



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536
(252) 738-2080 / FAX 738-2089

Staff Report September 12, 2019

Vance County Board of Adjustment

Owner: Raymond &
Deborah Dickerson

Applicant: Par 5
Development Group,
LLC

Parcel ID:
0525 03005

Location:
Corner Oliver Dr. &
Warrenton Rd

Current Zoning: LI
(Light Industrial)

Public Hearing:
09/12/2019

Prepared by:
Angie Blount

Description of Request for Conditional Use Permit:

The applicant is requesting a Conditional Use Permit for a retail store within the Light Industrial Zoning District. The property is also within the Anderson Creek Water Supply Watershed Area.

Exhibits as follows:

Exhibit 1. Application, Statement of Justification.

Exhibit 2. Site plan showing setback, buffering, septic field, parking and ADA parking, impervious surface calculation for Watershed rules.

Exhibit 3. Aerial View of property.

Findings of Fact

1. The request is for a Conditional Use Permit for the construction and operation of a retail store within the Light Industrial zoning district.
2. The property is located at the corner of N. Oliver Drive and Warrenton Rd. The property consists of 3.47 acres and is zoned LI or Light Industrial.
3. The property falls within the WS-III Anderson Creek Watershed area. The applicant has performed impervious calculations and has determined the proposed construction will be within the allowed 24%.
4. The application requesting a Conditional Use Permit was filed August 15, 2019 and a fee of \$250 was collected.
5. The property was posted on 09/03/2019.
6. The adjoining properties were sent notice on 09/03/2019, Certified Mail, Return Receipt.
7. The legal notice was run in the Henderson Dispatch on 08/30/2019.

Staff Comments

The application is for a Conditional Use Permit for the construction of a Dollar General Store at the corner of Warrenton Rd and N. Oliver Drive. The property falls within the WS-III Anderson Creek Watershed area. The applicant has provided the impervious surface calculations survey that show the proposed construction is within the allowed percentage of impervious for the area of 24%. The applicant has provided a permit from DOT outlining the driveway requirements. The zoning of LI or Light Industrial requires a Conditional Use Permit be obtained for this use. The proposed area is near on and off ramps for US 1. The area is mixed regarding zoning, having IM or Industrial Mining, RMHC or Residential Manufactured Home Community, OI or Office Institutional, as well as AR (agricultural Residential) and R30 (Low density residential).

