



Board of Adjustment

MINUTES
15 August 2024
6:00 PM

Members Present

Linda Amos, Chair
Marva Lucas-Moore-Vice Chair
Gregory Parks
Gary Silverman-alt
Donald Brooks-alt

Absent Members

Vickie Mullins
Jovan Bowser-Alt

Staff/Others Present

David Moon
Timothy Doersam
Amanda Ozanich
Ken Turner-alt
Breneo Orozco-alt
Helen Nelson (sitting in for Rob
Hasty Asst County Attorney)

Chair Amos called the meeting to order at 6:02 p.m. in Public Hearing Room #3 of the Historic Courthouse.

1. INVOCATION

Donald Brooks stated the invocation.

PLEDGE OF ALLEGIANCE

Recited by all.

Chair Amos stated the procedures.

2. ROLL CALL

Mr. Moon called the roll and made note of the absence of Brenee Orozco and Jovan Bowser. Moon stated we do have a quorum. (Note: Brenee Orozco arrived during the swearing in of staff.)

SWEAR IN OF STAFF

Chair Amos swore in staff David Moon and Timothy Doersam.

3. BOARD RECOGNITIONS: David Moon Recognized Gregory Parks for his service and commitment to the BOA with a commemorative plaque. His membership is complete in September of 2024.

4. SWEAR IN OF STAFF

Chair Amos swore in staff David Moon and Timothy Doersam.

5. ADJUSTMENTS TO THE AGENDA

There were none.



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6. APPROVAL OF THE 20 JUNE 2024, MINUTES

Gary Silverman made a motion to approve the minutes from June 20, 2024, meeting as written, seconded by Donald Brooks. **Approved by All.**

7. ABSTENTIONS BY BOARD MEMBERS/BOARD MEMBER DISCLOSURES (SITE VISITS AND/OR PERSONAL AFFILIATIONS)

There were none.

8. PUBLIC HEARING DEFERRALS/WITHDRAWALS

There were none.

9. POLICY STATEMENT REGARDING APPEAL PROCESS:

Mr. Moon read the policy statement.

10. PUBLIC HEARING(S)

Chair Amos read:

- A. **BOA-2024-0010:** Consideration of a Special Use Permit to allow for a Day Care Facility in an RR Rural Residential District on 1.00 +/- acres, located at 2501 Clinton Road; submitted by Claudia Elliott and Geordyn Elliott (Owner).

15 August 2024: Verbatim Minutes for BOA-2024-0010(only)

Chair Amos: First for public hearing tonight we have BOA-2024-0010: Consideration of a Special Use Permit to allow for a Day Care Facility in an RR Rural Residential District on 1.00 +/- acres, located at 2501 Clinton Road; submitted by Claudia Elliott and Geordyn Elliott (Owner).

David Moon: Staff will proceed with our presentation for the case before you as well two other cases before you this evening. I want to present for the record a copy of the public hearing notice placed in the Fayetteville observer. That is typically in your packet, but it was missed for this meeting, so I am putting that in the record.

The first case before you BOA-2024-0010, is in the southeast area next to the city of Fayetteville and West of I-95.

This case, the facility is for a daycare facility and the proposed one-acre site is located on the north side of Clinton Rd. The applicant is Claudia Elliott, who is also the owner of the property. She is requesting a special use permit to conduct an adult day care program at this site.

Adult daycare falls under the general definition of a daycare facility, which is defined within the zoning ordinances. It is defined as: A building or dwelling regularly used for recreational or supervisory care of



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nine or more persons (adults or children), not including the operator's own family members, during any 24-hour period. It does not matter where it is located, whether the same or different persons attend and whether it is operated for profit. The following are not included: public schools; nonpublic schools, as described in N. C. GEN. STAT. §110- 86(2); summer camps having children in full-time residence; summer day camps; specialized activities or instruction such as athletics, clubs, the arts, etc.; and Bible schools normally conducted during vacation periods. (Section 906)

Under Section 403 of the county's zoning code is the permissible use matrix as you see on the screen before you. This indicates that a daycare facility, under the RR Zoning district is required to have a special use permit approved by the board of adjustments.

Special use those uses for which a permit is required for the proposed activities which are essentially compatible with other uses or activities permitted in a zoning district, but which present unique challenges or possess unique characteristics, or qualities that require comprehensive review at a public hearing by the County Board of Adjustment and which may be allowed only after the findings of fact and the imposition of reasonable conditions. (Section 1606) (Amd. 04-18-11)

The Board of adjustment is required to consider four special use criteria in your decision this evening, after hearing all the evidence and testimony from staff applicant and those requesting to speak.

The first criteria are that the use will not materially endanger the public health or safety, that it will not materially endanger the public health or safety if located according to the plan submitted and proposed. The use meets all required conditions and specifications.

3rd The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity and, fourth, location and character the use is developed according to the plan as submitted and recommended will be in harmony with the area in which it is to be located and is in general conformity with the Cumberland County's most recent land use plan, either comprehensive or a detailed area plan. The burden of proof is on the applicant to demonstrate compliance with these four Criteria. And ultimately, the Board of Adjustment has the authority to approve, deny or approve with conditions, the special use request this evening. In the granting approval of a special use permit, the board may impose reasonable terms and conditions as may be necessary to protect the public health, general welfare, and create compatibility with the character and harmony of the general area. So, now, Tim Doersam, planner with the department will give a presentation on the proposed special use site plan and other information related to the site specifically. Thank you, Tim.

Chair Amos: Thank you.

Timothy Doersam: Good evening, ladies and gentlemen of the Board of Adjustment. My name is Tim Doersam. I'm the planner 1 here with Cumberland Counties Current Planning office.

So here we have the proposed site plan that Miss Claudia Elliott had provided to the current planning office. On the right-hand side is a scanned copy of the initial site plan that was provided on the left-hand side is a more updated version of it that has some additional elements, the parking in the back, including ADA space there near the building along with some additional details to the surrounding properties. Information such as the Plat book and page, reed number and the owner's information.

Here we see the surrounding uses of the property near the subject site here, demarcated in hashed red for the subject site and to the east there are single family residences. Across the way, on Clinton Rd. there is a water tower in operation and to the West is the Maxwell Container sales sites, which is a commercial site that sells shipping container units for storage, and the greater majority of the surrounding area is undeveloped either farmland or wooded land.



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The majority of the zoning areas are the RR rural residential zoning districts with some MP to the West, which is our industrial zoning district. That is where the Maxwell container cells is located is within that MP District.

Here we have an aerial of the property itself. The property, located at 2501 Clinton Rd. is approximately 800 square feet in size to the right of that is obscured by the trees, but there is a small building there that it currently sits there, and I've driven past that road before. It is approximately 320 square feet. And in the past, it has been used as a residential building on the site plan. It is proposed to be converted into an office, and the site itself is approximately half acre size. This all comes from the records provided by the Cumberland County Tax Administration Office as of August 15th, 2024.

Mr. Silverman: What is the white structure in the upper left corner.

Timothy Doersam: So as of the 2023 imagery, that white structure appears to be a possibly a manufactured home from the road. I can't confirm this from the road. I can't see it, so I can't confirm or deny that that structure still is there as this imagery is from 2023.

Mr. Brooks: Is it occupied?

Timothy Doersam: From what I've been told and understand it is not an occupied structure.

Here we see that there are hydric and hydric including soils on the property. There is a water line that runs along Clinton Rd. According to our graphics team and approximately 300 feet away, there is a sewer line that goes across Clinton Rd. With how the ordinance is, the sewer line connection may be required due to the proximity of that sewer line. If the sewer line is not connected to this property, because of the development, then a septic system will have to be utilized for the sewage utility. And presently there is no floodplain located on this property, as well.

For the Vander area land use plan, the site is located in what is designated as a light commercial land use area for future developments here.

We have found that the most appropriate zoning categories for this kind of area would be our light commercial, which is C1P, C2P. So, we found that an adult daycare facility is available less intensive use than what is intended for that property, Per the land use plan, the 2017 land use plan for the Vander area. And once again, we have the site plan just to show it again so that we can see the details, especially with how there's existing vegetation on the site to serve as a buffer to satisfy one of the requirements for site plans per the Cumberland County Zoning ordinance.

David Moon: The main structure on the left side or West side of the property is where the adult daycare. Business would operate in terms of where the clients would stay. The smaller building on the right will be used as a management office for the proposed adult daycare. The applicant is present and provide more description of the use of the property or proposed use.

Timothy Doersam: Here are some photos that have been taken by our graphics team of the subject property. Here we do see the main house structure on the property and to the right. We do see that smaller structure that's going to be used for a management office.

This is a Southern view of Clinton Rd. With the subject property on the left-hand side of the road.

This view is looking across the street from Clinton Rd. At the wooded areas to the South.

And this is a western view of Clinton Rd. with the subject property on the right-hand side of the photo taken.

For key conditions for the special use permit the special use permit should only be used for an adult daycare facility. The building on the property labeled as an office shall be an accessory office used for the adult day care business. No clients or participants of the adult daycare facility shall receive care in the building unless otherwise authorized by the state.



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There shall be a minimum of two off street parking spaces, plus one, off street parking space for each employee provided. This is per the section 907 requirements for daycare facilities in the coming county zoning ordinance and a 5-foot-wide sidewalk shall be provided from the ADA parking space to the closest building entrance to allow for unobstructed traversal from the parking space to the building to receive care.

And once again, the board of judgements has the authority to approve, deny or approve with conditions the special use permit that is being presented tonight for your decision, and this is provided by the North Carolina general statute, Chapter 160 D.

That concludes my presentation, and I will take any questions you may have.

Mr. Silverman: Do you have any diagram to show where in the county this is? It's on Clinton Rd but where would that be?

David Moon: Well, the star is located on the map. That map shows the general location of the of the property.

Mr. Silverman: So, it's outside city limits.

David Moon: Southeast of the city of Fayetteville.

Mr. Brooks: The house is the site for the daycare center, is that correct?

David Moon: That the main house is where the Patients or clients will stay. They will not stay or use the smaller building. That will only be used for the office.

Mr. Brooks: OK, now you used the word stay. And this is daycare center. You mean they are going to be overnight stay?

David Moon: No, the applicant can provide more information regarding her request, but there wouldn't be no overnight lodging within the facility. To meet the definition of adult daycare, they could not reside at that location.

Mr. Brooks: OK, that manufactured home in the top left corner.

We don't know whether it's occupied or not and who?

Greg Parks: We don't even know if it is there. You said that picture was taken in 2017.

Mr. Brooks: Oh, that's right.

Timothy Doersam: 2023 so it could have been moved within the past year.

Greg Parks: Is that manufactured homes still on the property right. Hold on. We have to do this procedurally. I'm trying to get you an answer.

Mr. Brooks: So, if this is occupied. Is there a description where the daycare has to be so many feet from the residential?

David Moon: It would not be allowed because the special use permit doesn't allow a residential use on the property, it only allows an adult daycare.

Mr. Brooks: OK.

David Moon: If the Board of Adjustment approves the special use permit, it does not say there can be a residential structure on the property.

Mr. Brooks: And this is approximately 1 acre the land size.

David Moon: Yes.

Mr. Silverman: Earlier, correct me if I'm wrong, you said the House for daycare center is vacant?

David Moon: That is staffs understanding. Again, these are questions you can ask the applicant.

Mr. Brooks: I thought you said there's no sewage there, so it's possible to put in the central tank for various sewage across the street.



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Timothy Doersam: Yes, approximately 300 feet to the West, there's a sewer line that runs across Clinton Rd. So, there is a possibility that he will have to connect to the sewer line. If they cannot, then a septic system will have to be installed or there is one it will have to be evaluated for a possible upgrade to serve the adult daycare facility.

Mr. Brooks: And what about water?

Timothy Doersam: There is, according to what our graphics team put together, there is a waterline that looks to run along Clinton Rd. adjacent to the site, so they would be connecting to a water line.

Chair Amos: Any more questions?

OK. Thank you. We will now move to open the public hearing. Do we have speakers?

David Moon: Madam Chair, we have 3 Residents or property owners who have requested to speak this evening, one in favor 2 opposed. I also will ask Amanda to distribute a letter. You should go to a bigger picture of the property.

A Notarized letter from a Janelle Clark Young was submitted with concerns for the special use permit. Miss Clark is the property owner of the larger parcel that surrounds the three sides of the subject site.

Mr. Silverman: You said that she's the owner of the parcel that surrounds the site.

David Moon: Surrounds it, correct and which appears on the screen, Is the property with the RR residential zoning designation that appears there up on the on the screen.

Her concerns are related to, the adult daycare will have elderly with mobility issues, and she's concerned with patients with dementia or Alzheimer's that may wander onto her property, and she mentions what's the preventive measures are to prevent dementia patients from wandering onto her property? At the present time, the site plan does not show any type of fence along the perimeter of the subject site.

She also has concerns with the property flooding and has presented a picture from Hurricane Matthew. You see that on the back page, and she's concerned how Trash will be picked up on the site.

A staff perspective, that's going to depend on the utility provider who provides the trash pickup and what they require, whether it's by dumpster at the street or a container on the site. So, we wouldn't have the ability to control that. That's controlled by the utility provider.

She on the last page proposes that, there may be mold in the building had concerns about mold. That would be a Department of Health issue, not the counties. There are state permits that are required to operate an adult daycare.

Then she references the fence that would be installed to contain the residents, prevent them from wandering on her property, and then again, the dumpster issue, her preferences for a dumpster and again, the county doesn't have control over that. It would be the utility provider.

That concludes Miss Janelle Clark Young's letter.

Attorney: Helen Nelson:

For the board's consideration, Miss Clark's letter, although it is notarized, you are to receive it as hearsay. However, because we don't know if she's been inside the proposed property and also in my communications with Mr. Moon earlier today, I informed him. I'm going to read you a statement, which is an excerpt from the introduction to zoning, the third Edition, 2007, authored by David W. Owens is says hearsay If a statement is being used as evidence to establish a fact, the person making that statement should be present at the hearing to testify and to be subject to cross examination. If a statement from a person who is not present is offered, and it is the best evidence available, it can be received by the board, but the board may well desire to limit the weight or credibility against such evidence and critical findings, in fact, should not be based you on hearsay evidence.



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So I just asked you to make sure that any decision you make based off of this particular letter that you weigh that information so this board can receive this Letter and the Photo that accompanies it as information, but you should not, however use any fact as that is asserted to base your decision because it is hearsay in this particular quasi-judicial hearing.

Chair Amos:

OK, go to photo. So, the photo that shows the flooding in that area cannot be considered?

Attorney: Helen Nelson:

So, if she's not here to testify that that photo is in fact from hurricane Mathews in 2017. The photo itself is not timestamp, so you don't know if it's a photo last week in Particular or if It was from Matthew, but you have to... You can only make your decision based on factual information which you know.

Greg Parks: Should I hear you say that you talked to, Ms. Young?

Attorney: Helen Nelson

I did not talk to Ms. Young. I've spoken with Mr. Moon about Ms. Young's letter.

Greg Parks:

So, nobody told Ms. Young that even though she sent the letter that it would be considered as hearsay if she didn't show up.

David Moon:

That information was discussed with Miss Nelson today in terms of the status of the letter she lives in Bakersville, NC, which is 4 1/2 hours away and was going to have a difficult time making the trip. So the best way to get her Information to the board was through a letter which could be presented.

What Helen has explained to you is, any action you take this evening you can't rest it solely on her information, but if it's important enough, you could take it into consideration as someone else has similar evidence that it could be used to help support other evidence that submitted this evening.

Greg Parks: Thank you.

David Moon: The first speaker this evening is the property owner and applicant Claudia Elliott.

Chair Amos:

How are you doing Miss Elliott? Does she have a Bible there?

Chair Amos: OK, if you just put your hand up. Do you swear to tell the truth, the whole truth and nothing but the truth, so help you God?

00:34:03 Ms. Claudia Elliot

I do.

Chair Amos: OK. And what is your full name and your address?

Ms. Elliot: Doctor Claudia Elliott. My address is, my personal? 1334 Stone line Drive, Fuquay Varna, NC.

OK, so I am of course again requesting a special use for the adult daycare facility. The property that I have I purchased, and I did my research on it and everything that I Looked up from start to finish, it met the setbacks.

Dr. Claudia Elliot: We're planning to put no more than 10 clients in the home. The facility which will only require two staff. It would only be operating Monday through Friday like 8:00 AM to 6:00 PM. Not a lot of traffic. Again, no more than 10 clients.

We are working with Cumberland County as well as health department and the state of North Carolina, which I have received numerous calls that there is a huge need in the area for that. A lot of the families are saying to the social Workers Department of Social Services that they must send their family members out a distance and no more than the hours that they get. By the time they drop them off, it's time to go



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back and pick them up, so it's kind of like they're not getting any of the time that they need because they're having to travel out further. I have some that are just waiting on us to proceed and get everything licensed so we can at least be able to help some just to answer and clarify some things that was asked. There is no one living on the property. There is no one in there. I purchased that property maybe two years, maybe two years or more. There is no mold in the inside. I've had that house completely renovated in the inside and because of the request and because of the concerns with the social workers and I do provide Home Care Services to my biggest contract is with the Department of Veterans Affairs. A lot of the spouses will say that, you know, basically if you serve, you used to getting up doing something, they just want them to be able to go out and do things with others and just have that time away from home. Also, in order for me, the other, the letter I know is hearsay, but as far as dementia, myself and my profession, but even if I'm not referring a physician, I'm not the referring Dr. their primary care doctors or the VA. I don't think that they would refer me a client that they felt like was at risk of wandering off. I wouldn't be able to accept them if they felt they have to be medically cleared so they can go in there so they have physical abilities to walk to do certain things. It's just something, even if they're just going there to communicate, play bingo, play games. Again, it's closed on the weekends. It's closed on the holidays. We're trying to do something positive.

And I'm trying to occupy that building as quickly as I can after having a lot of work done before my security system and cameras were put out there. I know we have some surrounding property owners here, but we had break INS that went in and took a lot of things out of there, so we're trying to do something positive and get it occupied.

Again, just to clarify, Mr. Brooks, your question, there is no one living. We have things that we store because I do a lot of things in surrounding counties, not just Cumberland County, but we do store certain things at different locations and we were using it and the other things as a storage, the actual building, 25 O1, we've had that building again, completely renovated from one side to the other side. There is no mold inside of that house.

Greg Parks: OK. Have you got other facilities like this?

Dr. Claudia Elliot: So, I do not have an adult care facility the request and some of my patients that are in home that I go out or send my nurses out to see. A lot of the family members wanted them to be able to leave from home and go out and be able to do things and basically, in order to be able to do that. So that was the reason why I wanted to do that because of the request that I was receiving.

Greg Parks: What kind of doctor are you?

Dr. Claudia Elliot: I'm a therapist.

Greg Parks: What?

