

**VANCE COUNTY BOARD OF ADJUSTMENTS**

The Vance County Board of Adjustments met at a regular and duly advertised meeting on January 12, 2017 at 4:00 p.m. in the Commissioners Meeting Room of the Vance County Administrative Building at 122 Young Street in Henderson, NC.

MEMBERS PRESENT

Thomas Shaw – Chairperson  
Phyllis Stainback – Vice Chairperson  
Ruth Brummitt  
Agnes Harvin  
Blake Haley  
Alvin Johnson

ALTERNATES PRESENT

Ruxton Bobbitt

STAFF PRESENT

Amy Sandidge, Planner

Chairperson Shaw called the meeting of the Board of Adjustment to order and asked for a review of the minutes from the December 8, 2016 meeting. Mrs. Stainback made a motion to approve the minutes, Mrs. Harvin seconded the motion. All present were in favor. VOTES: 7-0.

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Mr. Shaw opened the meeting by asking for a nomination for the 2017 chairman. Mrs. Brummitt made the motion that Mr. Shaw continue as chairman and Mrs. Stainback nominated Mrs. Brummitt for vice-chairman. Both were approved unanimously.

Mr. Shaw introduced case 201701-01. He swore in Charles Owens and Amy Sandidge. Ms. Sandidge introduced the case and explained that the property at 1304 Faulkner Town Road consists of two front yards because it is a corner lot and has road frontage on two sides. The front setback is 30’ and the applicant is requesting to reduce that to 10’. The location of the existing septic system limits his ability to build on his lot, therefore his request for the variance to build a detached garage.

Mr. Bobbitt asked Mr. Owens if he would have access into his property from Dogwood Lane and he stated no, that his ingress/egress would all be from Faulkner Town Road. Mrs. Harvin asked if Dogwood was a through street and Mr. Owens stated it was a dead-end with a solar farm at the end. Mr. Bobbitt asked what the standard accessory setback was and Ms. Sandidge said it was ten feet.

Mrs. Stainback made a motion to approve and this was seconded by Mrs. Harvin. Motion approved 7-0.

Mr. Shaw introduced the next case; 201701-02 a request to reduce the septic and well separation from 100’ to 50’ at 208 Noel Lane. Mr. Wayne Bourne and Amy Sandidge were sworn in. Ms. Sandidge introduced the variance request to the Board and directed the Board to a letter from the Vance-Granville Health Department stating that the property had some topography restrictions that limited the location of the well and septic system and that the state allows a 50’ separation and this particular property could meet that minimum.

Mr. Bobbitt questioned why the county was requiring more than the state standard, Ms. Sandidge stated that a text amendment was being discussed. He also questioned if the county was taking on any liability with the reduction and Mr. Care stated that the Health Department had authorized the 50’ and that the variance was needed with the current way the ordinance was written.

Mrs. Brummitt recommended approval and Mr. Bobbitt seconded the motion, Mr. Bobbitt added that the approval was supported by the letter from the Vance Granville Health Department dated 12-15-16; the variance was approved 7-0.

Mr. Shaw introduced a request by ESA Renewables to grant an extension to BOA cases 20151015-1 and 20151015-2. Mr. Javier Latre and Ms. Sandidge were sworn in. Mr. Care reminded the Board that he does represent the property owner (Mr. Jackson) in his personal matters. Mrs. Sandidge presented previous staff reports to the Board detailing that the two projects were solar farms that had not met the conditions of their CUP that were issued in December 2015. The interconnection agreements are cycling through the system. Mr. Javier Latre spoke on behalf of ESA Renewables and explained to the Board the process that Duke Energy had adopted that was causing the delay in obtaining the connection agreements. Mr. Latre explained the process and requested an 18 month extension. Mr. Bobbitt made the motion to grant the extension for 18 months and this was seconded by Ms. Harvin. Motion was approved 7-0.

ADJOURNMENT: There being no further business, Chair Shaw declared the meeting adjourned.

