

FRANKLIN COUNTY BOARD OF ADJUSTMENT

February 22, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, February 22, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Robert Carlson, Scott Lerew, Stuart May, Armenta Eaton and Dewey Botts
Staff: Jason Rogers and Katie Rhyne

Chairman 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 Armenta Eaton, the motion passed unanimously. Stuart May made a motion, seconded by Dewey Botts, to approve the minutes from the November 23, 2015 meeting, the motion passed unanimously.

1. Variance 16-VAR-01 requested by Holy Trinity Church to allow for a Variance from the Unified Development Ordinance Article 8, Table of Area, Yard and Height Requirements, to allow for a reduction of Front setback requirements from 40 feet to 11.2 feet for the property located at 1935 West Green St. Franklin County PIN 1846-23-4932.

Scott Lerew asked if the request was for an addition to an existing nonconforming use.

Jason Rodgers responded by stating it was.

Scott Lerew opened up the meeting to the public.

Claude E. Perry 377 Possum Rd. Franklinton, North Carolina

Claude Perry explained that the church currently held a six (6) foot by eight (8) foot study that had a four foot (4ft) by six foot (6ft) bathroom. He went on to explain that the church had grown a larger following and that it was becoming increasingly difficult to host meetings in an office so small.

Scott Lerew asked if the selected location for the addition was the only allowable place to build it on the lot.

Jason Rogers explained that there was a septic system located along the back of the property so the addition could not be built there. He said that due to the existing easement on the property they would have to meet the front setback in order to construct the addition and the existing church did not meet that setback currently.

Scott Lerew asked if the addition would strictly be a Preacher's Counseling room or if it would additionally serve as living quarters.

Claude Perry explained that the addition would strictly be to serve as a Pastor Study.

Ernest Perry 1893 West Green Street, Franklinton, North Carolina

Ernest Perry asked what affect the variance would have on his property.

Scott Lerew explained that the variance was for a reduction in front setback so that the church could construct an addition. He went on to explain that it would not effect on Ernest Perry's property.

Scott Lerew closed the hearing.

Scott Lerew asked if the variance was just to address the setback requirements and not the nonconformity.

Jason Rogers explained that it was to address the setbacks.

With no further discussion from the board, Stuart May made a motion to approve the findings of fact. Armenta Eaton seconded the motion. The motion passed unanimously.

Stuart May made a motion to grant the variance request. Armenta Eaton seconded the motion. The motion passed with a 4-1 vote with Scott Lerew opposed.

2. Variance 16-VAR-02 requested by Michael D. Murphy to allow for a Variance from the Unified Development Ordinance Table 17-1 Standards for Permanent Signage in HB and GB zoning districts to allow signage to exceed the maximum 50 square feet in size. The applicant would like to add a sign three (3) feet tall by eight (8) feet wide to an existing five (5) feet by eight (8) feet tall on the property located at 1968 NC HWY 58 Franklin County PIN: 2867-53-6261.

Scott Lerew opened the hearing to the public.

Michael D. Murphy 1976 North Carolina Highway 58, Castalia, North Carolina

Michael Murphy explained that since July 2013 his revenue had neither increased nor decreased. He had joined the National Automotive Parts Association and wished to add the branding to his business in order to generate more of a customer base. He explained that his business had grown some since he joined due to word of mouth from customers, but felt that his business would grow more if he were allowed to expand his signage to allow for the NAPA AutoCare branding to his building.

Scott Lerew asked Mr. Murphy why he would need to expand his sign if word of mouth was good enough to generate business.

Michael Murphy handed a pamphlet to the board that stated the NAPA Branding increased profit revenue.

Robert Carlson asked why there was blank space on the sign.

Michael Murphy explained that the blank space was where he posted specials that his business would have from time to time.

Scott Lerew asked if it were possible to change the sign where it had Mike's Inspections to add NAPA AutoCare.

Michael Murphy explained that if he were to do that it would take away from the existing theater board square footage.

Scott Lerew asked if he could incorporate NAPA AutoCare into the name on the board to state Mikes's NAPA AutoCare.

Michel Murphy explained that if he were to do that the signage would be too difficult to read from the road and would create a hindrance to drivers trying to read the sign.

Dewey Botts asked how many businesses were part of NAPA in the area.

Michael Murphy explained that he was not aware of any nearby NAPA AutoCare locations nearby his that offer full mechanical service to vehicles.

Scott Lerew asked if Mr. Murphy could purchase a smaller sign.

Michael Murphy explained that the signage he had selected was the smallest available. He stated that the company would give it to him for free since it was manufactured. He went on to explain that if he requested a custom sign it would have to be redesigned and that it would cost his company money that he could not afford. He stated that the sign he currently had cost his company \$5,000 to construct and it was all one piece, making it difficult to change.

Scott Lerew asked if Mr. Murphy had already purchased a sign for his company.

Mr. Murphy responded by stating he had not.

Stuart May asked if there could be two signs put up at the business.

Jason Rogers explained that the Unified Development Ordinance only allowed for one ground sign to be constructed per street frontage for each business. .

With no further discussion from the board, Stuart May made a motion to approve the findings of fact. Armenta Eaton seconded the motion. The motion passed unanimously.

Stuart May made a motion to grant the variance The motion was seconded by Robert Carlson. The motion was denied by a vote of 4-1 with Stuart May opposed.

With there being no further business before the Board of Adjustment, Chairman Lerew adjourned the meeting at 8:00 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment