



Members Present

Steve Fuchs – Chairman
Tim Cashion – Vice-Chairman
Jeffery White
Stanley Friedman
Richard McDonald
Andy Olsen – Alternate
Mitchell St. Clair - Alternate

Members Not Present

Others Present

Mike Dail, Director, Community and Cultural Services
Glen Moore, Planner Administrator
Dawn Maye, Administrative Support

Choose Name.

I. Opening of the meeting

II. Invocation

1. A moment of silence was taken.

III. Roll Call

1. A silent roll call was taken by staff. All members were present with the exception of.

IV. Old Business

1. None.

V. New Business

1. A request has been received from Robert Whitley for a **Special Use Permit** in order to locate a warehouse/self-storage facility at 150 American Legion Drive, Washington, NC. The property is zoned RA-20 and requires a special use permit from the Board of Adjustment for this type of use.
 - o Chairman, Steve Fuchs, asked for anyone to come forward that would be speaking in favor or opposing the request for the Special Use to be sworn in, this will include the applicant. Robert Whitley presented a handout to the board before being sworn in.
 - o Chairman, Steve Fuchs, asked Mr. Robert Whitley to come to the podium and state his name and to be sworn in, Mr. Whitley came forward and was sworn in.
 - o Mr. Robert Whitley stated the following: He currently owns facilities on the East, West and South side of town. He has come before the board seeking zoning change from a current zoning use from clubs, lodges to self-storage as a Special Use in RA-20 Zone. The City of Washington Planning Board and the City Council, both approved unanimously for the Test Amendment to allow self-storage in the RA-20 Zone. Specifically, Mr. Whitley would like to repurpose the American Legion Building, located at, 150 American Legion Drive, Washington, NC. The American Legion Lodge has been used for meetings and has been rented out for private events. The American Legion was moved to its currently location in 1971, before the City of Washington in acted the zoning ordinance of 1972. Today the decaying building and land is located in the ETJ as a commercial building in the RA-20 Zone. Mr. Whitley has spoken with the adjacent homeowners, Chris Furlough and Durwood Swain and Mr. Furlough has contact the Somerset Board of Directors

and all have been favorable to the project. Mr. Whitley has agreed to help in the mowing of the American Legion Road in conjunction with the Somerset Board of Directors. More storage is needed in Washington, especially on the North side. His moving company has had to store local owner's contents in Greenville due to the lack of storage in Washington. Storage is a less intensive use than several of the other uses that are in place in the RA-20 Zone. In addition, the Board of Adjustment adds an additional layer in the Special Use process such as storage. Please provide Washington residence, such as Smallwood a more convenient and closer alternative for storage. Thank you.

- Chairman, Steve Fuchs, Mr. Whitley, has the American Legion ceased to exist or are they going to relocate or have they disband? Mr. Whitley, the members have gotten older and they are meeting at another location, they cannot afford to keep up the building. Mr. Fuchs, does the American Legion own the building or does an individual own the property? Mr. Whitley, an organization. Mr. Fuchs, like the Moose Lodge? Mr. Whitley, yes. Mr. Fuchs, how many units will be inside the existing building and how many units will be located outside, I see that you are going to place units along the border of the property? Mr., Whitley, that is correct. Mr. Fuchs, how many units will that be, approximately? Mr. Whitley, 80-100, can only use 50 percent of the total area, as required by the City Council and Planning Board. Mr. Fuchs, if approved tonight, when do you plan to start work and when will the work be completed? Mr. Whitley, when it will be finished? Mr. Fuchs, if you are approved tonight, when do you think you will start and when do you think all of the units and landscape be complete? What is your projection? Mr. Whitley, hopefully six (6) to twelve (12) months. Mr. Fuchs, will there be any outside storage like motor homes, boats, etc..? Mr. Whitley, do not anticipate many outside storage, but will not mind outdoor storage. The units cost more than parking a boat or camper. The Planning Board has required that each vehicle parked in the facility must have a current registration and tag. Mr. Fuchs, will artillery piece be left on the property as represented in the drawing? Mr. Whitley, I like the gun.
- Chairman, Steve Fuchs, asked for questions from the Board.
- Mr. Andy Olsen, are you renting the property or purchasing the property? Mr. Whitley, I have purchased the property. Mr. Jeffery White, will there be any type of security? Mr. Whitley, Planning Board has required at 6'-0" tall fence to be installed, that will be 1,100 LF around the property and there will be security cameras. Due to climate control and individuals having a key, you would want to know who is entering the building. Mr. Fuchs, will there be a key pad to enter through the front gate for each person who is current on their rent? Mr. Whitley, yes. Mr. Tim Cashion, had a question similar to Mr. White, due to that the property is off of the main road, he wanted to make sure that there were security cameras. Mr. Steve Fuchs, does the property flood. Mr. Whitley, no. Mr. Mitchell St. Clair, will you have sufficient lighting during the night? Mr. Whitley, most people that are traveling at night will need lighting, if you have seen other facilities in the county, they are all lite at night, the property will be lite all night. Mr. Fuchs, is the drawing an exact representation of the facility when completed? The units will have blue doors and the unit will be painted white? Mr. Whitley, not sure about the type of stone and columns, sure about the black aluminum fencing, shown on the picture (referring to the presentation board). Mr. Fuchs, blue doors on the storage units? Mr. Whitley, there will not be any color that would be offensive, blue is about the less offensive color, this is not a barn, most of his buildings are blue and white. Mr. Fuchs, for the record, how many storage facilities do you own? Mr. Whitley, 4 facilities, River Road, US 264 East, US 264 West, and 900 West Fifth Street.

- Chairman, Mr. Fuchs, asked for any more questions.
- Mr. Cashion, in the existing building, will there be climate control and will you have another climate control area outside of the existing building? Mr. Whitley, not planned on the drawing that you have, there is room for another climate control building on the property. Mr. Cashion, what type of items are stored in a climate control area? Mr. Whitley, documents, furniture, any item that needs to breathe, you cannot place antiques in regular storage. Mr. Cashion, the front door, is that the only entrance into the building? Mr. Whitley, the front doors will need to be changed, these (referring to presentation board) are the existing doors, they are just two wooden doors. The new doors will have to be able to open wide enough to move furniture and there will need to be some type of ramp system instead of steps. Mr. Fuchs, what is the size of the building? Mr. Whitley, 40'-0" x 100'-0". Mr. Fuchs, that is a big building, about 4,000 sq.ft. Mr. Jeffery White, are the units going to be the same size? Mr. Whitley, on a 40'-0" building he is thinking a 10'-0" hallway with 10'-0" x 15'-0" units on each side. Mr. White, and the outside units? Mr. Whitley, most will be 10'-0" x 10'-0".
- Chairman, Steve Fuchs, asked for any more questions from the board. No one from the Board answered.
- Chairman, Steve Fuchs, closed the Public Hearing.
- Chairman, Steve Fuchs, asked for the Findings of Fact from Staff.
- Staff, distributed the Findings of Facts to the Board Members. Staff, wanted to make the Board aware that this is a new use and was not previously allowed in RA-20 Zone. City Council did adopt the Text Amendment last month and included this as a Special Use. Attached is the criteria with the Findings of Fact.
- Staff, read the Findings of Fact. See attached copy.
- Mr. Fuchs, the Findings of Fact are different from what is normally presented to the Board. You (Staff) are saying that the Findings of Fact are the requirements that the City Council approved and Mr. Whitley's property meets the criteria. Staff, this is the new criteria that will be in our Zoning Ordinance. Mr. Fuchs, but, on the Findings of Fact Mr. Whitley meets all of the criteria? Staff, yes.
- Chairman, Steve Fuchs, any more questions for Staff? Mr. Cashion, how big is the property in questions? Staff, two (2) acres.
- Chairman, Steve Fuchs, any more questions. There were no more questions.
- Chairman, Steve Fuchs, asked for a motion.
 - ❖ Mr. Andy Olsen made the following motion: I move that the Board grant the request for a Special Use Permit in order to locate a warehouse/self-storage facility at 150 American Legion Drive based on the aforementioned findings of fact, items one (1) through twelve (12).
- The motion came into questions from Chairman, Steve Fuchs. Chairman, Fuchs, asked Staff if Mr. Olsen (Alternate Member) could make the motion due to he is an alternate. There are five (5) regular members and two (2) alternates. Staff, does not think that it is an issue. Mr. Olsen, I cannot vote but, I can make a motion. Chairman, Fuchs, how can you make a motion and not be able to vote on the motion. It is not going to be a problem, Chairman Fuchs, wants to make sure that it done correctly. Mr. Cashion, he will make the motion. Staff, at the next meeting this will be clarified. Chairman, Fuchs, asked Staff what is their recommendation. Staff, let Tim Cashion make the motion and Staff will clarify by the next meeting.

- ❖ Mr. Tim Cashion made the following motion: I move that the Board grant the request for a Special Use Permit in order to locate a warehouse/self-storage facility at 150 American Legion Drive based on the aforementioned findings of fact, one (1) through twelve (12). Stanley Friedman seconded the motion and all voted 5 in favor and 0 opposed.
- Chairman Fuchs, asked Staff to confirm if alternate members can make a motion or if they are not able to make a motion.

VI. Other Business

1. None

VIII Approval of Minutes – November 14, 2019

1. Steve Fuchs, asked for clarification on the following:
 - a. VIII. Other Discussion – 2. Chairman, Steve Fuchs, still waiting on Mr., Slade concerning the vape shops, are they closed down or are they still in operation?
Staff, yes, Mr. Slade has taken care of the vape shops.
 - b. The record was reevaluated and the line should read as follows: **Staff, yes Mr., Slade has taken care of them for us, thankfully.** Correction has been made to the minutes dated November 14, 2019.
 - ❖ Jeffery White made a motion to approve the November 14, 2019 minutes. Richard McDonald seconded the motion all voted 5 in favor and 0 opposed.

VII.X Any Other Business

1. Chairman, Steve Fuchs, wanted to wish everyone a Happy Christmas.
2. Chairman, Steve Fuchs, stated that Dawn Maye is doing a fine job as our new secretary.
3. Chairman, Steve Fuchs, thanked Mr. Glen Moore (Staff) for the job that he has done for the Board.

Adjourn.

1. There being no other business
 - ❖ Jeffery White made a motion to adjourn. Stanley Friedman second the motion all voted 5 in favor and 0 opposed.