friday, February 26, 2021.

If you have any questions concerning this matter, please feel free to contact me.

Best Regards,

Elizabeth Blount  
Planning Division, Staff Liaison for the Board of Adjustment  
252-329-4608  
Eblount@greenvillenc.gov

Enclosures

Doc. 1142489

**FOR PARTICIPANTS IN THE EVIDENTIARY HEARING ONLY**

**City of Greenville Board of Adjustment  
Witness Oath**

You have signed-up to participate in the evidentiary hearing for agenda item number **(5) WGBJR, Howell, LLC** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons testifying and presenting evidence to the board in a case scheduled for evidentiary hearings must be under oath.

Please sign below to indicate that you swear or affirm that the evidence and testimony you shall give to the City of Greenville Board of Adjustment in the case or cases in which you signed-up to participate shall be the truth, the whole truth, and nothing but the truth, so help you God.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**City of Greenville Board of Adjustment  
Remote Meeting Consent**

You have signed-up to participate in the evidentiary hearing for agenda item number **(5) WGBJR, Howell, LLC** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons with standing in a case scheduled for an evidentiary hearing must consent to the case being heard remotely.

Please sign below to indicate that you consent to the City of Greenville Board of Adjustment holding a remote public hearing to consider the operation of a building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage (case description) at 301 Hooker Road (address of proposed request).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Notary Signature Only**

\_\_\_\_\_  
County, North Carolina

I signed this notarial certificate for the following person(s) located in the noted county according to the emergency video notarization requirements contained in G.S. 10B-25:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_

**WGBJR, Howell, LLC**

OwnerName	OwnerName2	OwnerAddress1	CityStateZip
MARSHALL L BOWEN	BOBBY R BOWEN	PO BOX 7044	GREENVILLE NC 27835
MARGIE S CANNON	THOMAS RAY CANNON	PO BOX 30803	GREENVILLE NC 27833
DAVID A EVANS JR	BREWER ANNE EVANS	PO BOX 2548	GREENVILLE NC 27836
BARBARA R MITCHELL		1000 HOWELL ST	GREENVILLE NC 27834
NOLAND PROPERTIES INC		PO BOX 54786	LEXINGTON KY 40555
PITT GROCERY INVESTMENTS LLC		PO BOX 295	RICHLANDS NC 28574
TAR RIVER HOLDINGS LLC		595 WHISPERING PINES DR	WESTMINSTER SC 29693
WGBJR HOWELL LLC		2045 D EASTGATE DR	GREENVILLE NC 27858

*Find yourself in good company®*



 Tar River    ETJ    Subject Property

 City Limits    Railroads

0   210   420   840 Feet



**Variance Request – Special Board of Adjustment Meeting**

February 25, 2021 6:00 p.m.

Zoom Webinar

Staff Contact: Elizabeth Blount, 252-329-4608

**Date:** January 25, 2021

**Applicant:** Power of His Presence

**Agenda #:** 6 (New Business)

**Request:** The applicant, Power of His Presence, desires a variance from the parking requirements found in Section 9-4-251 (B) (11) of the Zoning Ordinance in the Greenville City Code.

**Location:** The proposed use is located at 114 E 11<sup>th</sup> Street. The property is further identified as being tax parcel number 86872.

**Zoning of Property:** CDF (Downtown Commercial Fringe)

**Surrounding Zoning:**

North: CDF (Downtown Commercial Fringe)

South: CDF (Downtown Commercial Fringe)

East: CDF (Downtown Commercial Fringe)

West: CDF (Downtown Commercial Fringe)

**Surrounding Development:**

North: Single family dwellings

South: A wooded, vacant lot

East: Single family dwellings

West: Single family dwellings

**Description of Property:**

The subject property is 0.32 acres in size and has approximately 94 feet of frontage along 11<sup>th</sup> Street and 122 feet of frontage along Forbes Street. The applicant recently purchased an adjacent lot to build a parking lot. The property is located within the Center City Revitalization Area.

**Comprehensive Plan:**

The property is located within the Uptown Edge character type as designated by the Horizon 2026 Greenville Community Plan. The proposed use is in compliance with the Future Land Use Plan which recommends adapt and reuse of existing buildings for non-industrial uses.

**Notice:**



Notice was mailed to the adjoining property owners on February 11, 2021. Notice of the public hearing was published in the Daily Reflector on February 14 and February 21, 2021.

### **Staff Comments:**

Pertinent facts regarding the application:

The applicant began construction on the recently purchased lot with a permit. The applicant was informed that a site plan was required. A site plan was submitted and during the review process the insufficient parking was noted. The parking requirements requires 1 space per 5 seats in the congregation area which would require 40 off-street parking spaces. The existing and proposed spaces will only provide approximately 16 spaces. Staff held a meeting with the applicant and engineer to discuss parking options. The property does not qualify for exemption because the maximum number of off-street parking spaces must be provided on the same lot as the principal use. With the proposed parking and the existing remote parking, the applicant still would not be able to comply with the ordinance parking requirement. Greenville City Code Section 9-4-251 (B)(11) requires all uses to provide off-street parking on the same parcel of land as the use it is intended to serve. A variance would be required for legal documentation.

### **Variance Criteria:**

The Board must find in favor of the applicant on each criteria in order to grant the requested variance

1. Conditions and Specifications - The proposed property was built in 1950 and therefore is a legal nonconforming use in accordance to the current Greenville City Code specifications.
2. Notice - Persons owning property adjacent of the proposed development or use, as listed on the current tax records, were served notice of the public hearing by mail in accordance with applicable requirements; and that notice of a public hearing to consider the special use permit was published on February 14, 2021 and February 21, 2021 in The Daily Reflector.
3. Unnecessary Hardship - The applicant would suffer an unnecessary hardship if a strict application of the ordinance is applied.
4. Unique Circumstances - The hardship of which the applicant complains results from unique circumstances related to the applicant's land – location and size. Only two lots on the block are vacant. The rest of the land is built out and has been for decades. The applicant does not have the option to purchase land adjacent to the current location.
5. General Purpose of the Ordinance - If granted, the variance would be in harmony with the general purpose and intent of the Zoning Ordinance and would preserve its spirit.
6. Safety and Welfare - The granting of the variance secures the public safety and welfare and does substantial justice.

**The Applicant is seeking relief of**

**SEC. 9-4-251 IMPROVEMENT STANDARDS**

(B) All off-street parking areas designed from three or more spaces shall meet the following requirements:

(11) All uses shall provide off-street parking on the same parcel of land as the use it is intended to serve, provided however, parking may be allowed within parking bays located on private streets.

**Staff Recommended Conditions:**

Site plan approval is required for all off-street parking area prior to occupancy.

Off-street parking areas must be designed to accommodate the maximum number of off- street parking spaces allowed by the City's Manual of Standard Designs and Details.

Off-street parking areas shall be constructed with approved surface material.

Required city permits must be obtained prior to continuing construction.

Must comply with all federal and state laws, rules, and local ordinances applicable to project.

**Other Comments**

Must meet all related North Carolina State fire and building codes prior to occupancy.

**Staff Recommendation:**

Planning staff recommends approval of the request with the noted conditions.



BOA 21 - 08  
Date Received 1-28-2021

**CITY OF GREENVILLE  
VARIANCE APPLICATION**

Applicant Name(s) Power of His Presence Church, Inc.

Contact Name and Mailing Address Bishop T.C. Daniels  
114 E. 11th Street Greenville N.C. 27858

Contact Phone Number (252) 756-0350

Contact Phone Number ( )

Contact Fax Number ( )

Location /Street address where variance is requested 114 E. 11th St. Greenville, N.C.  
27858

Tax Parcel # 86872

Variance requested from section(s) (what variance is requested) Section 9-4-243  
Section 9-4-251611

\_\_\_\_\_ of the Greenville City Code.

Reason for Variance Current parcel is structurally unable to  
provide to required spaces for on-site parking.

## FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following: (State facts and arguments in support of each)

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. (What hardships would be created by a strict following of the ordinance.)

The limitations the ordinance will inflict will result in a decrease in worship services as it will be difficult to sensibly park. Due to a decrease in attendance affects fiscal resources that allow for outreach efforts, community impact and as a result diminish a place of hope in a key place.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. (What are the unique features of this property as compared to other properties in the area that create the hardship identified.)

The building takes 100% of the existing parcel space prior to the new acquisition. We are located in a majority residential neighborhood where we are commercial and due to the popularity of the location, parking is becoming increasingly challenging due to new developments.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. (What and/or who caused the hardship.)

This is not identified as a "self-inflicted" hardship as the property was acquired in its current structural state, which is occupying 100% of the parcel prior to the new purchase of the additional parcel.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (How is the proposed requested variance consistent with the spirit, intent and purpose of the ordinance.)

Efforts are to provide parking according to the ordinance but the current front of the existing structure doesn't allow full compliance. We will be adding an additional 14 spaces with on street parking that reflect our effort of meeting requirements where the structure allows.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Greenville to place a sign on the property in question for the purpose of alerting the general public of my request.

Bishop T.C. Daniels

Print Name

M.C. Daniels

Signature of Applicant

1-28-21

Date

Print Name

Signature of Applicant

Date



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Power of His Presence  
Attn: Bishop T.C. Daniels  
114 E. 11<sup>th</sup> Street  
Greenville, NC 27858

Dear Petitioner:

This is to inform you that your request for a special use permit has been scheduled for the Board of Adjustment meeting on **Thursday, February 25, 2021 at 6 pm. Please be advised that the BOARD'S FEBRUARY 25, 2021 meeting will be A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS.**

**The State of North Carolina, Pitt County and the City of Greenville have all declared States of Emergency in response to the COVID-19 virus. Because of the risks to the public that would arise from in person meetings, the City is converting this Board of Adjustment meeting to a remote electronic format.**

Your presence (or that of your authorized representative) is **required** at this meeting to answer any questions which may arise concerning your request. Individuals who participate in this evidentiary hearing will be required to register and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, **no later than 5 p.m. on Monday, February 22<sup>nd</sup>.** You may register on our website at [www.greenvillenc.gov](http://www.greenvillenc.gov) under the Board of Adjustment webpage. All participants (including yourself) in the evidentiary hearing must fill out the enclosed witness oath and remote meeting consent sheet in the presence of a city notary. Please call the Planning Division at 252-329-4498 to set up an appointment to fill out the forms in person or electronically via Zoom **no later than February 22<sup>nd</sup>.** **PLEASE DO NOT SIGN THE FORM UNTIL YOU ARE IN THE PRESENCE OF A NOTARY FROM THE CITY.** You will need a picture ID, preferably one that has been issued by the State. You will also be sworn in and asked for your consent for a remote meeting on the night of the hearing. **Please submit applicable presentations, documents, exhibits or other material that you wish to show at this meeting, via our dropbox link <https://www.dropbox.com/request/7pkUNJK3ctlmVWoujYmf>.** All material received from participants will be posted online. **If you have any issues or concerns about the electronic platform, please contact me as soon as possible, but no later than February 22<sup>nd</sup>.** Additional information will be posted on the City's website ([https://greenvillenc.gov](http://www.greenvillenc.gov)). Enclosed is the meeting's agenda and witness oath and consent.

If you have any further questions regarding this matter or if you would like a copy of the staff findings of fact concerning your request, please call me at (252) 329-4608.

Sincerely,

A handwritten signature in black ink that reads 'Elizabeth Blount'.

Elizabeth Blount, Planner

Enclosures



PLANNING AND DEVELOPMENT SERVICES  
PLANNING DIVISION

February 11, 2021

Dear Greenville Area Property Owner:

The Planning and Development Department wishes to inform you that the regular scheduled Board of Adjustment meeting is scheduled for **Thursday, February 25, 2021 at 6 pm.** The request by Power of His Presence for a variance from the parking requirements found in Sections 9-4-243 (B)(3) and 9-4-215 (B)(11) of the Greenville City Code will be heard at this meeting. The proposed use is located at 114 E 11<sup>th</sup> Street. The property is further identified as being tax parcel number 86872. You are receiving this notification because your property is within 250 feet of the proposed request.

-- COVID-19 UPDATE --

**PLEASE BE ADVISED THAT THE BOARD'S FEBRUARY 25, 2021 MEETING WILL BE A REMOTE MEETING CONDUCTED BY ELECTRONIC MEANS**

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Doc. 1142494

More information regarding the case for which you are receiving this notice can be found on the City of Greenville's website, <https://greenvillenc.gov>, on the Board of Adjustment page. Any additional documents and materials received on or after Monday, February 22<sup>nd</sup> will be added to the City's website no later than Friday, February 26, 2021.

If you have any questions concerning this matter, please feel free to contact me.

Best Regards,

Elizabeth Blount  
Planning Division, Staff Liaison for the Board of Adjustment  
252-329-4608  
Eblount@greenvillenc.gov

Enclosures

Doc. 1142494

FOR **PARTICIPANTS** IN THE EVIDENTIARY HEARING ONLY

City of Greenville Board of Adjustment  
Witness Oath

You have signed-up to participate in the evidentiary hearing for agenda item number **(6) Power of His Presence** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons testifying and presenting evidence to the board in a case scheduled for evidentiary hearings must be under oath.

Please sign below to indicate that you swear or affirm that the evidence and testimony you shall give to the City of Greenville Board of Adjustment in the case or cases in which you signed-up to participate shall be the truth, the whole truth, and nothing but the truth, so help you God.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

City of Greenville Board of Adjustment  
Remote Meeting Consent

You have signed-up to participate in the evidentiary hearing for agenda item number **(6) Power of His Presence** at the **February 25, 2021** meeting of the City of Greenville Board of Adjustment. All persons with standing in a case scheduled for an evidentiary hearing must consent to the case being heard remotely.

Please sign below to indicate that you consent to the City of Greenville Board of Adjustment holding a remote public hearing to hear a request for a variance from the parking requirements (case description) at 114 E 11<sup>th</sup> Street (address of proposed request).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Notary Signature Only

\_\_\_\_\_  
County, North Carolina

I signed this notarial certificate for the following person(s) located in the noted county according to the emergency video notarization requirements contained in G.S. 10B-25:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_



