

# MINUTES FOR THE FRANKLIN COUNTY BOARD OF ADJUSTMENT

**AUGUST 28, 2006**

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, August 28, 2006 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

**Members Present:** Robert Carlson, Chuck Griffin, Shane Brantley, Scott Lerew and Stuart May.

**Members Absent:** Johnnie Sledge and Lemon Long.

**Others:** Scott Hammerbacher, Tammy Davis, Jason Rogers and Bryan Batton.

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

SL made a motion to amend agenda to add election, second by SB all ayes

May made a motion, seconded by Griffin to approve the minutes from the July 24, 2006 meeting. The motion passed unanimously.

Agenda Items:

#1. Election of Officers

Tammy Davis called for nominations for Chairman. Stuart May nominated Shane Brantley for Chairman with Chuck Griffin seconding the nomination. With there being no further nominations, Mrs. Davis closed the nomination process. Mr. Brantley was nominated as Chairman by a unanimous vote.

Chairman Brantley called for nominations for Vice Chairman. Chairman Brantley nominated Chuck Griffin for Vice-Chair with Stuart May seconding the nomination. With there being no further nominations, Chairman Brantley closed the nomination process. Mr. Griffin was nominated Vice-Chairman by a unanimous vote.

Chairman Brantley called for nominations for Clerk. Scott Lerew nominated Tammy Davis for Clerk with Stuart May seconding the nomination. With there being no further nomination, Chairman Brantley closed the nomination process. Mrs. Davis was nominated Clerk by a unanimous vote.

- #2. Request for a Variance (from the front yard setback, accessory structure location in the front yard and the accessory structure location from other structures) for Dennis Godwin located at 100 Stag Cove (Lot C574 Lake Royale) in the AR District in Cypress Creek Township.

Scott Hammerbacher stated the property owner and the applicant were notified by the Lake Royale Property Owner's Association that previously installed and recently installed accessory structures located on the site doesn't meet the Unified Development Ordinance (UDO) requirements for accessory structures. He stated the UDO requires that accessory structures be located a minimum of ten feet from all primary structures in addition to meeting all other applicable setback regulations from applicable property lines. He stated a second variance is required for the carport and shed to be located within the front yard since the property in question is located on a corner lot. He stated the applicant stated they are unable to move the structures.

Dennis Godwin was sworn in and stated shed and carport existing for over five years. He stated he obtained a permit for the roof over the camper four years ago. Robert Carlson questioned who owns the property. Mr. Godwin stated Tom Donnelly owns the property but lives in Virginia and he couldn't attend the meeting. He stated Mr. Donnelly asked him to handle the petition for him since he pulled the permits for the room and the roof over the camper. Bryan Batton stated he feels the property owner or his/her attorney must represent the property owner. Mr. Batton stated the board could proceed if they choose to do so and he will research the matter since the Board of Adjustment is a quasi-judicial hearing. Scott Lerew made a motion, seconded by Stuart May to table the agenda item until the next scheduled meeting. The motion passed unanimously.

With there being no further business before the Board, Chairman Shane Brantley adjourned the meeting at 7:20 P.M.

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Shane Brantley, Chairman  
Franklin County Board of Adjustment

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Tammy Davis, Clerk  
Franklin County Board of Adjustment