



BOARD OF ADJUSTMENT

MINUTES

October 22, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Tiffanie Meyers, Chris Parker, Archie Hart, Chris Faw, Rita Blackmon,
Whitney Manzo

Members Absent: Tom Carrigan

Staff Present: Jason Brown, Gideon Smith

1. CALL TO ORDER AND WELCOME

Chair Meyers called the meeting to order at 7:00 PM.

2. ROLL CALL

3. ADOPTION OF AGENDA

Chair Meyers introduced the agenda.

Motion by Member Rita Blackmon

Seconded by Member Archie Hart

Motion Carried Unanimously

4. APPROVAL OF MINUTES

a. July 23, 2024 Minutes

Chair Meyers introduced the minutes of July 23, 2024

Motion by Member Chris Faw

Seconded by Member Chris Parker

Motion Carried Unanimously

5. QUASI-JUDICIAL STATEMENT

This hearing is a quasi-judicial evidentiary hearing. That means it is similar to a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant, and substantial evidence in the record. A quasi-judicial decision is constrained by the standards in the ordinance and based on the facts presented. If you are speaking as a witness, please focus on the facts and standards, not personal preference, or opinion.

All persons wishing to speak on an agenda item this evening will be sworn in. If you are sworn in, you do not have to speak, but if you wish to speak, you must be sworn in. All persons wishing to speak will be heard; however, the board requests that a group be represented by a spokesperson in order to keep repetitive testimony at a minimum.

Inflammatory or immaterial testimony will not be allowed.

6. CASE HEARINGS

a. VAR-1-24 PCX Parking Addition Variance

No conflicts of interest, relationships, financial interest or ex parte communications acknowledged. Gideon Smith, Justin Franks and Prentise Tyndall were sworn in to speak.

Mr. Gideon Smith, Senior Planner, Current, presented the case and entered the staff report and presentation into the record and noted that public notification requirements were met.

Mr. Smith stated that the purpose of this variance request is to allow for certain tractor trailer parking spaces to be converted to employee parking spaces, in order to accommodate the growth of the PCX operation, located at 370 Spectrum Drive inside Eastgate 540 Business Park. The existing use is classified as warehousing and distribution, a permitted use.

The Eastgate 540 Business Park Master Plan was approved in 2015, under the 2005 UDO. With that approval, the business park obtained vested rights to develop the property under the regulations that were in place at time of approval. Through a utility allocation development agreement, the original property of the business park extended those vested rates out 10 years. The vested rights will expire in 2026. These two variance requests applied for are based on the 2005 UDO.

The site was developed with approximately 163 employee parking spaces on the north and west sides of the building, and approximately 43 tractor trailer parking spaces on the east side. When this was originally approved, the developer was allowed to exceed the parking maximums if they provided additional shade trees throughout the parking lot, and also design their storm water control measure to accommodate an additional 30% reduction in nitrogen.

The Applicant requested variances to the following 2005 UDO Regulations: *Section 8.8.C, Parking Lot Landscaping, Minimum Plantings*. No parking space shall be more than 60 feet from the base of a deciduous canopy tree. In addition, landscape areas shall be provided at the end of each parking row and shall contain a deciduous canopy tree; *Section 10.3.E.2.b, Adjustments to Motorized Vehicle Parking Ratios, Exceeding Parking Ratio Maximums*.

Prentice Tyndall, Jr. of Tyndall Engineering and Design presented information regarding the segmental retaining wall specific to the soil materials withing the grid layers of the wall. Trees would cause extra load on the wall while roots could compromise the structural stability. Mr. Tyndall asked that his report be entered into evidence.

Jeremy Franks, plant manager for PCX thanked the board for their time.

The board members deliberated. Chris Faw asked if the new parking spaces had to be placed exactly as presented. Mr. Smith explained that the layout meets the need for 73 more spaces and meets the requirements for ingress/egress to the area.

Motion to approve the requested variance #1 associated with VAR-1-24 PCX Parking Addition, based on the evidence presented as part of the agenda package and testimony provided during the hearing.

Motion by Member Chris Parker

Seconded by Member Chris Faw

Motion Carried Unanimously

Motion to approve the requested variance #2 associated with VAR-1-24 PCX Parking Addition, based on the evidence presented as part of the agenda package and testimony provided during the hearing.

Motion by Member Chris Parker
Seconded by Member Archie Hart

Motion Carried Unanimously

7. ADJOURNMENT

Motion by Member Rita Blackmon

No Second by Member

Chair Meyers confirmed there was no opposition to the motion and the meeting stands adjourned.

Tracy Padgett, Planner

Tiffanie Meyers, BOA Chair