



To Planning
Jan 2024
To BOC to set p.H. 1/17/24

Town of Oriental Application for
Special Use

NONREFUNDABLE Permit- Fee \$500.00

Date Received: 12/19/23 Fee Paid: _____

APPLICANT: Grace Fellowship Academy

ADDRESS: PO Box 122 Oriental, NC 28571

PHONE: _____ CELL: 252-670-2444 FAX: _____ EMAIL: bettinacowell@gmail.com

PROPERTY OWNER: Oriental First Baptist Church

ADDRESS: 605 Broad St. Oriental, NC 28571

PHONE: 249-0606 CELL: 252-671-4230 FAX: _____ EMAIL: gittyndall@gmail.com

PROJECT CONTACT PERSON: Tina Cowell

ADDRESS: PO Box 943 Oriental, NC 28571

PHONE: _____ CELL: 252-670-4230 FAX: _____ EMAIL: _____

PHYSICAL LOCATION: _____ 2471 605 Broad St Oriental, NC

GMO ZONE OF THE PROPERTY: MU 2

INTENDED USE OF PROPERTY: Church & School

PREVIOUS USE OF PROPERTY: Church

DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES NO

IF YES, DESCRIBE HERE: Add school

DOES THIS PROPERTY INVOLVE A COMBINATION OF USES? YES NO

IF YES, DESCRIBE HERE: As a school / Church facility

HAS THIS LOT BEEN REPLATTED IN LAST 12 MONTHS? YES _____ NO IF YES, WHEN? _____

NO. PARKING SPACES AVAILABLE: 50

SQUARE FOOTAGE OF STRUCTURE: 8,000 SQUARE FOOTAGE USED FOR

BUSINESS: 2,000 NUMBER OF PARKING SPACES REQUIRED: 20 WILL

OFFSITE PARKING BE UTILIZED? YES NO IF YES, WHERE AND NUMBER

OF SPACES? 20 on adjacent lot

WILL SIGNS BE ERECTED OR MODIFIED? yes If yes, please complete a sign permit

application. coming in the future

DOES THIS USE COMPLY WITH
COVENANTS/HOA

RESTRICTIONS? N/A (attach copy)

ATTACHMENT(S): Change of Use Form _____ Sign Permit _____ Site Plan or Survey

_____ Parking Landscape Plan _____ Other: Existing

I certify that all of the above information and that contained in the attachments hereto is true and accurate to the best of my knowledge and that all work will comply with state and local codes, laws and ordinances. The Town of Oriental will be notified of any modifications to the approved plans prior to the change being done. I understand that any place modifications may require a new application in compliance with the Town of Oriental. Growth Management Ordinance, and failure to report such changes may result in permit revocation. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Tina Cowell
Applicant Signature

12-19-23
Date Signed

CHANGE OF USE FORM



TOWN OF ORIENTAL
PO Box 472, 507 CHURCH STREET, ORIENTAL, NC 28571
(252) 249-0555 FAX (252) 249-0208
MANAGER@TOWNOFORIENTAL.COM

Applicant: Grace Fellowship Academy
Address: PO Box 122 Oriental, NC 28571

Email: bettinacowell@gmail.com Phone: 252-670-2471

Signature Jina Cowell Date 12-19-23

Owner (If different from Applicant): Oriental First Baptist Church

Email: gtyndall@gmail.com Phone: 252-671-4230

Signature: Alan Tyndall Date: Dec. 19, 2023

Describe Change of Use: Previous use: Church
Proposed Use: Add school

PLEASE READ BEFORE SIGNING

I understand that a change in use may require a new application in compliance with the Town of Oriental Growth Management Ordinance. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Alan Tyndall
Applicant Signature

Dec. 19, 2023
Date

FOR OFFICE USE: This change in use will affect (circle all that apply)

Parking	Pervious/Impervious %	Signage	Zoning
Applicant will need to: (circle all that apply)			
Increase Parking	Modify pervious/impervious ratio	Signage	Rezoning
SUP/LUP required	BRMSD signature required _____		

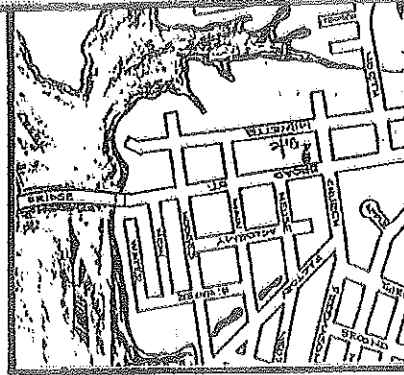
FLOOD NOTE:

ACCORDING TO FLOOD PANEL NO. 370279 0001 B, THIS PROPERTY IS LOCATED IN AN "A" FLOOD ZONE AND IS WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY AS DETERMINED BY HUD. THE BASE FLOOD ELEVATION IS 8.00' MEAN SEA LEVEL, NAD 1929. FLOOD PANEL DATED: DEC. 7, 1985.

