

The Morehead City Board of Adjustment conducted a regular monthly meeting on Thursday, September 25, 2008, in the Municipal Building Auditorium, 202 South Eighth Street, which started at 5:30 p.m. The following were present:

MEMBERS: Vice-Chair Laura Drewyor, presiding
Holly Briggs, Dick Gambill, Joe Green, Tripp Mudge, and Dave Robertson

ABSENT: Chairman James Walker and Bill Ward
Beth Taylor arrived at 5:55 pm

OTHERS PRESENT: Zoning Enforcement Officer Joyce Veltman, Secretary Jeannie Vaughan, City Attorney Derek Taylor, Deputy City Clerk Janet Hill, Mike Shutak of the Carteret News-Times, Jennifer Stallings of the Gam, Stanley Harrell, Leisa Smith, Commissioner George Ballou, and many members of the South Banks Church.

Vice-Chair Laura Drewyor called the meeting to order and gave the invocation.

The roll was called and Joe Green made **MOTION**, seconded by Holly Briggs, to excuse the called-in absences (Chairman James Walker and Bill Ward). The motion carried unanimously.

Vice-Chair Drewyor introduced new Extraterritorial Alternate Member, Tripp Mudge and advised that Holly Briggs was re-appointed as an In-town Member. Deputy City Clerk Janet Hill administered the Oaths of Office to both.

MINUTES: August 28, 2008

Vice-Chair Drewyor called for changes or amendments to the minutes. Dick Gambill made **MOTION**, seconded by Holly Briggs, to adopt the minutes as submitted and dispense with the reading. The motion carried unanimously.

BUSINESS:

A. Request submitted by Stanley Harrell for a special-use permit under Article 11 of the Unified Development Ordinance (UDO) to establish a special-use permit for an existing single-family dwelling and to allow expansion of the use (under Article 8) by adding a 12' x 8' deck to the rear of the dwelling. The property is located at 510 Bridges Street and is zoned O&P (Office and Professional District).

Holly Briggs made **MOTION**, seconded by Joe Green, to open the public hearing. The motion carried unanimously. Dave Robertson was excused from voting on this case as only five members were needed.

Those wishing to give testimony were sworn in (Joyce Veltman and Stanley Harrell).

Zoning Enforcement Officer Joyce Veltman introduced the request. Slides were shown depicting the location of the property which is zoned O&P (Office and Professional District) and is surrounded by O&P on the east, south, and west and residential to the north. The structure currently encroaches into the front and side setbacks. Tax records show that the structure was built in 1948 which was prior to zoning; therefore this makes the use as well as the structure on the property nonconforming. The applicant is requesting to upgrade the house and enclose the side porch which is allowed under the Unified Development Ordinance. He also wants to add a deck to the rear of the structure which requires a special-use permit because the nonconforming-use would be expanded. The applicant intends to meet the side setback of seven feet (7') with the deck and there will be a thirty-five-foot (35') setback from the rear. This rear setback will allow for two (2) parking spaces which could be accessed by the north/south alley.

Ms. Veltman addressed the special-use criteria: A written application was received. This is an existing structure and use. The structure was built prior to the adoption of development standards. Single-family dwellings are allowed with a special-use permit in the O&P District. The O&P District was established as a buffer zone between commercial

and residential districts. There are no additional requirements for single-family dwellings other than the normal development standards of setback, lot coverage, height, and parking.

The hearing has been advertised, and notices were mailed to property owners within one hundred (100) feet to notify them of the request.

The applicant, Stanley Harrell, spoke in favor of the request and addressed the special-use criteria: 1) the proposed use will not adversely affect the health and safety of residents or workers in the town; 2) the proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses; 3) the proposed use will not be adversely affected by the existing uses because the uses are similar; and 4) the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, or noise or fumes or of the type of physical activity.

No one spoke in opposition to the request.

Holly Briggs made **MOTION**, seconded by Joe Green, to close the public hearing. The motion carried unanimously.

CONSIDERATION AND DETERMINATION OF CASE HEARD:

There was no discussion of the case.

Dick Gambill made **MOTION**, seconded by Holly Briggs, to grant the special-use permit. The motion carried unanimously.

BUSINESS:

B. Request submitted by Boys and Girls Club of Coastal Carolina for a special-use permit under Article 11 of the Unified Development Ordinance to allow a church at 3321 Bridges Street which is zoned R5 (Residential District).

Joe Green made **MOTION**, seconded by Holly Briggs, to open the public hearing. The motion carried unanimously. Dave Robertson was excused from voting on this case as only five members were needed. City Attorney Derek Taylor was also excused because he is the attorney for the Boys and Girls Club.

Those wishing to give testimony were sworn in (Leisa Smith).

Zoning Enforcement Officer Joyce Veltman introduced the request. Slides were shown depicting the location of the property which is zoned R5 (Residential District) and is surrounded by residential to the south and west, residential and O&P to the north, and residential multi-family, residential and commercial highway to the east. A slide showing the general layout of the building and parking area was shown. The building is located on the corner of Glenn Drive and Bridges Street and meets the setback requirements for a church in a residential district. Parking spaces are located in the northwest corner of the property. There is a circular driveway by the building and a bus parking lot along Bridges Street.

Ms. Veltman addressed the special-use criteria: A written application was received. This is an existing development with a shared-use request of the existing facility. Churches are allowed in the R5 District with a special-use permit. The structure meets the development standards. Parking requirements are one (1) space per six (6) seats in the sanctuary. The church congregation is comprised of approximately one-hundred-fifty (150) persons which requires twenty-five (25) parking spaces. There is adequate parking on site. In response to Vice-Chair Drewyor, Ms. Veltman stated that the City has no objections to the approval of this permit request.

The hearing has been advertised, and notices were mailed to property owners within one hundred (100) feet to notify them of the request.

The applicant, Leisa Smith, Executive Director of the Boys and Girls Clubs of Coastal Carolina, spoke in favor of the request. The Boys and Girls Club building has been used by the South Banks Church since July 2005. Ms. Smith addressed the special-use criteria: 1) the proposed use will not adversely affect the health and safety of residents or workers in the town as it has been used by the church for the past three years with no complaints; 2) the proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses; 3) the proposed use will not be adversely affected by the existing uses; and 4) the proposed use will not constitute a nuisance or hazard because of

the number of persons who will attend or use the facility, of the vehicular movement, or noise or fumes or of the type of physical activity as the road in front of the Boys and Girls Club is a state road which can handle the traffic associated with church service activity.

No one spoke in opposition to the request.

Joe Green made **MOTION**, seconded by Holly Briggs, to close the public hearing. The motion carried unanimously.

CONSIDERATION AND DETERMINATION OF CASE HEARD:

There was no discussion of the case.

Holly Briggs made **MOTION**, seconded by Joe Green, to grant the special-use permit. The motion carried unanimously.

NEW BUSINESS:

A. ELECTION OF OFFICERS

Laura Drewyor nominated James Walker as Chairman, seconded by Holly Briggs. The vote was unanimous.

Laura Drewyor nominated Bill Ward as Vice-Chairman, seconded by Holly Briggs. The vote was unanimous.

Holly Briggs made **MOTION**, seconded by Joe Green, to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 6:00 p.m.

Jeannie Vaughan
Secretary