

FRANKLIN COUNTY BOARD OF ADJUSTMENT

October 23, 2017

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, October 23, 2017 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Stuart May, Scott Lerew, James Roberson, Robert Carlson, Dewey Botts

Staff: Scott Hammerbacher, Jason Rogers, Katie Rhyne, and Brad Thompson

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

Stuart May made a motion to approve the agenda and was seconded by Dewey Botts, the motion passed unanimously.

Stuart May made a motion, seconded by James Roberson, to approve the minutes from the July 24, 2017 meeting, the motion passed unanimously.

1. 17-CUP-02 Requested by Matthew Winslow 17-CUP-02 for Dwelling, Multi-family (townhomes) on approximately 6.93 acres off Hicks Rd. in Youngsville Township, Franklin County PIN 1863-13-2950.

Jason Rogers stated that mixed use development would host three (3) recreational areas, a pedestrian crosswalk, and a mail kiosk. He explained that the developer would also provide supplemental planting details to already existing wooded areas to act as a buffer.

Jason Rogers said that the traffic impact analysis stated that there would be no adverse impacts on the roadways (Twigs Road. and Cedar Creek Road.)

Jason Rogers informed the Board that the Planning Staff suggested an added condition that the developer had to work with the Youngsville Academy Charter School and the North Carolina Department of Transportation to ensure that the new roadways of the development lined up with the Youngsville Academy Charter School.

(John Frasier – FLM Engineering 8218 Creedmoor Rd Raleigh, NC 27613)

John Frasier stated that the information packet that was submitted for review included the site plan, stormwater report, and traffic impact study in accordance with the Franklin County Unified Development Ordinance. He added that the Stormwater Report had already been approved by the Franklin County consulting engineer.

Scott Lerew asked if the submitted Traffic Impact Study included the school that had been recently approved, but not constructed.

John Frasier stated that the North Carolina Department of Transportation was including the school and all projects that were approved, but not developed, in their Traffic Impact Studies.

Scott Hammerbacher confirmed that this was the case.

(Matthew Winslow – Winslow Custom Homes – 112 Wheaton Ave. Youngsville, NC 27596)

Matthew Winslow stated that the idea for the project came from Mr. Williams and it was to provide affordable housing to the teachers and working class families whose kids would attend the nearby schools. He stated that it was difficult to build a home in the area for under \$200,000 and this project was aimed at doing just that. He stated that Wynn Custom Homes would be the builder of the project and Winslow Custom Homes was the developer.

Scott Lerew asked how many townhomes had Wynn Custom Homes constructed.

Bill Wynn (696 Wynn Rd. Creedmoor, NC 27522)

Bill Wynn stated that there had been two similar projects approved with a similar design. The first that had completed construction was a development called Applewood in Creedmoor. He stated the price point for these townhomes were approximately \$150,000 for the interior units and \$170,000 for exterior units. He added that the second project was approved in Youngsville, North Carolina, but had not completed construction.

James Roberson asked if the Youngsville Fire Department had reviewed the plans.

Jason Rogers responded that Perry Faulkner had reviewed the plans for fire ingress and egress.

Robert Carlson asked if there were going to be sprinkler systems installed.

Bill Wynn stated that due to this being considered a residential development and not commercial, sprinkler systems, and ADA accessibility were not required to be installed per state building code.

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

Scott Lerew mad a motion to approve the conditional use permit request, seconded by Stuart May. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Chairman Scott Lerew adjourned the meeting at 8:05 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment