

FRANKLIN COUNTY BOARD OF ADJUSTMENT

August 25, 2014

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, August 25, 2014 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Shane Brantley, Dewey Botts, Robert Carlson, Armenta Eaton, Scott Lerew, Stuart May, and Jim Roberson

Staff: Jason Rogers and Kevin Lewis

Chairman Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. The agenda was amended so that Chairman Lerew could recuse himself from the Conditional Use Permit hearing, as he has a close relationship with the applicant and land owner. Mr. May made a motion, seconded by Mr. Brantley, to approve the minutes from the July 28 meeting, the motion passed unanimously. Chairman Lerew made the motion to recuse himself from the hearing, seconded by Vice Chairman Brantley. The motion passed unanimously.

1. Conditional Use Permit requested by Grae Pearce of Charms of White Oak, LLC for a Conference Center/Retreat Facility on approximately 50.22 acres at 1428 Mays Crossroads Rd. in Youngsville Township. The applicant is proposing to use the existing grounds and building for wedding and other events. The applicant has also indicated in their narrative and on the site plan a proposed 40' X 80' pavilion in the future as business grows. There is an existing 2-story wood frame dwelling, pond, and other barns on the property that the applicant wishes to incorporate with events. The site plan has twenty four (24) parking spaces designated off the existing gravel driveway. The existing tree line and vegetation will meet Article 14 Landscape Requirements for screening. According to the Comprehensive Land Use Plan, the subject parcel and surrounding parcels are designated as Low-Medium Density Residential. The submitted site plan meets all applicable UDO requirements.

The following conditions of approval will be attached to the permit:

- Must obtain North Carolina Department of Transportation (NCDOT) driveway permit.
- Lighting must not spill over onto adjacent properties or right of ways.
- In accordance with 2012 North Carolina Fire Prevention Code, a twenty (20) foot fire apparatus and turnaround must be provided.
- Must obtain fire inspection from Franklin County Inspections Department on all tents used for events.
- Must secure all other local and state approvals.
- All outside storage must be screened by a six (6) foot high opaque fence.

Ms. Pearce of 3500 Quarry Road in Wake Forest was sworn in and presented her case to the Board. They plan to add a pavilion in the future, and will use tents to provide cover for events until then. Most events will take place during day-light hours, or low level lighting will be powered by generators. Drainage, landscaping, and buffering meet all county requirements and the large parcel is heavily wooded and was previously a farm, no large scale changes are planned. The existing house and barns will only be used as a backdrop, no guests will be allowed inside of them. Portable toilets will be provided. County Building Inspections was contacted

regarding upgrading existing structures to meet commercial codes, but it is not currently planned.

Mr. Brantley pointed out that upgrading the driveway to meet fire codes is a condition of the permit, and it is necessary in order to provide safe access to the property. The applicant is aware of the conditions and costs associated with it.

Scott Lerew was sworn in, speaking on behalf of the applicant. He asked if the fire codes will apply to the entire property, specifically the unused house and barns. The county's main concern is access, and the code will not apply to the structures.

Mr. Roberson stated that fire trucks must be able to get within 150 feet of any structure being used, including tents and pavilions.

Richard Gill of 1479 Mays Crossroads Road in Youngsville is a neighbor. He supports the permit, as it maintains the current level of use of the property and does not increase density in the area.

A motion was made by Mr. May to approve the findings of fact, seconded by Mr. Roberson. The motion was passed unanimously.

Mr. May made the motion to approved the permit request, seconded by Mr. Roberson. The motion passed unanimously.

2. Jason Rogers present the board with the updated Variance Request procedures required by the General Assembly.

With there being no further business before the Board of Adjustment, Chairman Brantley adjourned the meeting at 7:30 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Kevin Lewis, Clerk
Franklin County Board of Adjustment