

Franklin County Board of Adjustment Meeting



March 22, 2021

Agenda

**CALL TO ORDER AND WELCOME
INVOCATION**

AGENDA ADOPTION

MINUTE APPROVAL January 25, 2021

- 1. 21-VAR-03 requested by Mark Ellington to allow for a Variance from the Unified Development Ordinance Article 15-8, Lot Size and Setbacks, for the height of the tower plus twenty percent (20%) setback requirements at 336 Camping Creek Rd. Franklin County PIN 1883-96-2747.**
- 2. Other Business/Reports/Discussion**
- 3. MEETING ADJOURNED**

21-VAR-03 Mark Ellington Request



Legend

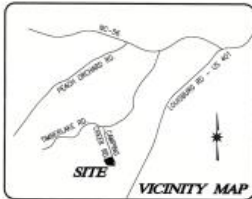
- Roads
- 100yr flood
- 50 Buffer

Harris Township
 PIN #: 1883-95-2747

Legend

- | | |
|-------|----------|
| AR | CI |
| CON-D | R-1 |
| GB | R-15 |
| HB | R-30 |
| HB-CU | R-40 |
| HI | R-8 |
| HI-CU | R-80 |
| IJ | RB |
| IJ-CU | SU-AR |
| MU | SU-NB |
| NB | R-15 PUD |





NOTE:
 Property shown on this plat(s) is within the Franklin County Zoning Ordinance 2008-2010 and all or portion of the property designated herein is within the area that is subject to the zoning ordinance that shall be in effect on or occurring 25 days.

Drainage shown to and open space outside of MOIST 60'W to be maintained by HOA.

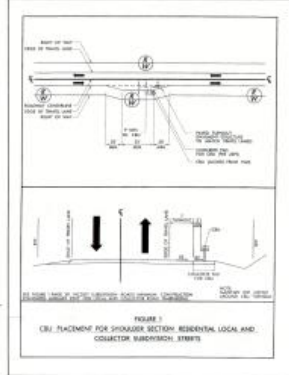
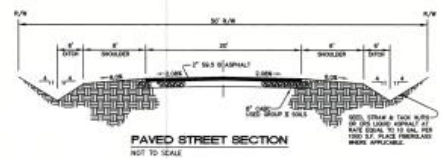
All new roads/streets shall be constructed to the adjoining property line.

No utility main systems or easements.

Lots 1, 2, 4, 44 and 45 shall be served internally by one street from direct access into Campy Creek Rd.

Restriction to be met by payment in full.

All roads/streets will be built to MOIST specifications as designated on public.



SITE INFORMATION

SITE ADDRESS: CAMPING CREEK RD, FRANKLIN COUNTY, N.C.
TOWNSHIP: HARRIS TOWNSHIP
TRACT ACREAGE: 41.29 AC.
ZONING: R-30
MINIMUM LOT SIZE: 30,000 S.F.
AVERAGE LOT SIZE: 36,703 S.F.
NUMBER OF LOTS: 45
OPEN SPACE: 1/33 AC. / LOT (PASSIVE RECREATION)
 1/33 * 45 LOTS = 1.36 ACRES REQUIRED
 1.48 ACRES PROPOSED

FLOOD ZONE: X (PANEL 1882)
MINIMUM BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 10'
 REAR: 20'
 SIDE STREET: 30'

