



Franklin County Communique to the Board of Adjustment

REQUEST FOR CONDITIONAL USE PERMIT 15-CUP-03

PETITIONER(S):

Name of Petitioner: Brian Creech LLC
 Address: 244 Pine Ridge Rd.
 City State Zip: Zebulon, NC 27597

OWNER(S):

Name of Owner: Steve Mitchell
 Address: 2718 NC 56 E.
 CityStateZip: Louisburg, NC 27549

Melanie Jeffreys
 3796 NC 39 HWY S
 Louisburg, NC 27549

JOB LLC
 1931 HWY 401 S.
 Louisburg, NC 27549

LOCATION:

ATTACHMENTS:

- Site Locations
- Staff Maps
- Conditional Use Application

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Steve Mitchell	2834-47-5401	AR	103.84
TOTAL			103.84 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	AR	Residential/Agricultural
North	AR	Residential
South	AR	Agricultural
East	AR	Agricultural
West	AR	Agricultural

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Melanie Jeffreys	2811-39-9713	R-30	12.55
TOTAL			12.55 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30	Vacant
North	R-30	Residential
South	R-30	Residential
East	R-30	Residential
West	R-30	Residential

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
JOB LLC	1894-63-8980	HB	172
TOTAL			172 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	HB	Commercial/Louisburg Tractor
North	HB	Commercial/Vacant
South	HB	Commercial
East	HB	Commercial
West	HB	Commercial

Conditional Use Permit Requested by Brian Creech, LLC to allow Off-Premise Directional Signage at the following locations: 2718 NC HWY 56 E. PIN 1894-63-8980, 3753 NC 39 HWY S. PIN 2811-39-9713, and 1931 HWY 401 S. PIN 1894-63-8980.

UDO Requirements:

Section 17-5: Permanent Signs That Require A Permit

(F) Off-Premise Directional Advertisement Signs

- (1) Maximum size shall be 32-square feet
- (2) Shall be allowed in all districts with a conditional use permit
- (3) A maximum of six (6) signs per business
- (4) Signs must be located within a ten-mile radius of the business
- (5) A part of the sign must be used to provide directions to the business it is advertising

BACKGROUND INFORMATION

The applicant is petitioning the Board for off premise directional advertisement signage at the aforementioned locations. Brian Creech Roofing, LLC is located at 310 Bickett Blvd. STE 5 in Louisburg. The proposed sign will be need to meet all applicable UDO requirements located in Section 17-5 (F) of the Franklin County UDO. The signs will be required to be located outside of DOT right-of-way in order to prevent obstruction of view of oncoming traffic and not present any traffic hazards. The applicant has submitted a picture of the proposed signage within the application. Additional Conditions of approval are listed within the communiqué for the board’s consideration.

BOARD OF ADJUSTMENT FINDINGS

NOTE: Board of Adjustment Members should use the following area to make notes on evidence presented related to each of the required Findings as it is presented during the public hearing.

Section 7-2 Procedure for Conditional Use Permit Granted by the County Board of Adjustment

Conditional use permits may be issued by the Administrator, after approval by the Board of Adjustment, for the uses as designated in the table of regulations for conditional uses. The petition for a conditional use permit and the accompanying plans shall be submitted to the Administrator at least three (3) weeks prior to the regular monthly Board of Adjustment meeting at which it is to be heard. Such application shall include all of the requirements pertaining to it as specified in Article 7. On receiving the application, the County Board of Adjustment shall give notice of a public hearing at least five (5) days prior to the date of the public hearing. At the public hearing, all interested persons shall be permitted to testify. The County Board of Adjustment shall consider the application and may approve or deny the requested conditional use permit.

The conditional use permit, if approved, shall include approval of plans as may be required. In approving the permit, the County Board of Adjustment shall find as a specific finding of fact and reflect in their minutes that the permit will comply with the following four facts:

- (1) That the use will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved;

Yes_____ No_____

- (2) That the use meets all required conditions and specifications;

Yes_____ No_____

- (3) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and

Yes_____ No_____

- (4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Franklin County Land Use Plan.

Yes_____ No_____

In granting any conditional use permit, the Board of Adjustment may impose reasonable conditions concerning the use or development of the subject property to:

- a. insure that the criteria for the granting of such approval will be complied with; and***
- b. reduce or minimize any potentially injurious effect of the conditional use permit of development standards on adjoining properties, the character of the neighborhood, or the health, safety, morals, or general welfare of the community.***

BOARD OF ADJUSTMENT MOTION

Please note that 4/5 vote is required for approval of all motions.

Suggested Motion #1:

I move to affirm that the Findings of Fact located within Section 7-2 of the UDO, have/have not been satisfied for conditional use requested for the property located at the following locations: PIN 2834-47-5401, 2811-39-9713, and 1894-63-8980.

Suggested Motion #2:

Based upon the Board's Findings of Fact, I move to approve/deny Conditional Use requested by Brian Creech, LLC to allow for Off-Premise Directional Signage at the following locations: PIN 2834-47-5401, 2811-39-9713, 1894-63-8980 subject to requirements located in Section 17-5 F (Off Premise Directional Advertisement Signs) with the following conditions:

Applicant will be required to:

- 1. Provide Planning Staff with a copy of proposed signs indicating dimensions and content.**
- 2. Secure all state permits and approvals from NCDOT.**
- 3. Signs shall not be altered without approval from Planning Staff.**
- 4. Secure zoning permit prior to installation of signs.**
- 5. Signs are not to exceed six feet in height when measuring from the ground to top of sign.**
- 6. Signs shall be removed if Brian Creech Roofing stops operation or relocates.**
- 7. Signs must be located outside of sight triangle.**