

VANCE COUNTY BOARD OF ADJUSTMENT

The Vance County Board of Adjustment met at a regular and duly advertised meeting on **November 8, 2018** 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

J. Thomas Shaw III – Chairperson
Ruth Brummitt – Vice Chairperson
Agnes T. Harvin
Logan Darensburg
Phyllis Stainback

STAFF PRESENT

Sam Hobgood, Director Planning
Angie Blount, Planner
Jonathan Care, County Attorney

MEMBERS ABSENT

Alvin Johnson, Jr.
Blake Haley
Ruxton Bobbitt, Alternate

Chairperson Shaw declared the November 8, 2018 meeting of the Vance County Board of Adjustment open at a little past 4:00 pm. Chairperson Shaw announced that the first order of business would be to approve the minutes from the last meeting which was held June 14, 2018. Mrs. Stainback moved that the minutes be approved as presented. Mrs. Harvin advised that she had corrections to the minutes and was instructed to give them to Mrs. Blount, planner, for correction. Mrs. Stainback made a motion to approve the minutes with corrections. Mrs. Jones seconded the motion. Chairperson Shaw announced that the motion to approve with corrections had been made and seconded. He called for those in favor of approving the minutes to signify by saying aye. He then asked those opposed to signify by staying nay. Chairperson Shaw announced that the motion to approve would carry.

Chairperson Shaw announced the next order of business would be hearing Board of Adjustment case number CU11082018-1 for a Conditional Use Permit to allow the sale of horse trailers on a lot within the Anderson Creek Watershed area. Chairperson Shaw asked that if any members of the board had any conflicts or special knowledge of the case to recuse themselves at this time. Being none, Chairperson Shaw asked if there was anyone present who wished to speak, and if so to come forward to be sworn. Angie Blount, planner for the county, and Daniel White, representing Kingdom Horse Trailers, the applicant, were sworn in. Chairperson Shaw then opened case number CU11082018-1, and asked to hear from county staff.

Angie Blount, county planner, explained that the request was for a Conditional Use Permit to be able to operate a horse trailer sales operation on a lot within the Anderson Creek Watershed Area. Mrs. Blount explained that the zoning of General Commercial 1 allows the use, but because it is located within the Anderson Creek Watershed area the ordinance calls for a Conditional Use Permit be issued by the Board of Adjustment. Mrs. Blount further explained that the applicant had provided a site plan detailing the construction of a commercial modular building to use as an office but otherwise did not plan any other construction on the lot. She advised they plan to have inventory of around 75 trailers at a time. She added that there is an existing asphalt pad, but that the applicant has no plans for any type of additional paving. Mrs. Blount advised that 24% of the lot would be allowed to be built upon and that the applicant has provided calculations that fall under that percentage. Mrs. Blount stated that the applicant has shown that all requirements for zoning and watershed regulation have been met.

Chairperson Shaw asked the board if they had any questions or if there was any discussion regarding the request. Mrs. Harvin made a motion to approve the request for a Conditional Use Permit for the operation of a horse trailer sales business within the Anderson Creek Watershed Area. Mrs. Stainback seconded the motion. Chairperson Shaw advised a vote would be taken, those in favor of approving the request for a Conditional Use Permit were to signify by saying Aye, those opposed to the request to signify by saying Nay. Chairperson Shaw announced that the motion would carry to approve the request.

Chairperson Shaw declared the November 8, 2018 meeting of the Vance County Board of Adjustment closed.