PI: 1883-96-2747
DEED BOOK/PAGE: 08 1548/PJ 300
UTILITIES: WELL & SEPTIC SYSTEM

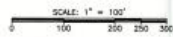
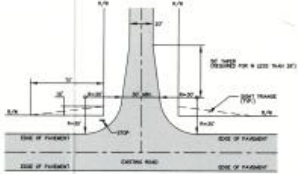
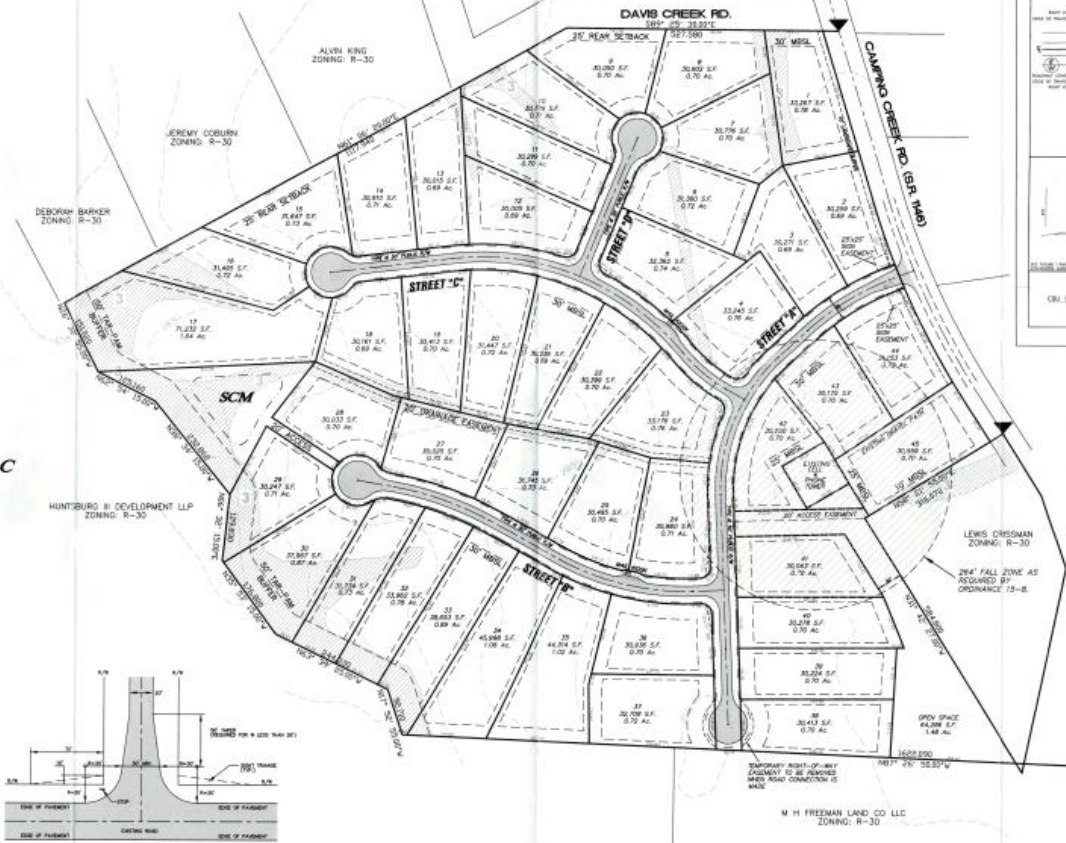
OWNER:
TIMBERLAKE BROTHERS, LLC
 1694 US HWY 401
 LOUISBURG, N.C. 27549

DEVELOPER:
MARK ELLINGTON
 1023 ROXBORO ROAD
 OXFORD, N.C. 27665

CIVIL ENGINEERING:



J. MICHAEL STOCKS, PE
 mstock@stocksengineering.com
 License Number: 19843



...that you being noted and grounded in law, may have strength to comprehend with all the rights what is the breadth and length and height and depth, and to have the best of God.



PLAN-C-1874

ELLINGTON SUBDIVISION - CAMPING CREEK RD.
HARRIS TOWNSHIP, FRANKLIN COUNTY, N.C.



PRELIMINARY PLAT

RECORDED	FILE NO. 2011-006
RECORDED	DATE RECORDED 11/14/11
RECORDED	OFFICE: 11/14/11
RECORDED	BY: 11/14/11
RECORDED	FILE NO. 2011-006
RECORDED	DATE RECORDED 11/14/11
RECORDED	OFFICE: 11/14/11
RECORDED	BY: 11/14/11

CE-01