A doctor of physical therapist PT. A doctor. PT. Is that what? You're a doctor?

Dr. Claudia Elliot: No, no. My doctorate is in leadership.

My doctorate is in leadership. That's what it's in. So, I'm not a medical doctor. No.

Greg Parks: Ok. Right. That was my question. This picture that's in the letter is not indicative of what the House looks like now because of this was taken back when the flood came. So, you're saying that the house is completely been redone?

Dr. Claudia Elliot: It has.

Greg Parks: OK. And most of your clients would be through the government, social services and whatnot, but you don't have any other facilities that you operate anywhere else.

Dr. Claudia Elliot: Yes, that's correct. I do not. I do not.

Greg Parks: OK, so this is your first venture.



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Dr. Claudia Elliot: It is, with this side of it, it is.

Chair Amos: I have a question are you aware of any flood issues surrounding The property like what we are seeing here.

Dr. Claudia Elliot:

I am not and I do go out there. I also have a lawn care company that goes out there and takes care of the lawn, so I have not had any complaints. You know, or I'm sure he would have notified me. Hey, it's flooded out over here. I have not had any, any complaints of that.

Attorney: Helen Nelson: If I may, I think staff stated that this is not a flood zone. Is that correct?

Timothy Doersam: No floodplain, ma'am.

Attorney: Helen Nelson: Thank you.

Mr. Silverman: Yes, I have several questions.

You said that the building was completely renovated. Could you explain the nature of those renovations? What exactly is renovated? How is? What condition was the structure in? What is it now?

Ms. Elliot: OK, OK. I'm glad you're OK. So, I'm glad you asked.

Well, we purchased the property. Let's just start with the front door had been, I guess, stolen off of the property. Some of the windows have been broken out. Cabinets tore off the wall, hot water heater stolen. So, we had to go in and replace the floors. We put in new floors, new windows, painted the inside, new doors on every side of the house. There are railings we replace the railings up on the steps. We have all of that repaired.

Gary Silverman: What is the age of the house?

Dr. Claudia Elliot: I don't have that in front of me. I can quote that. I don't want to tell you the wrong thing.

Gary Silverman: So, the ratio of you say then your permit, requested permit, 10 clients two staff. I imagine there is some regulation that governs the ratio staff clients, right?

David Moon: Mr. Silverman, that issue of the clients versus staff is addressed by the Department of Health, so we don't have any control over that.

Mr. Silverman: Right. OK.

Let me see and the issue arose earlier of the sewer service versus septic tank.

Is there any sewer line there now?

Dr. Claudia Elliot: There is a sewer line from my understanding that is there.

As well as water line.

Mr. Silverman: That that's all I have.

Mr. Brooks: My question is, you said that you have referrals.

Can anyone just drop somebody off there?

Dr. Claudia Elliot: Right. Absolutely not.

Mr. Brooks: So, all your clients are referrals from VA or someone?

Dr. Claudia Elliot

Other insurances or you know, Doctors.

Mr. Brooks: OK, all referrals.

Dr. Claudia Elliot: All referrals.

Greg Parks: So, have you checked to see if you're going to have hook up to a septic tank or to the water line?

So basically, I have spoken to PWC just gathering some information and from my understanding everything was there. I would possibly need an extension.



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But that's the only thing that was told to me. First thing that I had to do was get a special use permit before we could go any further with anything.

Chair Amos: Anymore questions?

Mr. Silverman: So, the sewer line is not connected to the house.

Dr. Claudia Elliot: The sewer line from my understanding is currently on the property.

Chair Amos: Would you not have the meat requirements in order to get these patients, those referrals. Don't you have to be certain qualifications in order with the home as a whole?

Dr. Claudia Elliot: Right, right. And so basically, if there is something going on inside of the home, once we if we get through this with a special use permit, then I move to another side and then I start working myself and the work of that is assigned to me in Cumberland County. We work together with the state, so they give me what I need to follow. If they say you know you have to put this in each room. Then I do that. But that is not it doesn't come from I guess this meeting so.

Chair Amos: Anymore questions?

David Moon: Doctor Elliott, you have received a copy of the special use permit conditions. Do you agree to the conditions that were presented to you and are before the board of adjustments this evening?

Dr. Claudia Elliot:

Yes, Sir, I do.

Chair Amos: Any other?

Greg Parks: Not right now.

Chair Amos: All right. Thank you. Thank you.

David Moon: Madam Chair, the next speaker under the opposed list is Jeff Nobles, Jeff Nobles.

Tony Noble: if it is ok, I would like to go first.

Chair Amos: You can. OK, alright, Place your hand on the Bible. Raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth, so help you god?

Tony Nobles: I do.

Chair Amos: and your full name and address?

Tony Nobles: I am Tony Nobles I live at 3028 Clinton rd. Right down the road there.

Chair Amos: OK, go ahead.

Tony Nobles: OK, I've lived at 3028 since 1990. I've seen this property flood more times than you shake a stick at it. And yes, this is an actual photo of Hurricane 2018.

Pictured that miss she used to be a Clark. Janelle Clark as we know her, my daddy farmed with her daddy. We've run that farm for years. Until Mr. Clark passed away and passed it to her daughter. So yeah, that house floods on a regular basis. One time the flood is so bad. Most of where you see that silver line there, there's a culvert that went under the road. It washed it out, water was coming over the road. They shut that road down for about 3 months or more to replace that.

So, there are no hearsay about this picture. It's worth 1000 words. Yes, if I put my hand on the Bible and we tell the truth. I don't think the House has been renovated. If she could show me pictures of it, I'd be more than glad to take a look. On my way here today, I took pictures of it with my phone.

And I'll show you pictures. The porch on the left side that you see if you could pull that picture up. The porch is still leaning and caving in. I wish you could get a picture better of the porch. It's completely leaning.

Mr. Silverman: Completed what?

Tony Nobles: It's leaning. I mean it's falling in.

The other thing, the trailer that y'all see on there, that trailer, one time it was sitting in the front yard.



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She been asked by the county code enforcement to move the trailer.

She admits she's told them that she was taking parts off of that to fix these houses.

So, I don't see how you can legally take a mobile home part and put in a residential house if that's true.

So, before she moved the trailer off the property, she shoved it back behind the house, and now it's been back there so long till code, code enforcement people. I don't know if they're making a move it. I checked with them. They said that the case is still open. And the trailer is still sitting there. I mean, the siding and it's fell off of that trailer. So, if she's not complying with, I'm sorry.

Greg Parks: No, that's OK. I didn't to mean interrupt you. So, what you're saying is the manufacture home is still on the back part of the property. OK, OK.

Tony Nobles: Yeah, I got. I took pictures on my way here because I live. I see this place twice a day, minimum. Twice a day.

So, if she's not going to be compliant with moving that trailer out of there, and in fact trying to hide it behind the house once, who's to say that it's going to be a properly run facility there? It's already starting out as a problem.

Greg Parks: Let me ask another question, did you did you know the person who lived there years ago when it was an A habitable house?

Tony Nobles: The House has not been livable for years. A lady was renting the house, and you could come by there at night and the windows was either busted out or the door was slammed off of it and trash piled up all around the house.

Greg Parks: Well, that's not what I was asking. Now I was just curious to see if anyhow, the property had been passed down to an air that really didn't, you know, wasn't in town and just.

Tony Nobles: Let it go. That's what's happened.

Greg Parks: Yeah, and that's it.

Mr. Brooks: You. Well, we'll see. What's the house there before the trailer?

Tony Nobles: Yeah, the houses have been there for years. The trailer was put there, I'm assuming by Miss Elliott here.

So, it was supposed to be moved off the property. Instead, it was pushed further back on the property for some reason. I guess I don't know if you had somewhere to put it or what?

So, let's see. I got through some of my notes and the problem is that highway there is 55 miles an hour through there and very rarely people do 55. I'll be honest, if you're going to have a dumpster container sitting there to haul trash away or you got delivery trucks to bring stuffing in that is not the highway to be back in an 18-Wheeler or big trash truck out on the highway. It is not when you pull out over there, you better be going one way, not backing up on. Just as far as the renovation thing, I would like to see if she has a contractor, and was it? Did you get a was there a permit done to renovate this house.

You know what kind of work? Other than a window and a door put on, it's all been silly. That house needs more work than Windows and a door.

Attorney: Helen Nelson: Just a couple of things. One in regard to hear saying, you cannot rely on anything from conversations he had with another person who's not present that you can question and not all? With all due respect, it's not his job to question what's going on there. He's only providing statements. It's your job to either solicit information if there's information he knows or a solicit it from someone else.

Chair Amos: I wanted him to finish his presentation first. Then I will ask him any questions.

Attorney: Helen Nelson: I understand but his presentation isn't asking questions of what the status is. That's the Board's job.



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Tony Nobles: I've not had, like I said, I've lived here so many years. Still, those houses are not hooked up to no PWC. It's all on septic.

And the other thing, the map that y'all first showed at the very beginning. It's like a handwritten site plan. Site plan Can you pull that up? I mean like there's no defined or measurements of marking off of what goes where here. So, I don't know how we even started to have a meeting with such a site plan as this.

Chair Amos: Do you have any facts that you want to, you know, present to the board for us to consider.

Tony Nobles: Well, I didn't. I didn't know if we had a different site plan than other. Something written here, just handwritten over there.

Chair Amos: OK. But we have a site plan to look at, right? We do have a site plan.

Tony Nobles: And what are the hours for this place, if I may ask?

Chair Amos: She said earlier her hours from what?

Mr. Brooks: 8:00 to 6:00.

Chair Amos: 8:00 to 6:00, that's what she said.

Tony Nobles: Only anyone on that property should be only from 8:00 to 6:00.

Chair Amos: Sir so we cannot, you know, there will be another department that regulate how she operates on the property. We don't dictate how she operates on the property. She would have meet certain qualifications that she's getting referrals from the VA and the VA as I know it is very strict on who they would refer there veterans out. So, they, I'm sure, would make sure that if they're going to put them in that home that home meets certain departments. That's not something that we can make a decision.

Tony Nobles: OK. But I didn't know if you needed to see the pictures, I took on my way here at the trailer, still sitting back there in the woods. OK, if you do, I have them here. Thank you.

Chair Amos: Sir. We have it one more question for you.

Mr. Silverman: You said you lived on Clinton Rd. since 1990.

Tony Nobles: Yes, Sir.

Mr. Silverman: How? How far from this site?

Tony Nobles: I would say maybe a mile.

Mr. Silverman: You should talk about the that property flooding.

How often have you seen it flood to that level that we looked at in the picture?

Tony Nobles: I would say anytime we get a real, now to the level of that particular picture to where it's in the House and almost up to the next House is like when we have hurricane coming by, I mean.

If it rains really hard. Janelle Carter, the lady that the letter you know what she said, is not hearsay. There's 101 acres their and out of the 101 acres. This lot sits at the lowest point of the 101 acres.

Chair Amos: But it's not in a flood zone, right?

Tony Nobles: They say it's not in a flood zone, but you can see that it's flooded.

Chair Amos: That is what we have to go by, it is not indicated to be in a flood zone. We cannot put it in a flood zone if it's not legally placed in a flood zone.

Tony Nobles: Understand that. But his question was, how have I seen it like that?

Mr. Silverman: Right, right. There are many parts of the county like my neighborhood, not a flood zone, but it floods. Right, so you know, so.

You said the house, has been vacant for a long time. Do you know how long the house has been vacant up until now?

Tony Nobles: I would have to say probably four years.

Marva Lucas-Moore: What's the purpose of that question Mr. Silverman?

David Moon: Can you pull the mic closer to you? Thank you.



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Marva Lucas-Moore: What does it matter?

Mr. Silverman: Oh, it matters a great deal to the condition of the house. And you said to your knowledge, that trailer is still there on the property in the back?

Tony Nobles: To my knowledge and a picture, I took on my way here.

Mr. Silverman: Thank you.

Tony Nobles: OK. Anybody else?

00:59:04 Attorney: Helen Nelson:

So just for clarification, I state that the notarized letter was hearsay, simply because the person is not present. Therefore, you can't question the authenticity of it. So, it does classify as hearsay.

Thank you. Yes, Sir.

Greg Parks: I have a question. We have we had not accepted a hand drawn plot plan. We've always wanted a survey or a professional plot plan.

So, I'm just wanting to know if there's any.

David Moon: I can address that, Within the county zoning code, there is no requirement that the special use site plan must be prepared by a professional engineer, landscape architect, or surveyor. At the current time that code doesn't require that.

Greg Parks: That answers my question.

Chair Amos: Any other questions?

Tony Nobles: The only other one other time would there be a handicap ramp to the office that's next door. Or is that later down the road?

Mr. Brooks: You are asking questions from the board, right? And that a question for him.

David Moon: Madam Chair, would you like me to address that?

Special use permit is the first step. If approved by the Board of Adjustment, a final site plan must be submitted by the applicant that provides more detail than the special use plan. The applicant also must submit a building permit to code enforcement and building inspections and at that time the structure is reviewed to see if it complies with the North Carolina Building code and any ADA accessible American Disabilities Act requirements. The Department of Environmental Quality. We'll also review the site for the stormwater. In other state agencies, such as the Department of Transportation, will also review that site plan to determine what type of driveway access it should have. And there are other state agencies that the applicant will have to go to, including the State Department of Health and the license for an adult daycare.

So, the special use permit is only the first step. If this step is passed, then she has a high number of other hurdles to go thru.

Chair Amos: Thank you, Mr. Moon.

Attorney: Helen Nelson:

And so, if I could just state again so your witnesses only to come forward to give testimony of information they know and facts that they can offer the board asked questions and the board makes the decisions. So, I'm just trying to ask to be mindful of that.

You have other witnesses and other cases that you have to address. I don't know If you usually have timeframes or time limits for each witness? I know that's within your discretion. However, that would just be a suggestion that I have and in particular that your witnesses all come and testify as the facts that they know or what their concerns are.

Chair Amos: Anymore testimony?

David Moon: Madam Chair, the next speaker is Jeff Nobles.



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Jeffrey Scott Nobles: Ok, what do I need to do?

Chair Amos:

OK, Place your hand on the Bible. Raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth, so help you God?

Jeffrey Scott Nobles: So, help me God.

Chair Amos:

OK. What is your full name and address.

My name is Jeffrey Scott Nobles, the 2555 Clinton rd. I am in the yellow house highland right there. I'm the closest house to the facility and I'm strongly opposed to it being there. It first started out once that trailer moved in. I had a fit because the trailer did not belong there and then it's been chugged to the back of the property. If things are going to handle all that from the get-go, what makes you think the whole facility is going to be run properly? It's going to be a problem from the get-go.

As far as, several questions were answered to her understanding. She needs to have facts.

She doesn't even know how the house is the. The house is extremely old.

Chair Amos: Sir, can you present facts to us?

Jeffrey Scott Nobles: Ok, see that picture you have. I took that flooding picture. So, if there's any questions, I took it and I have a time stamp for the picture, September 2018.

So that answers questions about that, but fact is that travel in back has not been moved, so is that the way things will be handled. Why is that trailer still here. Why hasn't code enforcement enforced that trailer being moved. That's just the beginning of how things will be handled there. And another thing the house is so old sure. OK. If it's been renovated, is it? Is it large enough? What's the requirements for square footage for that many adults so.

Chair Amos: Sir, we are going to ask you to stick with the facts. I mean, I understand that, you know, you have your concerns and I understand that, you know, you want to give us opinions, but we can't go on opinions with you have the facts that you can present to the board so that that we can review those facts that would be greatly appreciated. So, we can make a decision and look at your facts.

Jeffrey Scott Nobles:

OK, well I live next door to it, and I do know I've seen him working on the house. So, I can't see it's completely renovated, but do they work on the houses extremely old?

Chair Amos: Do you have anything else to talk about besides the age of the house that you want us to know?

Jeffrey Scott Nobles: Evidently not, because it's not. Everything is not done.

So, I'm just going to stop here and let you all make a decision.

Chair Amos: OK. Well, thank you. I appreciate.

Mr. Silverman: I have one question. How close is your house proximity to this?

Greg Parks: Jeffrey Scott Nobles:

You brought back up other across the field, just like A2 acre field. I live in the yellow house there. The yellow mark.

Greg Parks: The one in yellow, ok.

Chair Amos: Any other questions?

Chair Amos:

Thank you.

Greg Parks: Yeah.



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David Moon: Madam Chair, there are no other requests to speak this evening, so you can ask to close the public hearing unless you have questions of anyone who spoke this evening.

Gary Parks: I have a question for Ms. Elliot. You want her back up to answer the question?

Chair Amos: OK.

Greg Parks: Ms. Elliot, you say you've renovated the house, Did you pulled a permit to renovate the house.

Dr. Claudia Elliot: I did. I sure do.

Greg Parks: Do you have a copy of that permit with you?

Dr. Claudia Elliot: I didn't know I would need that because I don't think that's what that was for, but I did follow proper procedure with that House and finally, inspections, everything is good. It's been. It passed.

Greg Parks: Thank you.

Mr. Silverman: One more question, the trailer is still on the property.

Dr. Claudia Elliot: It is again, it is not being used. I think that still with what we are discussing here, I don't think that that was about, I don't think that's what I was here for.

Chair Amos: Any more questions?

OK. Thank you. OK, make a motion to close the hearing at this time. This was me.

David Moon: You do not need a motion to close the hearing. You have the authority to do that as chair.

Chair Amos: Ok, so we close the motion for discussion for the board.

Any discussion from the board members?

Greg Parks: Yeah, we need a couple of stipulations if you are going to grant it.

David Moon: Could you pull the microphone close to you. We have to place all the discussion on the public record.

Greg Parks: Mr. Brooks, do you have any concerns or anything that you?

Mr. Brooks: Well, I'm looking. I'm looking at the special use criteria and I mean, it's nothing said that it would endanger the public health.

And I heard nothing that that it didn't meet the requirements. I mean, I have some other concerns, but just focusing on special use criteria.

And nothing was addressed about the value of the property, so I don't know if we could consider that.

According to the drawing. That was presented. That's how it's going to be submitted so. OK. And just focusing on these four things here.

Yeah, that's.

Greg Parks: Chair, do you have any concerns?

Chair Amos: No, I don't. I don't have any concerns. I just think that the board members need to be mindful that we do have 4 conditions that guide us and that what we should stay within the guidelines of the conditions that we have to approve. There are some things that are being mentioned that are on the outside of that. And I don't think that we need to concern ourselves with that. so, we just need to stay within the conditions that we have for the special use criteria.

Gary Parks: Well, I don't want to make a motion, because I don't agree with the situation. So, y'all want to make a motion or add the stipulations or we could take a vote right now and do what you want to do.

You are the chairman. You make the call.

Chair Amos: Marva do you have any discussions.

Marva Lucas-Moore: I don't have any discussions.

Chair Amos: Is there a motion?



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Gary Silverman: Motion to take the vote.

David Moon: Madam Chair, the first action would be for a motion and a second. The motion needs to take into consideration the four special use criteria. You can act on each criteria individually and have a motion for each of those four criteria. Or you can combine those four criteria into a motion.

Referring to evidence and testimony that you heard this evening, ultimately, as shown on that slide, the burden of proof is placed on the applicant. If you feel or don't feel the applicant has met the criteria. Then you would need to indicate, and either position why they haven't met that that burden, or met that burden?

Marva Lucas-Moore: If I may, Madam Chair, I make a motion to approve the special use permit.

#1 Issues would not materially endanger the public health and safety if located according to the plan submitted.

#2 the use meets all required conditions specification.

#3 the use will maintain enhanced value of joining and abutting properties that it is in use of public necessity and

#4 the location and character of the use if developed is according to the special use plan as submitted and recommended.

Also looking and reviewing the documents staff did their homework on this particular special use permit and they found that this was consistent with the zoning code. So, anything else outside of that, we are here just for the special use permit only. We're not here for anything else and that's my motion. I would like to add a stipulation so we.

Attorney: Helen Nelson:

Will you include your stipulation in the motion?

I'm trying to figure out how to say this without sounding disrespectful, but we can't have commentary here because it kind of clouds the motion, so you know this is my motion. What you said it feel stimulation so.

Marva Lucas Moore: With stipulations. The stipulation is to add a fence around the property to protect the clients in the data center while they're there.

David Moon: Miss Lucas-Moore, with that additional condition, which hasn't been presented until now, you would need to ask the applicant if she would be acceptable to that condition.

Marva Lucas-Moore: Ms. Elliot, Can you come to the front. Would you be acceptable for us adding a condition to have a fence around the property to protect the clients?

Dr. Claudia Elliot: Yes, absolutely. We have planned to do that already.

Attorney: Helen Nelson:

So now you have a motion and then you need a second for that motion and then you vote. Or you would have a discussion and then you vote.

Chair Amos: All right. There's a motion on the floor. Do we have a second?

Mr. Brooks: I second the motion.

01:14:06 Chair Amos: Motion has been made and 2nd, all yes's?

Attorney: Helen Nelson: You give an opportunity to discuss that. Everybody has the opportunity to discuss it on the record.

Chair Amos: We did discuss.

Attorney: Helen Nelson: I understand that but you usually when you have a motion sometimes you discuss before. We need additional because she's also added some stipulations which others may want to comment on. That's the only reason why I said that.

Chair Amos: OK, so do you guys have anything other you would like to add?



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Greg Parks: I don't have any discussion. Call for a vote?

Chair Amos: OK. I'll call them for a vote. All, in favor?

Members Vote

Linda Amos, Chair

Marva Lucas-Moore-Vice Chair

Gregory Parks

Gary Silverman-alt

Donald Brooks

In Favor

YES

YES- Made motion to Approve SUP

NO

NO

YES - Second the motion

David Moon:

Then the motion passes by a vote of three to two. That would conclude this case. (1:15:26)

Chair Amos: Opened the public hearing for:

B. BOA-2024-0011: Consideration of a Special Use Permit to allow a Community Center use in an R6A Residential District on 0.46 +/- acres, located at 1429 McArthur Road; submitted by Annie Hasan (Agent) on behalf of Khalil Hasan (Owner).

David Moon: gave a quick description of the location, applicant, and the Special Use permit request. Mr. Moon gave the definition of Assembly per the zoning ordinance. He also pointed out the request and the requirements per the use matrix in the zoning ordinance that requires a special use permit. Mr. Moon stated the boards final disposition and turned it over to Timothy Doersam.

Timothy Doersam: Discussed the Special Use Site plan that was provided by the applicant. He also discussed the location of the property and the surroundings with using a power point presentation. He pointed out that there are no sewer lines near the site and a septic system will have to be utilized.

David Moon: pointed out that access to the property is at McArthur Rd and the parking will be placed at the rear of the community center and property. Mr. Moon also pointed out that the proposed driveway is where the septic tank and drainage field is. He also pointed out the maneuvering around parking spaces to leave the property and that staff has concerns that the drive isle maybe to tight through the parking area. Staff proposed a key condition that the final site plan requires a registered engineer to demine the safety of the turning movements of vehicles. The conditions also address the number of parking determines the number of patrons. (1:23:00)

Timothy Doersam: Provide the key conditions as:

- Maximum occupancy of the building is limited to 4 persons per off-street parking spaces appearing on the final approved site plan, or to the occupancy rate approved by the County Fire Marshal, whichever is lower.



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- The hours of operations for the Community Center shall be 8:00 AM to 9:00 PM from Monday-Saturday with special events possible to be held on Sunday during the allowed time period of 11:00 AM to 9:00 PM, subject to obtaining a special event permit from the County Code Enforcement division.
- The septic tank shall be re-located to another part of the property, as authorized by the Environmental Health Department. The acceptable location of the septic system must be shown on the final site plan submitted to the County Current Planning division.
- Remote Parking: If off-street parking is unavailable on-site to accommodate visitors to the Community Center, remote parking can occur at the day care facility located on the abutting lot (1425 McArthur Road) and which is owned by the same property owner. The remote parking may only be used during those times when the day care is not open for service.
- The final site plan must demonstrate that the parking lot drive aisles are designed to accommodate functional and safe turning movements as determined by a registered engineer.

Mr. Doersam restates the boards final disposition and completed his presentation.

David Moon: pointed out that the remote property will be provided by another property that is also owned by the applicant.

Donald Brooks: has questions about the remote parking and if it would be considered in the count of patrons.

Timothy Doersam: per the wording of the condition, it would be what is proposed on the final site plan that determines the patron/parking count.

Chair Amos: Swore in the first speaker John Russell. (1:28:54).

John Russell: Stated he is going to be the director of operations and is here in Dr. Hassans absence due to an emergency.

Greg Parks: Asked what the community center is going to be used for and what is a peer support specialist.

John Russell: 1:30:08: Stated he is a Peer support special and works with individuals that have gone through traumatic experiences. He coordinates group meetings. Once Hasaan started to work with the Cumberland County Health department, she brought Mr. Russell on board to assist with community needs. The community center will not solely be used for peer support. It will mainly be for the community. There will be outreaches and educational training and community youth programs.

David Moon: referred the board to the application attachment in staff's packet for what the community center and Special Use Permit is going to be used for.

