



# Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 05/09/2019

## Description of Request for Conditional Use Permit:

### Vance County Board of Adjustment

The applicant is requesting a Conditional Use Permit to allow a Convenience Center (*A county owned, operated and maintained or privately owned, but county operated and maintained, site for the collection of residential waste and recycling*) be located and operated within the AR zoning district.

#### Exhibits as follows:

**Exhibit 1.** Application, Statement of Justification and Factors Relevant, Legal Description of Property.

**Exhibit 2.** Site plan

**Exhibit 3.** Aerial view

## Findings of Fact

1. This request is for a Conditional Use Permit be issued to allow a Convenience Center in the AR Zoning district. The property is owned by Vance County.
2. The property is located on Warrenton Rd. and is further identified as Tax Map Parcel 0212 03001.
3. The property consists of 1 acre and is zoned AR or Agricultural Residential.
4. The application requesting a Conditional Use Permit was filed 04/18//2019 and a fee of \$250 was collected.
5. The property was posted on 04/24/2019.
6. The adjoining properties were sent notice on 04/24/2019, Certified Mail, Return Receipt.
7. The legal notice was run in the Henderson Dispatch on 04/26/2019.

## Staff Comments

The applicant is proposing to locate a Convenience Center on the property for the use of county residents. The site would be a collection point for residential recycling materials and residential waste. The applicant has obtained a variance from the Vance County Watershed Review Board to exceed the 24% built upon maximum by 5.8%. The applicant has provided a site plan which illustrates the demolition plan, grading and erosion control and buffer requirements. The applicant has also provided an email from Scott Wheeler with NCDOT stating that the driveway location is sufficient and that they will be requiring a turn lane on Warrenton Rd. in front of the site.

**Owner:** County of  
Vance

**Applicant:** Owner

**Parcel ID:**  
0212 03001

**Location:**  
Warrenton Rd

**Current Zoning:** AR  
(Agricultural Residential)

**Public Hearing:**  
05/09/2019

**Prepared by:**  
Angie Blount

