CALL TO ORDER – 6:00 p.m.

David Burt
Terry Parker
Nina David
Richard Farmer
Edward Thomas

Comprising a quorum of the Board; also:
Mary Jacobson, Office of Law
Melissa Hughes, Department of Land Use
Klesa Achaibar, Department of Land Use
Janet Vinc, Department of Land Use

MINUTES

PUBLIC HEARING

NEW BUSINESS

1. App. #2022-0824-A – Ward & Taylor, LLC
Mr. Burt moved to Grant; Mr. Parker seconded the motion.
VOTE: 5-0
ACTION: Grant – Area variance: To maintain a dwelling 6 feet from the westerly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. NC40 Zoning. CD 2. (App 2022-0824-A) TP 06-010.00-022.

2. App. #2022-0825-A – Ward & Taylor, LLC.
Mr. Burt moved to Grant; Mr. Thomas seconded the motion.
VOTE: 5-0
ACTION: Grant – Area variance: To maintain a dwelling 2 feet from the northerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. NC6.5 Zoning. CD 8. (App 2022-0825-A) TP 06-46.00-088.
Mr. Burt moved to **Grant with Condition**: Dr. David seconded the motion.

**VOTE: 5-0**

**ACTION:** **Grant with Condition:** Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 35 parking spaces (50 parking spaces required) see UDC Table 40.03.522. **2.** To permit paving 15 feet from the Lancaster Pike right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the rear property line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit a Landscape Surface Ratio (LSR) of 0.19 (0.20 minimum LSR required) see UDC Table 40.04.110.A. **5.** To permit a 0.2 bufferyard opacity along the Lancaster Pike right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **CR Zoning. CD 2 (App 2022-0698-A) TPs 07-033.30-054 & -063.**

**CONDITION:** The landscaping shall be consistent with the renderings submitted into evidence.

Mr. Burt moved to **Grant with Condition**: Mr. Farmer seconded the motion.

**VOTE: 50**

**ACTION:** **Grant with Condition:** Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 0.0 bufferyard opacity along the easterly side of N. Bayberry Parkway right-of-way located on the westerly portion of the subject property (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **2.** To permit 0.0 bufferyard opacity along the Boyds Corner Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To permit 0.0 bufferyard opacity along the westerly side of N. Bayberry Parkway right-of-way located on the easterly portion of the subject property (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **4.** To permit 0 street trees along the easterly side of N. Bayberry Parkway right-of-way located on the westerly portion of the subject property (12 street trees required) see UDC Table 40.04.111.C. **5.** To permit 0 street trees along the Boyds Corner Road right-of-way (64 street trees required) see UDC Table 40.04.111.C. **6.** To permit 0 street trees along the westerly side of N. Bayberry Parkway right-of-way located on the easterly portion of the subject property (12 street trees required) see UDC Table 40.04.111.C. **7.** To permit 0.0 bufferyard opacity along the westerly side lot line located along Tax Parcel 13-013.00-066 (0.3 bufferyard opacity required) see UDC Table 40.04.111.B. **8.** To permit 0.0 bufferyard opacity along the easterly side lot line located along Tax Parcel 13-013.00-066 (0.3 bufferyard opacity required) see UDC Table 40.04.111.BS Zoning. CD 12. (App 2022-0490-A) TP 13-013.00-067.

**CONDITION:** The landscaping shall be consistent with the renderings submitted into evidence.

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**Melissa A. Hughes**
Melissa Hughes
Department of Land Use
2/15/2023