Donald Brooks: Expressed concerns over it being a private facility and not a public center.



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Gary Silverman: Expressed concerns about what is exactly going to take place in this building. What does outreach and education mean.

David Moon: pointed out that we do not have a definition of Community Center in the ordinance, but we refer to the dictionary definition then.

John Russell: some events we do is food drives, Narcan training, and a great deal of training that he works with the community on.

Attorney Nelson: pointed out that when the board makes a motion to make sure they incorporate the 4 criteria and exhibit J into there motion.

Chair Amos: Closed the public hearing and opened to board discussion. No Discussion was had.

(1:39:13) Gary Silverman made a motion to approve the SUP based on the 4 criteria as supported by the applicant's response in exhibit J.

Members Vote	In Favor
Linda Amos, Chair	YES
Marva Lucas-Moore-Vice Chair	YES
Gregory Parks	YES
Gary Silverman-alt	YES- Made a Motion to Approve SUP
Donald Brooks	YES – Second the motion

Chair Amos: Opened the public hearing for:

C. BOA-2024-0012: Consideration of a Special Use Permit to allow a special events business as a Recreation/Amusement Outdoor Activities use in a RR Rural Residential District on 7.02 +/- acres, located at 2410 Sunnyside School Road; submitted by Maria Kruger (Owner).

David Moon: Introduced the case and defined Recreation, Outdoor from the Zoning Ordinance. Also, pointed out that to protect the potential buyers of the facility, the owners were requested to apply for the SUP, because one was not requested in the past and is required for this type of operation in this location. Mr. Moon also repeated the Final disposition to the board.

Tim Doersam: Discussed the power point packet to the board. He also discussed the Site Plan provided by the applicant. Mr. Doersam provided the Key Conditions as:

- No overnight lodging is allowed at the site by recreation vehicles, tents, or campers.
- Use and development of the temporary special occasions use must occur consistent with the Special Use Site Plan and Special Use conditions.



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- Occupancy is limited to 140 participants at any given time during an event, based on 35 parking spaces (four participants per parking space).
- Hours of operation for any event are from 6:00 am to 12:00 am (midnight) unless otherwise approved by the County Board of Adjustment or otherwise approved through a Special Event Permit issued by the Code enforcement Manager.
- Special occasion events scheduled at the site are private events and attendees must be privately invited by the special occasion sponsor or host. Temporary private special occasions events shall not be advertised or announced to the general public. Any publicly advertised events shall require a special events permit issued by the Code Enforcement Manager at least two weeks before the event.

Mr. Doersam restated the final disposition to the board.

Gary Silverman: Questioned the buildings on the site plan.

David Moon: provided a quick description but stated the applicant can address that.

Chair Amos: Asked if there was a response to the 4 criteria?

David Moon: Stated there was no response but the applicant is prepared to address the 4 criteria.

Chair Amos: Swore in the first speaker, Mirabela Kruger.

Mirabela Kruger: stated she purchased the property this Thursday. She has been in business for 12yrs and when she noticed this property she did realized that the business was not being run with the proper permits. Her goal is to abide by the rules. She would like to host 6-8 events throughout the year. She discussed type of events being provided and the amenities offered.

Gary Silverman: questioned how she will support 140 people with restroom facilities.

Mirabela Kruger: discussed how she plans to rent luxury porta potties. These are not permanent, just brought out with generators to run power and AC.

Donald Brooks: Had questions about having facilities on the property to accommodate the 140 people.

David Moon: explained the need for a special event permit at the time of the event.

Mirabela Kruger: explained more about bringing in tent companies if its bad weather and other facilities when needed. The bulk of the structures on site will not be used as it is an outdoor events center.

Chair Amos: asked about the noise discipline.

Mirabela Kruger: 1:58:59 The DJ's that Ms. Kruger works with have protocol and noise moderators. There are specific guidelines that she will adhere to in the noise ordinance. Also, she shuts down at 10pm but in her area the noise limit starts at 11pm.

Chair Amos: asked if she will be serving alcohol.



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Mirabela Kruger: assured her she would not be serving alcohol. There would be a licensed bartender from the service provider. If alcohol is going to be served on site, security will be required along with any permitting needed by vendor.

Donald Brooks: repeats his question about not having enough facilities set in place to hold 140 people and has concerns about public health and safety. His concern is that if they don't decide to hire the luxury porta potties, then there is a problem.

Marva Lucas-Moore: asked if these facilities are required in a contract.

Mirabela Kruger: State that it is in every contract at every event, and it would be bad business practice to not have enough facilities. She also explained again that this will all be outdoors, nothing indoors. They hire the 3rd party for bathroom facilities, and it is included in the rental fee.

Gary Silverman: asked about a gate or a fence to prevent people from crashing the events.

Mirabela Kruger: restated what was presented about the site plan and that there is a gate at the front and a guard stand where access is monitored.

Chair Amos: Referred to staff's packet, exhibit I #13 and rules and regulations must be complied with including temporary porta potties. Chair asked if there are any more questions. There were none. There were no more speakers and Chair closed public hearing and opened to board discussion. There was no discussion.

Gary Silverman made a motion to approve the SUP based on the 4 criteria, the applicant's testimony, Special Use site Plan and the special use conditions.

Members Vote	In Favor
Linda Amos, Chair	YES
Marva Lucas-Moore-Vice Chair	YES
Gregory Parks	YES – Second the motion.
Gary Silverman-alt	YES – Made a motion to approve the SUP.
Donald Brooks	YES

D. OTHER BUSINESS:

1. BOA Regular Member Recommendations –
 - i. Gregory Parks recommends Ken Turner to replace Mr. Davis in the regular member position. Marva Lucas- Moore second, no discussion, all are in favor.



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- ii. Gregory Parks motioned that if Ken Turner is not selected as a regular member, then he is recommended to sit in an Alternate position. Seconded by Marva Lucas-Moore. All are in favor.
 2. BOA Alternate Member Recommendations – Marva Lucas-Moore motioned to recommend Veronica Mitchell-Rozier to sit as an alternate member if Ken Turner is selected as a regular member. Ms. Mitchell-Rozier would be a second choice to Ken Turner if he is selected as an Alternate member. Board had discussion that she is known by Ms. Lucas-Moore and does a lot in the community. They also discussed other options on the Applicant list. Gary Silverman Second the motion. All are in Favor.
- E.** DISCUSSION/UPDATE(S):
- F.** ADJOURNMENT at 8:30pm