



VANCE COUNTY
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BOARD OF ADJUSTMENT
MINUTES

May 9, 2019

TO: Vance County Board of Adjustment
FROM: Angie Blount
SUBJECT: Conditional Use Permit, Case #CU05092019-1, Vance County Convenience Center
DATE: May 9, 2019

Board Members Present: Thomas Shaw III, Chair, Agnes T. Harvin, Ruth H. Jones, Vice-Chair, Ruxton Bobbitt, Logan Darensburg, Blake Haley, Alvin Johnson, Jr.

Board Members Absent: Phyllis Stainback

County Staff: Angie Blount, Planner, Jonathan Care, County Attorney

Chairperson Shaw called the meeting to order a little after 4:00 p.m. Chairperson Shaw announced the first order of business would be to approve the minutes from the April 11, 2019 meeting. Board member Mrs. Agnes Harvin made a motion to approve the minutes as presented. The motion was seconded by board member Mrs. Ruth Jones. Chairperson Shaw announced a motion had been made and duly seconded. Chairperson Shaw asked for a vote. The vote was unanimous to approve the minutes as presented.

Chairperson Shaw announced the next order of business, the request for a Conditional Use Permit to allow Vance County to operate a Convenience Center within the AR zoning district on Warrenton Rd, Case number CU05092019-1. Chairperson Shaw stated that before hearing the case he would like to give any board member the chance to reveal any conflict or special knowledge that they may have regarding the case so that they may withdraw from the proceedings if necessary. Being no conflicts, Chairperson Shaw asked Planning Staff to present the case. Chairperson Shaw asked that anyone wishing to give evidence in the case to come forward to be sworn.

Those Sworn: Jason Falls, Environmental Services Director, Vance County
Jordan McMillian, Manager, Vance County

Chairperson Shaw opened the hearing for the case # CU05092019-1 and asked Planning Staff to present the case. Angie Blount, Planner for Vance County, stated case number CU05092019-1 brought by the applicant, Vance County, was to request a Conditional Use Permit to operate a Convenience Center in the AR zoning district, as required by the Vance County Zoning Ordinance Table of Permitted Uses. Mrs. Blount stated that all legal requirements regarding advertising the public hearing and notification of adjoining property owners had been accomplished per state statute. Mrs. Blount advised that the applicant had previously obtained a variance from the Vance County Watershed Review Board to exceed the 24% built upon maximum by 5.8%, and that the applicant had provided a demolition plan, grading and erosion control and buffer requirements and an email from NCDOT stating that the driveway location is sufficient and that a turn lane would be required. Board member Mr. Ruxton Bobbitt commented that he did not have a copy of the DOT letter in his packet. Mrs. Blount acknowledged that they were left out of the packet but confirmed that the DOT did approve the location. Chairperson Shaw asked if the board had any questions from staff. Board member Mrs. Harvin asked if the facility would have a manager on site. Mrs. Blount advised that Jason Falls, Director of Solid Waste would be able to answer questions. Mr. Falls took the podium. Mr. Falls stated that there would be a full time attendant on site at the Convenience Center. Board member Mrs. Harvin asked if the center would be open on Sunday, to which Mr. Falls answered that it would not. Chairperson Shaw asked if the turn lane would require much grading on the front of the lot in order to cut it back, and that he was hoping there would be more measures that the left

hand turn lane as traffic gets backed up there frequently. Mr. Falls advised that he would have to look into that, talk with the engineer and report back to the board. Board member Mr. Bobbitt asked for clarification from Chairperson Shaw regarding the question he had asked regarding turn lanes. Chairperson Shaw clarified that he meant a turn lane from the Warrenton side. Mr. Falls commented that the proposed plan should improve current conditions. Chairperson Shaw and Board member Bobbitt both agreed it would be an improvement. Board member Mr. Bobbitt asked if traffic would be able to stop on both sides (inside the site) or would it be directed around the compactor. Mr. Falls advised the design would be to direct traffic to the right all the way around before they stop. Chairperson Shaw commented that it was still not a lot of room but it should help. Chairperson Shaw asked if the board had any further questions for Mr. Falls or for planning staff, being none, Chairperson Shaw reviewed the conditions for issuing a Conditional Use Permit. Chairperson Shaw then asked the board if they had any questions or wished to discuss. Chairperson Shaw asked for a motion to approve or disapprove the request. Board member Mr. Alvin Johnson, Jr., made a motion to approve the request for a Conditional Use Permit to operate a Convenience Center in the AR zoning district, include the finding of fact. The motion was seconded by Board member Mrs. Jones. Chairperson Shaw announced a motion had been made and duly seconded. Chairperson Shaw asked for a vote. The board unanimously approved the request.

Chairperson Shaw declared the May 09, 2019 meeting of the Vance County Board of Adjustment closed.