

## MINUTES FOR THE FRANKLIN COUNTY BOARD OF ADJUSTMENT

August 25, 2008

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, August 25, 2008 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

**PRESENT:** Robert Carlson, Chuck Griffin, Scott Lerew, Stuart May, and Cynthia Hayes.

**ABSENT:** Shane Brantley and Tammy Ray.

**STAFF:** Tammy Davis and Jason Rogers.

Vice Chairman Stuart May called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Stuart May stated he would be running the meeting since Chairman Shane Brantley was the applicant for an item that was on the agenda.

Scott Lerew made a motion, seconded by Chuck Griffin to adopt the agenda as presented. The motion passed unanimously. Scott Lerew made a motion, seconded by Cynthia Hayes to approve the July 28, 2008 minutes as presented. The motion passed unanimously.

### Agenda Items:

#1. Request for a Conditional Use Permit for an Off-Premise Directional Sign for Reformers Unanimous located at the following locations:

- 1363 NC Hwy 39 S, 86.45 Acres, R-30 (Residential) District, Louisburg Township.
- 1201 NC Hwy 561, 81.64 Acres, AR (Agricultural Residential) District, Louisburg Township.
- 4830 US Hwy 401, 46.35 Acres, R-30 (Residential) District, Harris Township.

Jason Rogers stated Reformer Unanimous is petitioning the Board for three non-profit organizational signs. He stated the applicant is planning to hold their meetings at Grace Baptist Church, Inc. located at 402 NC Hwy 561. He stated the applicant is proposing that the signs would be located outside of the DOT right-of-way in order to prevent obstruction of view of oncoming traffic and not present any traffic hazards. He stated the proposed signs would meet all applicable UDO requirements as well as any other conditions that the Board deems reasonable. He stated staff recommends the following conditions of approval be placed on the Conditional Use Permit:

- Provide Planning Staff with a copy of the proposed signs indicating dimensions and content.
- Secure all State permits and approvals from NCDOT.
- Signs can't be altered without approval from Planning Staff.
- Secure zoning permit prior to installation of sign.

Shane Brantley was sworn in and stated the signs are for an addiction program. He stated the group is for any kind of addiction, not just drug addiction. He stated the program has a home in Illinois. He stated the meeting would be held Friday evenings from 7:30 P.M. – 9:30 P.M. He stated 20-25 million Americans have an addiction. Stuart May questioned who would maintain the sign. Mr. Brantley stated this would be the responsibility of members of the group and/or himself.

Walter McDonald was sworn in and stated he was an adjoining property owner. He questioned if the sign would be lighted or have any type of reflective paint. Mr. Brantley stated the signs would not have any lights and they would not have any type of reflective paint on them. He stated the signs would be outside of the right-of-way and out of the car lighting area. He stated the signs would not create any type of traffic hazards.

Vice Chairman May closed the public hearing and the Board proceeded to go through the Conditional Use Permit checklist.

Scott Lerew made a motion, seconded by Chuck Griffin that the Findings of Fact have been satisfied for the Conditional Use requested by Reformers Unanimous. The motion passed unanimously.

Scott Lerew made a motion, seconded by Cynthia Hayes to approve the Conditional Use requested by Reformers Unanimous to allow for Non-Profit Organizational Signs subject to the requirements located in Section 17-5 (G) with the following conditions:

- Provide Planning Staff with a copy of the proposed signs indicating dimensions and content.
- Secure all State permits and approvals from NCDOT.
- Signs can't be altered without approval from Planning Staff.
- Secure zoning permit prior to installation of sign.

The motion passed unanimously.

- #2. Other Business Reports/Discussion
  - A.) Departmental Report
  - B.) Other Business/Reports/Discussion

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

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Stuart May, Vice Chairman  
Franklin County Board of Adjustment

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Tammy Davis, Clerk  
Franklin County Board of Adjustment