

FRANKLIN COUNTY BOARD OF ADJUSTMENT

July 28, 2014

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, July 28, 2014 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

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

Absent: Dewey Botts

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 to add the election of officers to the meeting. Mr. May made a motion, seconded by Mr. Brantley, to adopt the agenda. The motion passed unanimously. Mr. May made a motion, seconded by Ms. Eaton to approve the minutes from the May 27, 2014 meeting as presented. The motion passed unanimously.

1. Conditional Use Permit Requested by James Carl Allen to allow Manufactured Housing and Wood Building Production on 3.0119 acres located off N.C. 58 HWY in Gold Mine Township, Franklin County PIN 2869-30-9838.

The petitioner, Carl Allen, was sworn in and stated that he intends to manufacture and sell storage buildings at the property. There is a barn on the property where the storage buildings will be constructed.

Ms. Eaton asked if there was any previous activity at the property. Mr. Allen and his brother used to manufacture the storage buildings there, but his brother recently died. The operations there ceased while Mr. Allen worked to gain ownership of the property. His brother obtained a conditional use permit at one time, but it was not found in the permitting software.

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

- Street trees shall be planted along N.C. 58 HWY and 20 foot buffer planted alongside property lines in accordance with Section 14-6 of the Unified Development Ordinance.
- Must obtain North Carolina Department of Transportation (NCDOT) driveway permit.
- Must adhere to Article 14 Landscape Requirements. Install street trees along N.C. 58 HWY and 20 foot buffer on side property lines as shown on site plan.
- Lighting must not spill onto adjacent property lines.
- Hours of operation shall be limited to 8 a.m. to 6 p.m. Monday-Saturday.
- All outside storage shall be screened by a six-foot (6) high opaque fence.
- Must secure all other local and state approvals.

Mr. Lerew asked if customers will be visiting the property. They will, which is one of the reasons why the conditions above are attached. Additionally, since the property is located in a residential area, the conditions are intended to protect those residents.

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

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

2. Variance requested by Ricky & Jennifer Bunn 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 the front setback requirement from 30 feet to 29.4 feet and side setback from 5 feet to 3.3 feet for the property located at 1693 Sagamore Dr. in Franklin County, PIN 2831-46-2521.

Ms. Bunn expressed her intention to purchase the property if the variance is permitted. The camper is immobile and it is in the setback along with the structure constructed around it. Permits were obtained in 1991, before the current system used by Planning and Inspections. The applicants intend to screen in the existing porch as well as build a boathouse. The Lake Royale Home Owners Association has approved the variance.

Mr. Thomas Long, the current property owner, provided the Board with a copy of the approved permits from 1991 as well as the Lake Royale HOA variance approval.

A motion was made my Mr. Brantley to approve the findings of fact, seconded by Ms. Eaton. The motion was passed by a vote of 4-1, with Mr. Lerew voting "no".

A motion was made by Mr. May to approve the variance request, seconded by Mr. Brantley. The motion was passed unanimously.

3. The election of officers is required for the Board of Adjustment during the first meeting of each fiscal year.

Chairman Lerew was nominated to remain Chair by Mr. Roberson, seconded by Ms. Eaton. The Board unanimously voted to reelect Chairman Lerew to the position.

Vice Chairman Brantley was nominated to remain Vice Chair by Mr. Carlson, seconded by Mr. May. The Board unanimously voted to reelect Vice Chairman Brantley to the position.

Kevin Lewis was nominated to remain Clerk to the Board by Chairman Lerew, seconded by Mr. May. The Board unanimously voted to reelect Mr. Lewis to the position.

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

Scott Lerew, Chairman
Franklin County Board of Adjustment

Kevin Lewis, Clerk
Franklin County Board of Adjustment