

FRANKLIN COUNTY BOARD OF ADJUSTMENT

November 25, 2019

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, November 25, 2019 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Stuart May, Scott Lerew, James Roberson, Robert Carlson, Shane Brantley

Staff: Brad Thompson, and Scott Hammerbacher

Chairman Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance.

Stuart May made a motion to approve the agenda and was seconded by Shane Brantley, the motion passed by a vote of 5-0.

Shane Brantley made a motion, to approve the minutes from the August 26, 2019 meeting, and was seconded by Stuart May, the motion passed by a vote of 5-0.

Jason Rogers presented.

1. 19_CUP_03 Requested by Glandon Forest Equity, LLC for a Grocery/Convenience Store on approximately 2.66 of 27 acres located at NC 39 Hwy and Rocky Ford Rd (SR 1239) in the Louisburg Township, Franklin County PIN 2808-65-6060.

Jason Rogers stated, the applicant is petitioning the Board for a Conditional Use Permit for a Grocery/Convenience Store on approximately 2.66 of 27 acres at NC 39 Hwy and Rocky Ford Rd (SR 1239) in the Louisburg Township. Within the petition, the applicant states the proposed use will provide a need to an area that lacks general retail stores for the community. The site plan shows a 9,100 sq. ft retail building, 54 parking spaces, and a stormwater management area. The site plan also shows a proposed twenty (20') foot buffer around the perimeter of the site. The developer plans to utilize the existing vegetation where feasible and supplement vegetation where needed per the planting detail on the site plan. The design shows the entrance off NC 39 Hwy for ingress and egress. A left turn lane frontage improvement will be provided at the entrance in accordance with the NCDOT driveway permit. The 2018 average daily traffic count for the section of NC 39 Hwy is approximately 5300 vehicles per day. According to the Comprehensive Land Use Plan, the subject parcel and surrounding parcels are designated as Office Institutional. Additionally, the subject parcel is located at a commercial node. If the Board grants approval of this request, the applicant will be required to meet all other applicable local and state requirements.

Chairman Scott Lerew opened the public hearing.

Brent Purdum, with Triangle Site Design, addressed the Board on behalf of the petition and he offered to answer any questions related or the request.

Chairman Scott Lerew asked the applicant if he understood the conditions provided by staff on the project.

Mr. Purdum responded by discussing the details of the project and stated that the developer agreed to all conditions of approval.

Members of Haywood Baptist Church were in attendance and wanted to see the plans and where the Dollar General would be located in relation to the church property. There were no oppositions to the church members on the proposed Dollar General.

With no further questions or comments from the public, Chairman Scott Lerew closed the public hearing.

Stuart May made a motion to approve the Findings of Fact located within Section 7-2 of the UDO, have/have not been satisfied for the conditional use requested for the property located at NC 39 Hwy and Rocky Ford Rd (SR 1239), Franklin County PIN 2808-65-6060. Seconded by Shane Brantley. The motion passed with a vote of 5-0.

Shane Brantley made a motion, seconded by Stuart May, to approve Based upon the Board's Findings of Fact, the Conditional Use requested by Glandon Forest Equity, LLC to allow for a Grocery/Convenience Store on approximately 2.66 of 27 acres at NC 39 Hwy and Rocky Ford Rd (SR 1239), Franklin County PIN 2808-65-6060 subject to requirements located in Section 7-3 (Grocery/Convenience Stores) with the following conditions:

1. Lighting must not spill over onto adjacent properties or right of ways.
2. Must obtain approved North Carolina Department of Transportation (NCDOT) Driveway Permit
3. Must secure all applicable zoning, septic, well, and building permits.
4. Must secure all other local and state approvals.
5. Final Tar-Pamlico stormwater approval.
6. As-built drawings and Engineer's Certification for all stormwater devices shall be submitted prior to Certificate of Occupancy (C.O.)
7. All facilities must meet all North Carolina State Building and Technical Codes.
8. Stormwater Operation and Maintenance Legal Agreement and Operation and Maintenance Forms/Plan shall be recorded prior to the issuance of the zoning permit.
9. Must provide a copy of the Mitigation Credit Transfer Certificate Prior to the issuance of the zoning permit.
10. NCDEQ Sedimentation and Erosion Control Plan approval
11. All landscaping shall be installed according to approved plan prior to C.O.
12. Prior to the issuance of zoning and building permits a Landscape/Conservation Easement shall be recorded where existing vegetation is being used to satisfy the buffer requirement.
13. Survey for subject parcel (2.66-acre tract) shall be recorded prior to the issuance of zoning and building permits

With there being no further business before the Board of Adjustment, Chairman Scott Lerew adjourned the meeting at 8:15 P.M.



Scott Lerew, Chairman
Franklin County Board of Adjustment



Brad Thompson, Clerk
Franklin County Board of Adjustment

