

Walter M. Gardner, Jr.
Mayor

Robert F. Davie
Town Administrator

TOWN OF WARRENTON
“Historically Great – Progressively Strong”
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Zoning Board Meeting
Reference Variance Application
August 5, 2013

Attending:

Bill Neal
Bob Neal
Deborah Speer
David Spence
Robert Davie

Omega Jones Jr. (applicant)
Diariece Jones
Kenneth Hawkins
Dwayne Hicks

Call to Order/Opening Statements

Chair David Spence called the meeting to order at 10:00 a.m. Mr. Spence request Robert Davie present the application to those present. Mr. Davie advised that Mr. Omega Jones Jr. is requesting a driveway variance for his business located at 109 S. Hall St. An information packet containing the application, a map of said property and surrounding properties, and a copy of the current town ordinance was provided to those present by Mr. Davie.

Discussion

Mr. David Spence opened discussion by inquiring why a 24' driveway (standard in the current ordinance) was not feasible. Mr. Omega Jones Jr. stated there is a utility pole located on the property blocking the proposed 24' driveway. Mr. Jones, as well as Mr. Kenneth Hawkins, have contacted Duke Energy Progress in reference to relocating the utility pole. Both were advised under no circumstances would the utility pole be moved. Combined with the adjacent property being owned by Mr. Dwayne Hicks and the room available prevents a 24' driveway.

Concerns in reference to traffic were voiced by Robert Davie, Deborah Speer, and Bob Neal.

Mr. Dwayne Hicks stated through a series of transactions he owns the driveway that was being used by Mr. Jones to access the property. Mr. Hicks no longer want his residential driveway used to access Mr. Jones commercial property. Mr. Hicks stated he has not

opposed to Mr. Jones being allowed to put in a driveway but issued slight concern for the traffic.

Mr. David Spence asked Mr. Jones what type of business is currently at his property. Mr. Jones stated there is not currently a business in operation; however there is a vacuum cleaner business waiting to open there and the bank has notified him that he must put in a driveway.

Deborah Speer inquired as to the possibility of the Town Administrator contacting Duke Energy Progress in reference to moving the utility pole. The zoning board members felt a request coming from the Town of Warrenton may garner more consideration from Duke Energy Progress. Mr. Robert Davie agreed to contact Duke Energy Progress.

A motion was made by Deborah Speer to pass the following options (to be adhered to by Mr. Jones in the order they are listed):

Option 1: Robert Davie is to assist Mr. Jones by contacting Duke Energy Progress about moving the utility pole. If the pole can be moved, Mr. Jones is required to put in a 24' driveway per existing Town ordinance.

Option 2: In the event Duke Energy Progress will not move the utility pole. Mr. Dwayne Hicks and Mr. Omega Jones Jr. will discuss the possibility of Mr. Hicks selling Mr. Jones enough of his adjoining property or granting a right-of-way to allow for a 24' driveway.

Option 3: Providing none of the above options prevail Mr. Jones is granted variance and may proceed with a 16' driveway.

A 2nd was made by Mr. Bill Neal.

The vote was unanimous.

Mr. David Spence adjourned the meeting.