

FRANKLIN COUNTY BOARD OF ADJUSTMENT

April 25, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, April 25, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Carlson, James Roberson, Stuart May, Shane Brantley and Scott Lerew
Staff: Jason Rogers and Katie Rhyne

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

Stuart May made the motion to approve the agenda, seconded by Jim Roberson, the motion passed unanimously.

Stuart May made a motion, seconded by Jim Roberson, to approve the minutes from the March 28, 2016 meeting, the motion passed unanimously.

1. Conditional Use Permit Requested by Nicole Hancock for a Conference/Retreat Facility on approximately 9.844 acres located at 1408 Sid Mitchell Rd. in Youngsville Township, Franklin County PIN 1833-68-8629.

Scott Lerew opened the meeting to the public.

James Kornegay (1408 Sid Mitchell Rd. Youngsville, NC 27596)

James Kornegay explained that he had stopped farming the land a while ago but maintained horses. He stated that there had been a few wedding venues held on the property before he was made aware that he had to go through the conditional use process.

Scott Lerew asked Mr. Kornegay if he had read and understood the conditions that were being placed on the property if the permit were to be granted.

James Kornegay asked about the nature of the opaque fencing for outdoor storage.

Jason Rogers explained that the outdoor storage had to be screened so it could not be viewed from the public but that they would be free to store materials indoors without the need for a fence.

Shane Brantley asked if the letter that had been received from the fire department would be sufficient to determine emergency access.

Jason Rogers explained that inspections would determine that while reviewing plans.

Jim Murphy (2472 Tarboro Rd. Youngsville, NC 27596)

Jim Murphy added that he believed that a twenty foot (20ft) road would be sufficient.

Scott Lerew explained that there needed to be a sufficient turn around for the emergency vehicles and the letter would not be sufficient to determine that. He explained that it was not for the Board of Adjustment to determine but for the inspections department when the applicant would apply for a building permit.

Jim Murphy asked about bathroom requirements.

Jason Rogers explained that it would be up to the inspections department to determine those requirements.

Jim Roberson asked if the structures would require building permits.

James Konegay explained that the barn had been built thirty (30) years ago and was unsure if a building permit would be required.

Jim Roberson asked how many individuals would be expected at a typical wedding venue.

James Konegay answered that he expected the venues to average fifty (50) individuals.

Robert Carlson asked if bands would perform at the venues.

James Konegay explained that there were normally two (2) or three (3) piece bands or a disc jockey performing at the venues.

Robert Carlson asked if the structural engineer letter included in the application was for proposed improvements on the barn.

James Konegay explained that the letter the engineer had generated was for another barn but he would look over the existing barn and draw plans according to code.

Scott Lerew asked if Mr. Konegay understood the conditions for approval and accepted them.

James Konegay answered that he understood the conditions and did accept them.

With no further discussion from the board, Scott Lerew closed the public hearing.

Stuart May made a motion to approve the findings of fact. Shane Brantley seconded the motion. The motion passed unanimously.

Scott Lerew made a motion to grant the Conditional Use Permit. The motion was seconded by Stuart May. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Scott Lerew adjourned the meeting at 7:20 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment