



VANCE COUNTY  
PLANNING & DEVELOPMENT  
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BOARD OF ADJUSTMENT  
MINUTES

September 12, 2019

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**TO:** Vance County Board of Adjustment  
**FROM:** Angie Blount  
**SUBJECT:** Case# CU20190912-1. Conditional Use Permit for Retail Store within the LI Zoning district and within the Anderson Creek Water Supply Watershed Area.  
**DATE:** September 12, 2019

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**Board Members Present:** Thomas Shaw III, Chair, Agnes T. Harvin, Ruth H. Jones, Vice-Chair, Ruxton Bobbitt, Alternate, Alvin Johnson, Phyllis Stainback  
**Board Members Absent:** Blake Haley, Logan Darensburg  
**County Staff:** Angie Blount, Planner, Sam Hobgood, Director of Planning and Development

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Chairperson Shaw opened the September 12, 2019 meeting of the Vance County Board of Adjustment a little after 4:00 p.m. Chairperson Shaw announced the first order of business would be to approve the minutes from the June 13, 2019 meeting. Chairperson Shaw asked if there were any corrections. Board member Mrs. Phyllis Stainback stated that she had a correction. Mrs. Stainback advised the first line stated the date of the meeting as July instead of June. The corrections were forwarded to Angie Blount, Planner for the county for correction. Chairperson Shaw asked if there were any further corrections or additions, being none, he asked if anyone would make a motion to approve the minutes. Board member Mrs. Agnes Harvin made a motion to approve the minutes with corrections, the motion was seconded by board member Mrs. Ruth Jones. Chairperson Shaw stated that a motion had been made and seconded. Chairperson Shaw asked all board members in favor of approving the minutes with corrections to indicate by saying Aye, those opposed by saying Nay. The minutes were approved with corrections unanimously.

Chairperson Shaw announced the next order of business would be Case number CU09122019-1, owners Raymond and Deborah Dickerson, applicant, Par 5 Development Group, LLC, for a Conditional Use Permit on N. Oliver Drive to construct and operate a retail store within the Light Industrial Zoning District and within the Anderson Creek Water Supply Watershed Area.

Chairperson Shaw explained to the board that this hearing is Judicial in nature and that it would be conducted in a similar manner as a court proceeding. Chairperson Shaw explained the proceedings to the board.

Chairperson Shaw asked anyone who planned to give testimony, evidence or speak as a witness to come forward to be sworn. Zack Ivey with Par 5 Development and Angie Blount, Planner for Vance County came forward and were sworn in.

Chairperson Shaw asked planning staff to present the case. Angie Blount, planner for the county, explained that the applicant, Par 5 Development LLC, is requesting a Conditional Use Permit to construct and operate a retail store within the Light Industrial Zoning District and that the property is also within the Anderson Creek Water Supply Watershed Area. Mrs. Blount advised that all the required legal notices, postings and adjoining properties notices had been accomplished, and that an application fee had been collected. Mrs. Blount presented the facts in the case. She advised that the property located at the corner of N. Oliver Drive and Warrenton Rd was 3.47 acres in size, and that the applicant has provided impervious calculations, which confirm the proposed construction would be under the allowed 24%. Mrs. Blount stated that the proposed area is near on and off ramps for US HWY 1, and that 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 or Agricultural Residential and R30 or Low Density Residential. Mrs. Blount advised that the applicant has provided a driveway permit from NCDOT.

Board member Mrs. Stainback asked if it would just be two lanes of traffic from the location on N. Oliver Dr. to Warrenton Road, to which Chairperson Shaw advised it would be as it is currently.

Chairperson Shaw called the applicant, Zack Ivey representing Par 5 Development Group, LLC to come to the podium to give a brief summary of their request. Mr. Ivey took the podium and introduced himself. He stated that Par 5 is the developer for this project. Mr. Ivey stated that his firm has designed and built over 150 Dollar General Stores throughout North Carolina and Virginia. Mr. Ivey stated that a Dollar General coming into a community provides economic opportunity for a county. He advised this project is a 1.5 million dollar job for his company. Mr. Ivey stated that over the years, Dollar General has experienced problems with the amount of landscaping that dies after it has been installed, and that Dollar General has put together a landscape management team to combat that issue. Mr. Ivey advised that Dollar General understands that the way the outside of a store is maintained could determine whether any future ventures would be allowed. Mr. Ivey also advised that they work closely with storm water officials regarding the way stormwater issues are handled.

Mr. Ivey stated that regarding the left turn lane question a board member had asked earlier, he advised that total accessibility and full visibility are key concerns for Dollar General. He advised the reason for the left had turn lane is because of the wide entrance area needed for truck access for unloading.

Chairperson Shaw asked if the board had any further comments or questions for the applicant or for planning staff. Being none, Chairperson Shaw asked if planning staff had any further comments. Being none, Chairperson Shaw directed the board through review of the checklist and finalization of the findings of fact. Being no discussion from the board, Chairperson Shaw asked if anyone wished to make a motion. Board member Mr. Ruxton Bobbitt made a motion to approve the Conditional Use Permit, the applicant having met Watershed requirements and NCDOT driveway requirements as well as check list items and findings of fact. The motion to approve was seconded by board member Mr. Alvin Johnson. A vote was taken and was unanimous to approve. Chairperson Shaw closed case number CU09122019-1.

Chairperson Shaw asked if there was any further business. Director of Planning and Development, Mr. Sam Hobgood, informed the board that he was taking a position with the City of Raleigh and this was to be his last meeting with the board, and that his last day with Vance County would be October 4. Members of the board wished Mr. Hobgood well in his future endeavors. Mr. Hobgood replied that he had enjoyed his time at Vance County.

Chairperson Shaw adjourned the September 12, 2019 meeting of the Vance County Board of Adjustment at 4:40 pm.