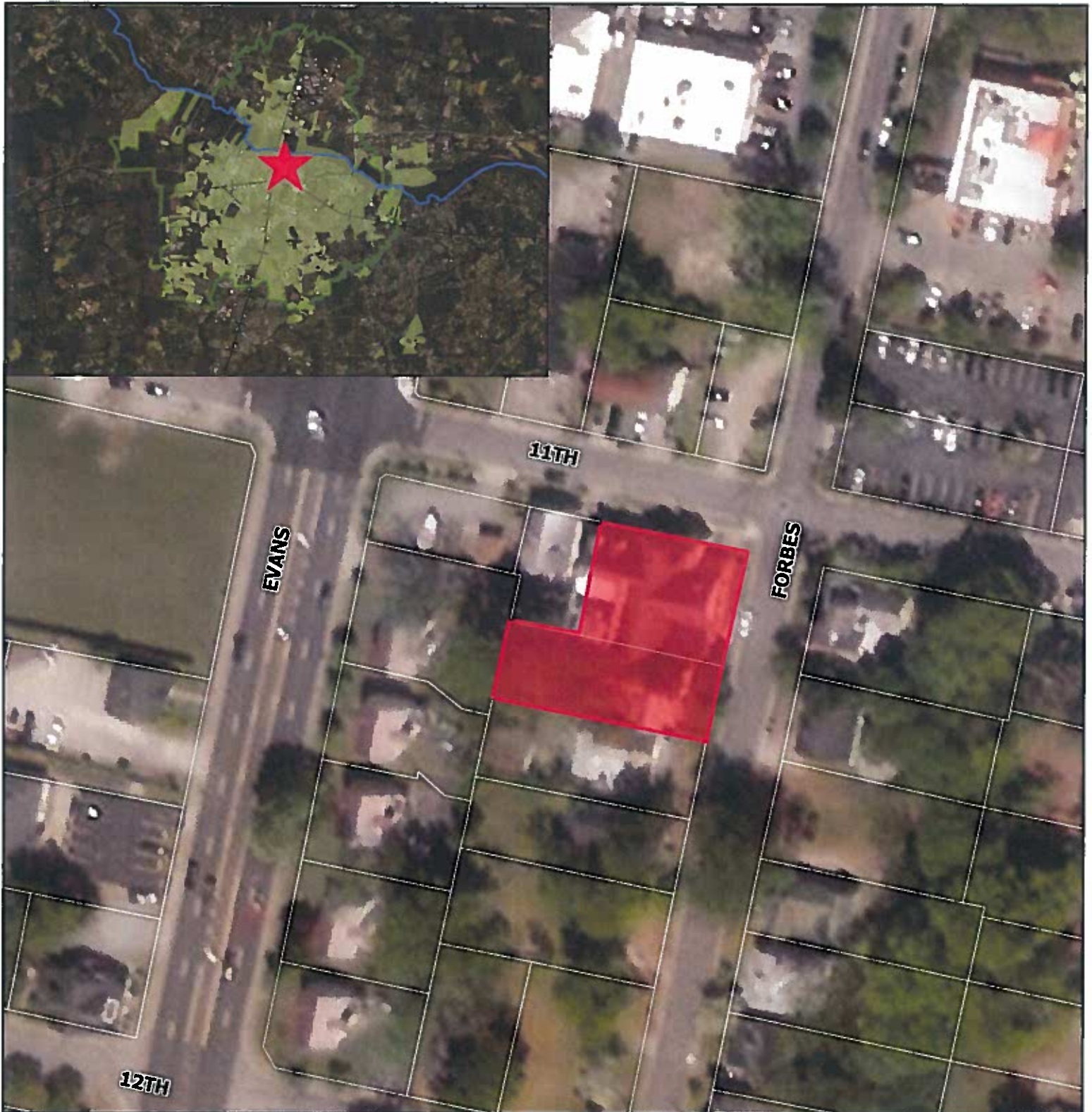
## Power of His Presence

OwnerName	OwnerAddress1	CityStateZip
ANZILIA KING ANDERSON	3233 SPEIGHT SEED FARM RD	WINTERVILLE NC 28590
MAHMOUD AHMAD ATIYHA	1101 EVANS ST	GREENVILLE NC 27834
BRODY PROPERTIES LLC	530 SE GREENVILLE BLVD STE 200	GREENVILLE NC 27858
CARLISLE RENTAL & INVESTMENTS II LLC	PO BOX 543	PRINCETON NC 27569
DHG HOLDINGS LLC	1901 S ELM ST	GREENVILLE NC 27858
GLENN ARTHUR LLC	PO BOX 8591	GREENVILLE NC 27858
LINDA ANDERSON HARRELSON	1746 TULL RD	GREENVILLE NC 27858
ROCKY ALEXANDER IPOCK	1103 FORBES ST	GREENVILLE NC 27858
JOSHUA DAVID JOHNSON	103 EAST BERKSHIRE DR	GREENVILLE NC 27858
LMH ASSOCIATES LLC	201 COMMERCE ST	GREENVILLE NC 27858
JOYCE AILENE G MCGALLIARD	5821 GUM SWAMP RD	AYDEN NC 28513
MNJ INVESTMENTS LLC	201 COMMERCE ST	GREENVILLE NC 27858
PIRATE PLACES DOT COM LLC	PO BOX 1058	GREENVILLE NC 27858
ERIC JOHN REYES	449 TARPON POINT RD	BATH NC 27808
SOUTH CHARLES PROPERTIES LLC	3505 HUNTINGTON RD	GREENVILLE NC 27858
TENTH STREET PROPERTIES LLC	1100 CONFERENCE DR	GREENVILLE NC 27858
WALKING PIRATE RENTALS II LLC	313 STANWOOD DR	GREENVILLE NC 27858
WARD HOLDINGS LLC	503 CHESAPEAKE PL	GREENVILLE NC 27858
PATRICIA ADSHEAD WEATHERSBEE	15 ABINGTON SQUARE APT 67	NEW YORK NY 10014



# Power of His Presence Church, Inc

*Find yourself in good company®*



 Tar River  ETJ  Subject Property

 City Limits  Railroads

0 62.5 125 250 Feet

