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**Zoning Board of Adjustments**

**Minutes**

**July 27, 2022**

**Warrenton Town Hall**

Chairman Al Fleming called to order a meeting of the Zoning Board of Adjustments at 5:30 PM at the Warrenton Town Hall. Attending were Chairman Al Fleming, Town Administrator Robert Davie, Tracy Stevenson, Calvin Alston, Bob Neal, and Bobby Tippett. Applicants Donna Hahn, Louis Harrison, Michael Bernstein, and Jimmy Harris were present. Several citizens and surrounding property owners were in attendance. A quorum was present.

**115 N. Alston Street**

Chairman Al Fleming asked if any ex-parte communication had taken place. There was none. Mr. Fleming inquired of conflicts of interest. There were none. Mr. Fleming then opened the public part of the meeting. Town Administrator, Robert Davie informed the board of the variance request due to the property lacking 7’ of the required road frontage. Surrounding property owner, Clarence Kersey was affirmed and stated that he was opposed to a duplex at this location as it could possibly bring problems to the area, and they are happy the way they are. Applicant Louis Ray Harrison was sworn in and stated that he is not looking to destroy the area. He further stated that his mother lives next to the property in question and he would not risk her safety. He stated he grew up on that street and wants to revitalize the area. Paul Alston, general contractor for the property owner was sworn in and stated he takes pride in his work, and he grew up on that street as well and he would not want anything harmful in the area. Surrounding property owner Bobbie Watkins was sworn in and voiced her concern for the screening process for tenants of the proposed duplex. Calvin Alston made a motion to approve the variance request, with a second by Bobby Tippett. The motion was approved by unanimous vote.

**109 W. Ridgeway Street**

Chairman Al Fleming asked if any ex-parte communication had taken place. There was none. Mr. Fleming inquired of conflicts of interest. There were none. Mr. Fleming then opened the public part of the meeting. Town Administrator, Robert Davie informed the board that property owner, Donna Hahn, has requested to install an approximate 9’ to 10’ fence to align with existing wrought iron fencing. He further stated that the Town of Warrenton Historic District Commission have approved the fence. Bob Neal made a motion to approve the variance request, with a second by Calvin Alston. The motion was approved by unanimous vote.

**165 Holland Bland Road**

Chairman Al Fleming asked if any ex-parte communication had taken place. There was none. Mr. Fleming inquired of conflicts of interest. There were none. Mr. Fleming then opened the public part of the meeting. Town Administrator, Robert Davie informed the board of the Conditional Use permit request for a campground at this location. Jimmy Harris was sworn in and stated that Michael Bernstein would like to place a tiny house on wheels campground at this location which was the old prison. He further stated that this would bring an increase to the property tax of the location as well as town water and sewer revenue. Bobby Tippett questioned if the campground would be strictly for tiny houses on wheels or for tents and other camping. Michael Bernstein was sworn in and stated the campground would be a niche market, solely for tiny homes on wheels. Bob Neal commented that the tiny homes on Church Street owned by Mr. Bernstein were overgrown with trash on the property and questioned whether the campground would be maintained in a better fashion. Mr. Bernstein currently said the Church Street property was well taken care of. Calvin Alston made a motion to approve the Conditional Use Permit, with a second by Bobby Tippett. The motion was approved by unanimous vote.

**155 Airport Road**

Chairman Al Fleming asked if any ex-parte communication had taken place. There was none. Mr. Fleming inquired of conflicts of interest. There were none. Mr. Fleming then opened the public part of the meeting. Town Administrator, Robert Davie informed the board of the variance request for 80 ft. lot width where ordinance requires 100 ft. minimum width. He further stated that this was a non-conforming lot with two houses and the applicant wanted to split the property for each dwelling. He told the board that the property lines existed prior to the Zoning Ordinance. Surrounding property owner, Greg Wilson stated he did not have a problem with the request, as he was attending to get a better understanding of the location. Surrounding property owner, Anthony Cooper was sworn in and asked the board what the applicant’s reason was for the request. Chairman Fleming stated he was not aware of the reason, but it was possibly due to the property owner wanting to sell each property separately. Bobby Tippett made a motion to approve the variance request, with a second by Calvin Alston. The motion was approved by unanimous vote.

**207, 211, 212, 214 & 215 Williams Court**

Chairman Al Fleming asked if any ex-parte communication had taken place. There was none. Mr. Fleming inquired of conflicts of interest. There were none. Mr. Fleming then opened the public part of the meeting. Town Administrator, Robert Davie informed the board of the variance request to reduce minimum lot size to 4500 sq. ft. to split parcel into 5 properties to secure financing for remodel for each individual property. Surrounding property owner, Christine Edmonds was sworn in and informed the board of the continuing issues she has with loud music at all hours of the night coming from the residents on Williams Court as well as placing laundry on her fence and tormenting her dogs. She questioned if the requested change would just make the situation worse. Town Administrator, Robert Davie stated that the property owner had been approached by a developer who would be interested in remodeling the homes if they were on separate lots. Bob Neal stated that if nothing happens then things will never change. Surrounding property owner, Clarence Jones was affirmed and stated that he has ongoing issues with residents at the location using his property for a dumping site and would hope a new property owner would make the area better. Bobby Tippett made a motion to approve the variance request, with a second by Calvin Alston. The motion was approved by unanimous vote.

With no further business the meeting was adjourned.