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**Zoning Board of Adjustments**

**Minutes**

**May 3, 2023**

 **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. He asked that everyone keep board member Annette Silver in their thoughts and prayers as she is dealing with a serious illness in her family. Attending were Chairman Al Fleming, Town Administrator Robert Davie, Commissioner Jason Young, Tracy Stevenson, other Board members Calvin Alston, Bobby Tippett, Monique Hinton, and Bob Neal. A quorum was present. Applicant Caleb Corum with GWP Developers, LLC and surrounding property owners Thomas and Anne Satterwhite, Robert Alston and Howard Burchette were present.

Monique Hinton made a motion to approve the March minutes as presented, with a second by Bob Neal. The minutes were approved by unanimous vote.

**211 N. Main Street/210 N. Front Street – Zoning Variance**

Applicant Caleb Corum with GWP Developers, LLC requested that the board table this variance application until the next meeting on July 5, 2023. Bobby Tippett made a motion to table the variance request until the next board meeting, with a second by Monique Hinton. The motion was approved by unanimous vote.

**532 Fairlane Drive – Zoning Variance**

Town Administrator, Robert Davie described the zoning variance request to the board, stating that this property was part of the grant received by the town for the CDBG Neighborhood Revitalization. He further stated the existing home was demolished and to be replaced with a modular home. The lot predates the zoning ordinances, therefore a variance is required to move forward with the grant project, as the lot does not meet the minimum requirements for lot size under R-12. Calvin Alston made a motion to approve the variance request, with a second by Bobby Tippett. The motion was approved by unanimous vote.

**303 E. Bute Street – Zoning Variance**

Town Administrator, Robert Davie described the zoning variance request to the board, stating that this property was part of the grant received by the town for the CDBG Neighborhood Revitalization. He further stated the existing home was demolished and to be replaced with a

modular home. The lot predates the zoning ordinances, therefore a variance is required to move forward with the grant project, as the lot does not meet the minimum requirements for lot size under R-12. Monique Hinton made a motion to approve the variance request, with a second by Bob Neal. The motion was approved by unanimous vote.

With no further business the meeting was adjourned.