

Walter M. Gardner, Jr.  
Mayor

Robert F. Davie, Jr.  
Town Administrator

**TOWN OF WARRENTON**  
*“Historically Great – Progressively Strong”*  
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**Zoning Board of Adjustments Called Meeting**  
**Variance Request**  
**January 25, 2017**

**Attending:**

Claude Burrows  
James Solomon  
Debbe Speer  
David Spence  
Bob Neal  
Robert Alston

Robert Davie (Town Administrator)  
Cathy Alston – Kearney (citizen)  
Kenny Clayton (property owner)  
Brent Purdum (engineer)  
Al Rivers (realtor)

**Call to Order/Opening Statements**

Chair David Spence called the meeting to order at 3:00 p.m. Mr. Spence requested that Robert Davie summarize the application for variance. Mr. Davie stated that the application was submitted by Glandon Forest Equity, LLC and pertained to a development of a Dollar General on the site of the old Tar Heel Tire property at 209 E. Macon Street. The variance request is to reduce the required number of proposed parking spaces from 46 to 36. Current Town ordinances require one parking spot for each 200 square feet of building space. Davie stated that he had counted the number of parking spaces available at Walgreens across the street from the proposed site and they were less than required by statute.

**Discussion**

David Spence asked about the number of handicapped spaces and their size. Brent Purdum stated two were in the plans and they conformed to state regulation. Mr. Solomon asked if parking for the church next door would be affected. Cathy Alston – Kearney replied that the church used the existing lot and they would need to gravel behind their church or seek permission to use the proposed parking lot. Davie stated that arrangements would need to be between private property owners and that the Town could not require property owners to allow for third party use of parking. Spence asked if the church had concerns. Pastor Alston – Kearney said the church had no concerns but would address parking needs with the developer in the future. All seemed excited about the new development in the community. Spence asked about deliveries. Purdum stated they would come in near the dumpster location on the west side of the proposed structure. Claude Burrows motioned to accept the application and grant a variance for parking to Glandon Forest Equity, LLC. Bob Neal seconded the motion and the motion passed by a unanimous vote.

With no further business Mr. David Spence adjourned the meeting.