

ATTACHMENT B – STAFF ANALYSIS

STAFF PERSON: William D. Fritz, AICP
BOARD OF SUPERVISORS: January 6, 2021
PROJECT: R. A. Yancey Lumber Corporation - Request to amend a condition of approved special exceptions
TAX MAP PARCEL(S): 05500-00-00-111B0 and 05500-00-00-11200

PROPOSAL: SE202000018 - R. A. Yancey Lumber Corporation

On August 19, 2020, the Board of Supervisors approved a request to modify setbacks and hours of operation at the Yancey Mills lumber yard. The approval included the following condition (among others):

2. The owner must obtain a Certificate of Occupancy for all existing structures by February 1, 2021. For any structure that is not issued a Certificate of Occupancy by February 1, 2021 the owner must cease use of the structure until such time as a Certificate of Occupancy is obtained.

The applicant has requested that the condition be amended to require the issuance of a Certificate of Occupancy by October 1, 2021 instead of February 1, 2021.

ANALYSIS OF SPECIAL EXCEPTION REQUEST:

The Board of Supervisors approved multiple special exceptions on August 19, 2020. Therefore, staff has not analyzed the appropriateness of approving the special exceptions; current review is limited to an analysis of the one condition being requested for amendment.

The applicant is requesting a modification of only the condition involving the issuance of certificates of occupancy for existing buildings. All other conditions with deadlines have been met or have not yet been triggered.

The structures addressed by the condition are all structures that were built without building permits. The building housing the new sorter/stacker is not covered by this condition. The applicant has applied for and been issued a building permit for the sorter/stacker building, and it is not being used without the appropriate approvals.

Building permit applications have been submitted for all existing buildings. The applicant has been working with Community Development to identify and correct the issues preventing the issuance of certificates of occupancy. The applicant has had several meetings with the Building Official and other staff to design a solution. In order to obtain certificates of occupancy, fire suppression equipment must be installed. The engineering of these systems is complicated and includes not only the installation of the fire suppression equipment, but modifications to the buildings, including the construction of catwalks to install and maintain the fire suppression equipment. The applicant has been diligently working to design appropriate systems and prepare the necessary documents, including the hiring of a contractor.

Due to the scope of the work, delays associated with the ongoing pandemic, including sourcing materials and labor, the necessary work will not be completed by February 1, 2021. Therefore, the applicant has requested that the condition be amended to require issuance of a certificate of occupancy by October 1, 2021.

Staff supports amending the condition.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the requested amendment to the previously approved special exceptions.