



# City of Salisbury

## MINUTES

The Salisbury Board of Appeals met in regular session on August 1, 2024, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

### **BOARD MEMBERS:**

Shawn Jester, Chair

Maurice Ngwaba

William Hill (VIA ZOOM)

Sandeep Gopalan, Vice Chair (Absent)

Edward Torbert (Absent)

Miya Horsey (Absent)

### **CITY STAFF:**

Henry Eure, Senior Planner

Beverly Tull, Recording Secretary

Heather Konyar, City Solicitor

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Mr. Jester called the meeting to order at 6:05 p.m.

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### **MINUTES:**

Due to lack of a quorum, the Board postponed the minutes of the February 1, 2024 and May 2, 2024 minutes until the next meeting.

Upon a motion by Mr. Hill, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the minutes of the April 4, 2024 meeting as submitted.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



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**RE: Case #202400799 – Parker & Associates, Inc., on behalf of Tabernacle of Prayer – Special Exception to Enlarge an Existing Church with a 10,303 sq. ft. Addition – 143 Mitchell Road – R-5A Residential District.**

Mr. Brock Parker and Pastor Dave Edwards came forward. Mr. Eure presented the Staff Report and all accompanying documentation into the record. Mr. Eure explained that the applicant proposes to construct a 10,303 sq. ft. addition for a fellowship hall, kitchen, and classrooms. The City's Zoning Code allows churches in the R-5A Residential Zoning District by special exception. A change in the special exception is being requested for the proposed addition.

Mr. Parker stated that they concurred with the Staff Report. He discussed the special exception being an extra tier of approval for uses not permitted by right in the zoning district. The Church is a good community staple and has been there for over 35 years. The addition will bring more life to the Church by adding classrooms for Sunday school, a kitchen and fellowship hall, and a few office spaces. The current parking lot is a mixture of stone and grass but will be paved with the addition to the building. New landscaping will be installed. The construction of the addition will comply with all stormwater management requirements and bring the site into compliance.

Mr. Ngwaba stated that the Church is good for the community.

Mr. Jester questioned why the addition didn't occur when it was approved in 2010. Pastor Edwards responded that doing the addition didn't work out for the Church. He explained that his father had built the Church and in 2010 his mother pastored the Church. Pastor Edwards added that he feels like now is the time for him to enlarge the Church.

Mr. Jester questioned the number of parking spaces that would be provided. Mr. Parker responded that there would be approximately 80 spaces. Mr. Jester questioned the number of vehicles that are there on Sundays. Pastor Edwards responded that there is an average of 25 vehicles on Sundays.

Upon a motion by Mr. Hill, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the special exception to enlarge an existing church with a 10,303 sq. ft. addition, based on Section V (c) of the Staff Report and subject to the following Condition of Approval:

**CONDITION OF APPROVAL:**

1. The parking lot shall be constructed as shown on the site plan, including the landscaped islands, and shall be paved with an all-weather material as required by the Salisbury Zoning Code, prior to issuance of a Certificate of Occupancy for the proposed addition.



# City of Salisbury

The Board vote was as follows:

<b>Maurice Ngwaba</b>	<b>Aye</b>
<b>William Hill</b>	<b>Aye</b>
<b>Shawn Jester</b>	<b>Aye</b>

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## ADJOURNMENT

With no further business, the meeting was adjourned at 6:25 p.m.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

Nick Voitiuc, Secretary to the Board

Beverly R. Tull, Recording Secretary

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