

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

October 26, 2015

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, October 26, 2015 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Shane Brantly, Robert Carlson, Scott Lerew, Stuart May, 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. Mr. Lerew made a suggestion to reverse the agenda, Mr. Lerew made the motion seconded by Shane Brantly the motion passed unanimously. Mr. May made a motion, seconded by Mr. Brantly, to approve the minutes from the September 28, 2015 meeting, the motion passed unanimously.

1. Variance request by Al & Marge Newlin 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 side setback requirement from ten (10) feet to five (5) feet for the property located at 1309 Sagamore Dr. Franklin County PIN 2831-70-0069

Mr. Lerew opened the public hearing.

Al Newlin 718 Millbrook Drive Pittsboro, NC 27312

Mr. Newlin explained that there was a thirteen (13) foot addition added to the house that was ten (10) feet from the property line on the proposed plat. The builder did not take into consideration that the house sat at a 1.3 degree angle at the lower end the house now sits one (1) foot within the setback.

Mr. Lerew asked how long ago the addition was added.

Mr. Newlin answered in 1995 and the addition was approved by Lake Royal and the County.

Mr. Lerew asked if Mr. Newlin had a copy of the old survey.

Mr. Newlin explained that he did not, only a plat from 1988 of the original structure. He continued to explain that Lake Royal had recently granted him a variance before he had submitted this request.

Mr. Carlson asked if the building on the survey below the main structure was a boat house.

Mr. Newlin answered that it was a boat house that been permitted in 2000 after having to be redesigned because it had previously jutted twenty (20) feet into the lake when the covenants of Lake Royal describe that the boat house can only be ten (10) feet into the lake. He continued to explain that he required permission from his neighbor in order to construct the boat house.

Scott Lerew commented that the developer should have focused more on the side setbacks when developing the boat house and asked if it were possible for the boat house to be moved.

Mr. Newlin responded by explaining that the permit he received for the boat house from Lake Royal suggested that it be left alone due to water quality concerns at the lake.

Mr. Lerew asked if a boat house were allowed to be relocated how would it impact the quality of the lake compared to constructing a new one.

Mr. Botts responded by stating that either way there would be interference that would impact the lake. He continued to state that it would benefit the applicant and the lake if the boat house were allowed to remain where it was currently located.

Mr. Newlin responded by explaining that the boat house would not harm his neighbor's property if it were allowed to remain, but it could potentially do so if it had to be moved due to the construction equipment required to move it.

Mr. Brantly made a motion that the findings of fact had been met, seconded by Mr. May. The motion passed unanimously.

Mr. May made a motion to grant the variance as presented, seconded by Mr. Brantly. The motion passed unanimously.

2. Conditional Use Permit Requested by Brian Creech, LLC to allow Off-Premise Directional Signage at the following locations: 2718 NC HWY 56 E. PIN 1894-63-8980, 3753 NC 39 HWY S. PIN 2811-39-9713, and 1931 HWY 401 S. PIN 1894-63-8980.

Scott Lerew opened the Public Hearing.

Brian Creech 244 Pine Ridge Rd. Zebulon, NC 27597

Mr. Creech mentioned that his business had recently located to 310 S Bickett Blvd. in Louisburg NC and that he was bringing new citizens on staff.

Mr. Lerew stated that if there were any changes made to the proposed signs Mr. Creech would have to present those changes to staff to ensure that the changes would be compliant. Mr. Lerew asked if Mr. Creech accepted the conditions.

Mr. Creech explained that he planned on cleaning up the signs and ensure that the mileage information on them would be accurate and stated that he accepted the conditions.

Sinorrirs Branch 36 Walnut Grove Church Rd

Mrs. Branch asked what she had received a notice in the mail about.

Mr. Lerew responded by stating that it was for a sign to be posted on a property near hers.

Mrs. Branch thanked the board and had no further comment.

Mr. May made a motion that the findings of fact had been met, seconded by Mr. Lerew the motion passed unanimously.

Mr. Brantly made a motion to grant the variance as presented, seconded by Mr. May. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Chairman Lerew adjourned the meeting at 7:47 P.M.

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Scott Lerew, Chairman  
Franklin County Board of Adjustment

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Katie Rhyne, Clerk  
Franklin County Board of Adjustment