

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

September 28, 2015

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, September 28, 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 Jim Roberson  
**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. May made the motion to approve the agenda, seconded by Mr. Roberson, the motion passed unanimously. Mr. May made a motion, seconded by Mr. Roberson, to approve the minutes from the August 24, 2015 meeting, the motion passed unanimously.

1. Conditional Use Permit Requested by Audrey R. McCaskey for a Plant Nursery/Lawn and Garden Stores on approximately 6.391 acres located at 4482 NC HWY 39 N. in Hayesville Township, Franklin County PIN 2809-81-2994

Audrey R. McCaskey 8808 Neuse Town Dr. Raleigh, North Carolina 27616

Mr. Lerew opened the public hearing.

Mrs. McCaskey stated that she had received a Bachelor's of Science in Biology at Purdue University and enjoyed growing plants. She explained that the cliental she planned catering her nursery towards were landscapers and wholesalers down the line and that developers were interested as well. She was not interested in selling to the public.

Mr. May asked why she felt that there had to be a nursery so far away.

Mrs. McCaskey responded by stating that the McLamb nursery was 20-30 minutes from town as well and generated good business. She explained that the only thing currently existing on the property was a 20' x 14' shed that she used to house her equipment.

Mr. Carlson asked how many employees she intended to hire for the project.

Mrs. McCaskey responded by saying it would be just her.

Mr. Lerew asked if Mrs. McCaskey had reviewed the conditions for approval.

Mrs. McCaskey responded by asking how much vegetation she needed.

Mr. Rogers responded by stating that she needed a 20 foot buffer of staggered vegetation along the adjoining residential properties.

Mr. Lerew asked why there had to be bathrooms if there was only a shed on the property.

Mr. Roberson responded by stating that a business requires bathrooms

Mr. Rogers added that it was part of the building codes.

Mr. Brantly added that Mrs. McCaskey needed at least one handicap accessible restroom and that it could be unisex.

Mrs. McCaskey asked how soon it would need to be built.

Mr. Lerew responded that if the Conditional Use Permit were accepted then the conditions would have to be met prior to Mrs. McCaskey utilizing the property for her business. He added that it was up to her and when she wanted to begin the business.

Mrs. McCaskey asked if the required twenty foot fire apparatus turn was drafted onto her proposed drawings.

Mr. Rogers confirmed that the engineer on her project had been informed and has updated the construction drawings to reflect the conditions.

Mrs. McCaskey asked if the opaque fence that was required had to be an actual fence.

Mr. Rogers explained that the condition regarded actual fences but that a row of 6 foot tall shrubs could suffice as long as the outside storage was hidden from the public.

Mrs. McCaskey asked when her building would need to be inspected.

Mr. Lerew explained that if the Conditional Use Permit was approved then she would have to go to the Planning Department and they could help her.

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

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

With there being no further business before the Board of Adjustment, Chairman Lerew adjourned the meeting at 7:30 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