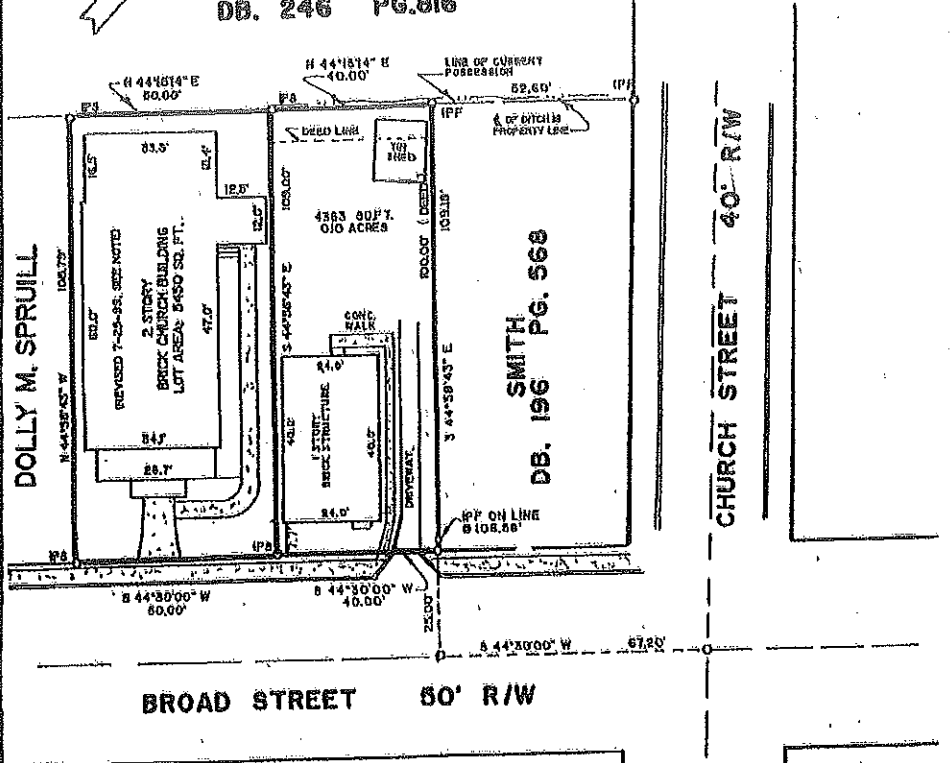
Book **0348** Page **0662**



JACKSON T. PUGH
DB. 246 PG. 816



VICINITY MAP



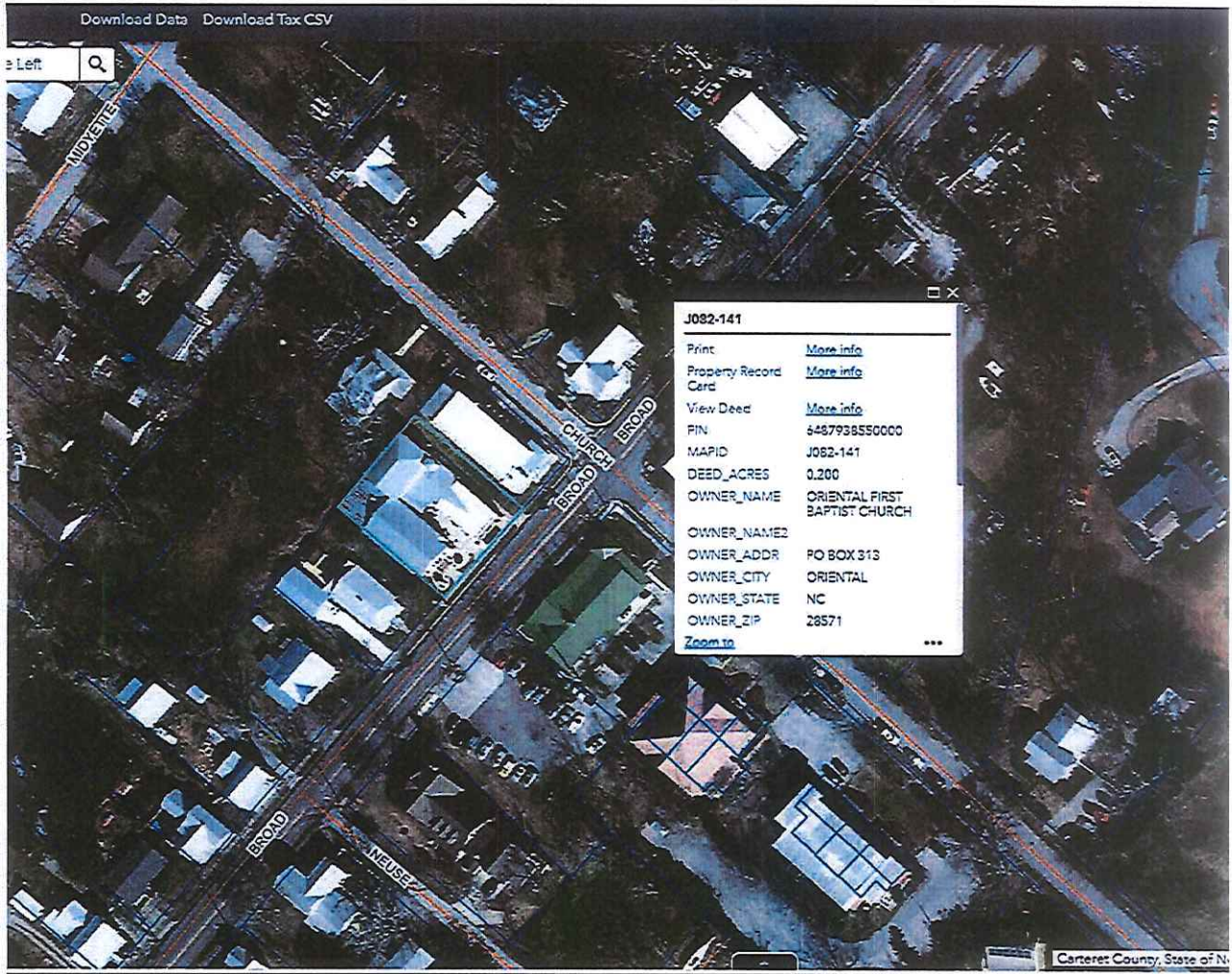
FOR REFERENCE, SEE DEED BOOK 152, PAGE 1, PAMLICO COUNTY REGISTRY.

IPS..... IRON PIPE SET
IPP..... IRON PIPE FOUND

State of North Carolina
County of Pamlico
I, Rhonda Mayo, Review Officer of Pamlico County, certify that the map or plat to which this certificate is attached is a true and correct copy of the original plat as recorded in Book 78, Page 430, PAMLICO COUNTY REGISTRY. Rhonda Mayo Review Officer

REVISION NOTE:
PLAT REVISED 7-29-99 AND REPLATED ORIGINAL CHURCH PARCEL AS RECORDED IN BOOK 78, AT PAGE 430 PAMLICO COUNTY REGISTRY. Rhonda Mayo Review Officer

PREPARED BY DENNIS FORNES & Associates REGISTERED LAND SURVEYOR ORIENTAL, N.C. 28571		BOUNDARY SURVEY FOR FIRST BAPTIST CHURCH OF ORIENTAL 607 BROAD ST. ORIENTAL, NORTH CAROLINA (REVISED 7-29-99, SEE NOTE)	
DATE: JUNE 22, 1998	JOB NO.	TOWNSHIP 5, PAMLICO COUNTY	
SCALE: 1" = 30'	DRWN. BY		



Oriental First Baptist Church

Planning Board Recommendations on Oriental First Baptist SUP request

The Planning Board recommends approval of the permit, according to the following:

86.1.4.1 The requested permit IS within its jurisdiction according to the table of permissible uses. Section 9.250

86.1.4.2 The application is complete

86.1.4.3

86.1.4.3.1 DOES comply with the requirements of this chapter

86.1.4.3.2 The Planning Board has been presented no evidence and therefore does not have an opinion on whether the project endangers public health or safety.

Additional evidence may be presented to the Board of Commissioners at their Public Hearing.

86.1.4.3.3 The Planning Board has been presented no evidence that the property value of adjoining/abutting properties will be devalued.

Additional evidence may be presented to the Board of Commissioners at their Public Hearing.

86.1.4.3.4 The Planning Board has been presented no evidence that the proposed project will not be in harmony with development and uses in the area.

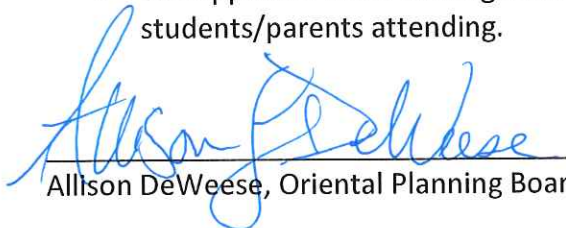
Additional evidence may be presented to the Board of Commissioners at their Public Hearing.

86.1.4.3.5 The Planning Board finds that the proposed project will be in general conformity with the Land Use Plan and CAMA plan, adopted by the Board of Commissioners.

Additional evidence may be presented to the Board of Commissioners at their Public Hearing.

The Planning Board recommends that the Board of Commissioners note the conditions indicated as responses to questions concerning the proposed use:

- The applicant has requested no additional services from the Town of Oriental
- The applicant confirms that students will be parent-transported and supervised, using its existing parking lot adjacent to Town Hall.
- The applicant is not making additional traffic requests from NCDOT to accommodate students/parents attending.



Allison DeWeese, Oriental Planning Board Chair

Reviewed and updated 2/14/24