

FRANKLIN COUNTY BOARD OF ADJUSTMENT

July 25, 2016

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

Present: Robert Carlson, Stuart May, Shane Brantley, Armenta Eaton, 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. Scott Lerew made a motion reorder the agenda so the first item would be 16_VAR-05 and the second item would be the Election of Officers. The motion was seconded by Stuart May, the motion passed unanimously. Stuart May made a motion, seconded by Shane Brantley, to approve the minutes from the June 27, 2016 meeting, the motion passed unanimously.

1. 16-VAR-05 requested by Lacy Ellis Autry & Dale Autry to allow for a Variance from the Unified Development Ordinance Article 8, Table of Area, Yard and Height Requirements, for a reduction of the front setback requirement from 30 feet to 29 feet and side setback reduction from five (5) feet to 4.6 feet for the property located at 111 Hopi Dr. Franklin County PIN 2831-63-7202.

Scott Lerew opened the public hearing.

Jason Rogers stated the applicant is petitioning the Board for a variance from the front setback and side setback requirements. According to the Unified Development Ordinance, the setbacks for existing camp lots at Lake Royale are thirty feet (30ft) Front, five feet (5ft) Side, and five feet (5ft) Rear. As indicated of the attached proposed site plan, the applicant would require a front setback reduction of one foot (1ft) and a side setback reduction of 0.4 feet. The applicant has stated within the petition that the property could not be sold if it were not in compliance. The applicant further states that the structures had been in place for many years and would be damaged if it were moved.

Dale Autry (1412 MacArthur St. Lumberton, NC 28358)

Mr. Autry said that the property had belonged to his parents who had recently deceased. While acquiring a survey for selling the property, the issue was discovered. Mr. Autry explained that the property would not be allowed to be sold if there were any kind of encroachment found upon it. There was a corner post that had been placed in the wrong location during construction, and the structure exceeded twenty (20) years in age. Mr. Autry submitted into evidence proof of variance approval from the Lake Royale Property Owners Association.

Mr. Lerew asked if the prospective buyers of the property were aware that if the variance were to be granted that they would not be allowed to further improve upon the property due to the nonconformity.

Mr. Autry stated that the prospective buyers were aware of this.

Mr. Carlson asked what structure encroached the setbacks.

Mr. Autry explained that the shelter was what encroached upon the setbacks.

Mr. Carlson asked if the storage building had been removed from the property.

Mr. Autry answered that the storage building had been removed from the property because of its location on the property line.

Jason Rogers explained that the storage building would have been exempt from zoning regulations because it was under 144sf.

Susan Bobbett (100 Cheyenne Dr. Louisburg, NC 27549)

Mrs. Bobbett explained that the previous property owners had tried to do their best to comply to all of the regulations that were required by the Property Owners Association at the time of construction.

Scott Lerew closed the public hearing.

Stuart May made a motion to approve the Findings of Fact, seconded by Shane Brantley. The motion passed unanimously.

Armenta Eaton made a motion to grant the requested one (1) foot variance from the front setback, and 0.4ft variance from the side setback for the property located at 111 Hopi Dr., Franklin County PIN #2831-63-7202, seconded by Shane Brantley. The motion passed unanimously.

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

Chairman Scott Lerew was nominated to remain Chair by Shane Brantley, seconded by Robert Carlson. The Board unanimously voted to reelect Chairman Scott Lerew to the position.

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

Katie Rhyne was nominated to remain Clerk to the Board by Shane Brantley, seconded by Robert Carlson. The Board unanimously voted to reelect Ms. Rhyne to the position.

With there being no further business before the Board of Adjustment, Scott Lerew adjourned the meeting at 7:15 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment