

BOARD OF ADJUSTMENT  
REGULAR MEETING  
May 25, 2022  
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1 **MEMBERS PRESENT:** David Bullock, *Chair*; George Corbin; Karla Liner; Reuben  
2 Mikul; Kristen Lewis

3  
4 **EXCUSED:** Zoraida Terry; Tom McCarthy; Teresa Kaufman, *Vice Chair*

5  
6 **STAFF PRESENT:** Katrina Marshall, *AICP, Planning Director*;  
7 Sandra Gahlinger, *Clerk to the Board*

8  
9 **ALSO PRESENT:** Robert "Pete" Chiles, P.E., *Agent for Four Sisters, LLC*;  
10 Michael Deneen, *Agent for Mersino DeWatering, LLC*

11  
12 **A. CALL TO ORDER**

13 Chairman Bullock called to order the May 25, 2022, City of Havelock Board of Adjustment Meeting  
14 to order at 5:30 p.m.

15  
16 **B. APPROVAL OF MINUTES**

17 The Chair entertained a motion to amend the May 25, 2022, agenda to insert "Approval of Minutes"  
18 as item "B". Ms. Liner made the motion. Mr. Corbin seconded. The motion to amend the agenda  
19 was approved (5-0).

20  
21 The Chair made a motion to dispense with the reading of the April 20, 2022, minutes. Mr. Corbin  
22 made the motion. The motion was seconded by Ms. Liner. The motion carried unanimously (5-0).

23  
24 After reviewing the April 20, 2022, minutes, Mr. Corbin moved to approve the minutes as presented.  
25 Ms. Liner seconded. The motion carried unanimously (5-0).

26  
27 **C. OLD BUSINESS** NONE

28  
29 **D. NEW BUSINESS**

30  
31 **AGENDA ITEM D-1** **SPECIAL USE PERMIT**  
32 **APPLICANT/OWNER: FOUR SISTERS, LLC**  
33 **AGENT: ROBERT "PETE" CHILES, P.E.**  
34 **MINI-STORAGE (SELF-STORAGE)**  
35 **1228 EAST MAIN STREET**  
36 **HAVELOCK, NC 28532**  
37 **TAX PARCEL ID: 6-101-135**

38  
39 The Chair called for the following disclosures: ex parte communication, any conversations or other  
40 communications to disclose, any objections from the board to any party or any other member's  
41 participation in the hearing of the case. All members responded in the negative.

42

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88 Parking space requirements are conditional with the Special Use Permit and will need to be  
89 determined by the Board. The site plan identifies 76 existing parking spaces, however, many of  
90 these are located on the adjoining property.

91  
92 As required, a copy of the Public Notice was mailed to the property owners, all adjacent property  
93 owners and MCAS Cherry Point. The Certification of Mailing is included as Exhibit E. A Public  
94 Notice was posted on the site.

95  
96 The Future Land Use Map shows this area is classified as "Business and Office." This category  
97 accommodates the full range of sales and service activities including retail and personal and  
98 professional services. This request is consistent with the City's Land Use Plan.

99  
100 **Discussion**

101 Chairman Bullock asked if the Board had any questions for the City. They did not.

102

103 There was a question about the distance from the side of the building to the property line to allow  
104 for an alley and whether there needed to be expansion of the lanes or removal of parking spaces.  
105 Mr. Chiles responded that there were no plans to expand and that plans were to stay within the  
106 current structure as is.

107

108 Regarding landscaping, Ms. Marshall stated that a portion of the parking lot will be reworked for  
109 the road project so landscaping the area would not be wise at this point. Staff will work with the  
110 property owner to develop a reasonable solution.

111

112 All access to the individual units will be from inside the building. There will be an exit in the back  
113 per fire code.

114

115 There was a discussion about how the exterior appearance will be brought to code. Staff will work  
116 with applicant to ensure that they are compliant with 155.0709 (C)2(d).

117

118 When asked, Mr. Chiles stated that there will be no change to the building footprint.

119

120 Chariman Bullock asked if the members of the board had any questions. They did not.

121

122 Chariman Bullock entertained a motion to come out of public hearing. Ms. Liner made the motion.  
123 Mr. Corbin seconded. The vote was unanimous (5-0).

124

125 The Chair asked if all members had visited the site. All responded that they had.

126

127 The Chair then read the findings:

128 1) *Will not endanger the public health or safety;*

129 2) *Will not adversely impact the value of adjoining or abutting property;*

130 3) *Will be in harmony with the area in which it is located;*

131 4) *Will not be affected adversely by the existing uses;*

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177 2. According to the Craven County Tax records, the property is owned by Glover Properties,  
178 LLC.

179  
180 3. Together, the three (3) parcels are 1.742 acres.

181  
182 4. The property is zoned HC (Highway Commercial) as are the properties to the north and south.  
183 To the west, the parcels are bordered by the North Carolina Railroad and across the railroad, the  
184 property is zoned R-20A (Single-family residential). To the east is MCAS Cherry Point.  
185 (Exhibit B-2)

186  
187 5. The City of Havelock Unified Development Ordinance (UDO) Table 155-8 requires a Special  
188 Use Permit for Equipment rental and leasing (with outside storage) in the HC district.

189  
190 6. On May 10, 2022, the SUP application was reviewed at the Technical Review Committee  
191 (TRC) meeting. Mr. Michael Deneen of Mersino Dewatering, LLC presented the case. (Exhibit  
192 C)

193  
194 Mersino Dewatering is asking to use the property as a branch location for leasing dewatering pumps  
195 and generators.

196  
197 577 US Highway 70 West is a former auto sales and service location, which has been vacant for  
198 several years.

199  
200 There are few alterations planned for the properties, so only design and performance standards  
201 related to change of use will be required. Some additional landscaping will be required.

202  
203 Parking space requirements are conditional with the Special Use Permit and will need to be  
204 determined by the Board. The site plan identifies 34 parking spaces, however, staff recommends the  
205 requirement be based on the anticipated staffing plus customer parking.

206  
207 As required, a copy of the Public Notice was mailed to the property owners, all adjacent property  
208 owners and MCAS Cherry Point. The Certification of Mailing is included as Exhibit D. A Public  
209 Notice was posted on the site.

210  
211 The Future Land Use Map shows this area is classified as "Business and Office." This category  
212 accommodates the full range of sales and service activities including retail and personal and  
213 professional services. This request is consistent with the City's Land Use Plan.

214  
215 **Discussion:**

216 The Chair asked if the Board had any questions for the City.

217  
218 In response to a question about the tank's usage, Mrs. Marshall referred the question to Mr.  
219 Deneen. Mr. Deneen explained that it is double walled and has a containment area around it, and it  
220 would need to be inspected before they would use it. He stated that they use a small amount of  
221 diesel to start and test the pumps. If the tank is not acceptable they will do something else.

222

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267 With no other business, Mr. Corbin moved to adjourn. Ms. Lewis seconded, and the motion carried  
268 unanimously (5-0). The meeting adjourned at 6:29 p.m.

269

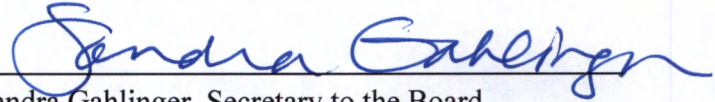
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Respectfully Submitted,



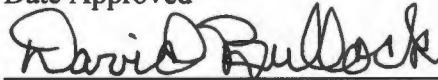
Sandra Gahlinger, Secretary to the Board

274

275

9.28.22

Date Approved



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277

David Bullock, Chair