

P.O. Box 281

Walter M. Gardner, Jr. – Mayor Warrenton, NC 27589-0281

Robert F. Davie, Jr. – Town Administrator (252) 257-1122 Fax (252) 257-9219

www.warrenton.nc.gov

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Planning Board**

**January 27, 2022**

**Minutes**

In Chairman Tom Hardy’s absence, Ms. Cynthia Jenkins called to order a meeting of the Planning Board at 2:00 PM at the Warrenton Town Hall. Attending were Town Administrator Robert Davie, Tracy Stevenson, additional board members Georgiana Weddington and George Humphries, and Town of Warrenton legal counsel, Mr. Mitch Styers. Attending via Zoom was Board Member Kristi Steed, and Mr. Eugene Lester, legal counsel for applicant, Daymond Milam. Several surrounding property owners and concerned citizens were attending via Zoom. A roll call was conducted and a quorum determined present.

Cynthia Jenkins asked if any ex-parte communication had taken place. There was none. Ms. Jenkins inquired of conflicts of interest with the applicant and application for Special Use. There were none. Ms. Jenkins then opened the public part of the meeting.

**109 S. Hall Street Special Use Permit**

Daymond Milam has requested a special use permit to open Play D’Out, LLC, a Children’s Arcade/Mentorship Program at 109 S. Hall Street. The Planning Board requested a site plan and occupancy information from property owner, Daymond Milam at the previous meeting held on January 27, 2022. Attorney Lester submitted an estimate from American Asphalt for parking lot paving and striping. The estimate stated the parking lot would allow for 24 parking spots. He further stated that the contractor, Kenny Hawkins, was working on the parking lot at the present time, which should be completed within the week. Mr. Humphries inquired of the site plan and occupancy information that the board had previously requested. Mr. Lester stated they did not have a site plan but that he had received an email from Fire Marshall, Danny Wilkerson that listed the occupancy of the bar space, located next to the proposed Arcade, as 60 persons. Mr. Lester did not give occupancy figures for the proposed Arcade space nor the space of the existing Accounting firm also located in the same building. The Board asked Mr. Lester to forward the email to Town Administrator, Robert Davie. As there were no further questions, a motion was made by Georgiana Weddington to conclude the evidentiary hearing, which was seconded by George Humphries. The motion was approved by unanimous vote.

A motion was made by George Humphries for the board to go in to closed session with counsel, which was seconded by Georgiana Weddington. The motion was approved by unanimous vote.

The Planning Board returned to open session. A motion was made by George Humphries to deny the Special Use Permit for Play D’Out, LLC at 109 S. Hall Street, which was seconded by Georgiana Weddington. The motion was approved by unanimous vote. Mr. Humphries outlined the reasons for denial: the applicant did not provide a site plan which is a requirement for a Special Use Permit and for which the applicant was given additional time to produce; the parking spaces do not adequately address the capacity of all three businesses located in the building; and the safety of children next door to an establishment serving alcohol.

With no further business, the meeting was adjourned.