



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**
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**Chowan County Board of Adjustment
Meeting
May 24, 2004
6:00 pm
Commissioner's Room**

Chairman Harry Rosenblatt called the meeting to order.

Roll call was taken: Harry Rosenblatt, Sheri Hare, Brian White, Dan Ward, Jimmy Forehand, and Charles Britton were present. Staff member present was Planning Director Elizabeth Bryant.

The December 2003 minutes were reviewed. Mr. Forehand made the note that his name was spelled incorrectly. Mr. Britton made the motion that the minutes be approved as corrected. Mr. White seconded, and the minutes were approved unanimously (5-0).

Case No. BOA-04-01

A variance application from The Church of Jesus Christ of Latter Day Saints, to construct a steeple which exceeds the height restrictions of the Chowan County Zoning Ordinance at 716 Poplar Neck Road (Tax Parcel No. 7833-00-09-7159).

Ms. Bryant introduced the case before the Board. The height restrictions regarding this variance request and for the A-1, Agricultural District are a minimum of thirty-five feet (35'). For this particular application the proposed construction of the steeple is to sixty-five feet (65') from ground to steeple tip.

The applicant is asking for a variance from the height restrictions to allow for the construction of a church steeple. Further regulation of the height of structures on this property is regulated in Section 12.04, Airport Zone Height Limitations. The property is in Horizontal Zone, APH, which is established as a zone limiting height to "150 feet above the airport or at an elevation of 169 feet above the mean sea level."

Chairman Rosenblatt asked for all those who wished to speak either in favor or opposition to the requested variance to stand and be sworn in.

Mr. Mark Denison, Facilities Manager for The Church of Jesus Christ of Latter Day Saints spoke on behalf of the Edenton Church's application. He stated that the Church is seeking to add building mounted steeples to all of their buildings that currently do not have that type of steeple. He stated that the steeple would meet building code and all wind zone requirements. It is the Church's hope that the steeple will make them more recognizable as a Church building, and that it will enhance the beauty of their building.

Mr. Cobb, President of the Edenton branch of The Church of Jesus Christ of Latter Day Saints spoke on behalf of the application, as did Rhonda Jordan, a Chowan County resident and church member.

Ms. Bryant gave the Board an overview of the Variance procedure and noted the following considerations that the Board must make with regard to the application:

- 1) Will not endanger the public health or safety if located where proposed and developed according to the plan submitted and approved
- 2) Will meet all required conditions.
- 3) Will not adversely affect the use or any physical attribute of adjoining or abutting property, or the use is a public necessity.
- 4) A hardship does exist for the applicant, and this hardship was not created by the applicant's own actions.
- 5) Will be in harmony with the area in which it is located and in general conformity with the plan of development of Chowan County.

Ms. Bryant noted that before granting a special use permit, the Board of Adjustment must take a separate vote and vote affirmatively on each of the aforementioned findings. A motion to make an affirmative finding on each of the requirements set forth shall include a statement of the specific reasons or findings of fact supporting each motion.

Chairman Rosenblatt spoke regarding the necessary findings of fact, he then read the findings of fact and called for a motion and vote on each.

After review of the application and information submitted at the hearing; the Board found that the application is completed and it will not endanger the public health or safety; will not injure the value of adjoining or abutting property; will be in harmony with the area in which it is located; that a unique hardship does exist; and that the application is in conformity with the Land Use Plan, thoroughfare plan, or other plan officially adopted by the County Commission.

Having heard all the evidence and argument presented at the hearing, the Board of Adjustment finds that the application is complete, that the application complies with all the applicable requirements of the Chowan County Development Codes for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Development Codes.

Mr. Britton made the motion to grant the permit as requested and submitted and Mr. White seconded. The motion passed unanimously.

Ayes

Harry Rosenblatt
Dan Ward
Johnny Forehand
Charles Britton
Sheri Hare

Nays

None

Ms. Hare was selected as an alternate member. Being no other business, the meeting was adjourned.