

GREENBRIER PROPERTY OWNERS' ASSOCIATION, INC.  
Monday, January 27, 2020 4:00 PM  
The Emerald

Present: Rhona Beadle, Mandy Chew, Colleen Iacch, Geoffrey Smith, Terry West (all in person), Bill Stafford via phone.

Excused: Paul DeVenuto

Others Present: Timothy Brooks, Applicant  
George Kramer, Chair of ACC

The President called the Meeting to order at 4:01 PM

The President stated that the meeting was specially called for the sole purpose of reviewing the application of Timothy Brooks, 3302 Peppercorn Road. Mr. Brooks' application had been reviewed by the ACC on Thursday, January 9 at 4:00 PM at which time the application was unanimously endorsed with the requirement of a variance for the pool house not placed directly behind the house, and a fence 6 ft in height and visible from the street.

The President further reviewed the Board approved statement regarding variances: "Granting of a variance from the Guidelines to the Covenants by the GPOA Board does not set a precedent for other variances. Each property and situation is unique and any request for variances will be considered under its own merits."

It had been noted that the applicable covenants (Section II) do not limit the number of outbuildings not their placement as long as they are within the setback. Mr. Brooks assured the Board that his proposed new outbuilding was more that the required 15' from his neighbors' property lines.

Board members reviewed the proposed plans and discussed measurements. It was noted that there was an existing outbuilding on the property.

Terry West commented that the proposal had a balanced appearance from the street. It was noted that both Mr. Brooks' contiguous neighbors had signed their approval of the plan, as well as a caveat for a 6 ft. fence rather than a 5 ft fence, which Mr. Brooks indicated was necessary for his privacy while enjoying his pool.

Mandy Chew asked if the seller, Joanne Glenn, had provided a copy of the covenants to Mr. Brooks when he purchased the home and he indicated he did not receive them. Mandy also asked about the initial date of Mr. Brooks application (11/27/19) relative to the delay in the decision. It was noted that the GPOA Board traditionally does not meet in December. Mandy further inquired if any other neighbors had been asked for their approval. Mr. Brooks stated that his neighbor directly across

from his house had been asked and had indicated he had no objection. Mr. Brooks further noted that he would plant bushes and small trees to screen the fence. Geoffrey Smith noted the next-door neighbor had a 5 ft. fence enclosure. It was clarified that the two fences would be sufficiently far apart so as not to accentuate the difference in height.

Bill Stafford (joining via phone) noted he had not been present at the last meeting of the GPOA, but had reviewed the documents and correspondence and had visited with Mr. Brooks. He reflected that the rear neighbor was (beyond the Duke Energy right of way) the Craven Community College which was expanding, and that a fence might be a considerable asset to privacy.

Bill Stafford made a motion that the GPOA Board issue a variance for a 6 ft fence with an extension on both sides of the house to incorporate the outbuildings, existing and proposed. Terry West seconded the motion. There was no further discussion. The President called for a vote and the motion was unanimously approved.

The President thanked the Board for their careful review of the application, and thanked Mr. Brooks for his patience as the Board followed the process.

There being no further business to discuss, the President adjourned the meeting at 4:25 PM.

Respectfully submitted,

Rhona Beadle  
Secretary Pro Tem