

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

January 25, 2010

The Franklin County Board of Adjustment held its regular scheduled monthly meeting on Monday, January 25, 2010 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

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

**Absent:** Tammy Ray

**Staff:** Tammy Davis and Jason Rogers

Chairman Shane Brantley called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Scott Lerew made a motion seconded by Stuart May to adopt the agenda as presented. The motion passed unanimously.

### **Agenda Items:**

- #1. Request for a Conditional Use Permit by Jerry & Cheryl Frazier to allow for Riding Stables/Riding Academy located at 1133 Pocomoke Road on 10.73 Acres in the Franklinton Township in the R-40 (Residential) District.

Jason Rogers stated there is an existing stable, barn, pasture and parking area on the site. He stated the applicant currently resides on the property. He stated the site plan meets all the criteria of the Unified Development Ordinance.

Cheryl Frazier was sworn in and stated her business, BDQ Farms; provide a safe place to learn about horses and provide riding lessons. She stated they participate in summer and holiday camps, 4-H Program, Flag Team performances and other civic organizations and fundraisers. She stated she discovered she was out of compliance when she was involved in a dispute with a neighbor and they reported her to the County Planning Office.

Scott Lerew question how long the Frazier's had resided on the property. Mrs. Frazier stated since 2005. Robert Carlson questioned the number of horses that the facility could accommodate. Mrs. Frazier stated that 15 horses was the maximum number. Mr. Carlson question if she had horse shows at the facility. Mrs. Frazier stated her property isn't large enough to host any shows.

Sandra Black was sworn in and stated the operations at the BDQ Farms is a great place for the youth. She stated a lot of people come from other counties the proposed location.

Lisa Newhouse was sworn in and stated she resides in Wake County. She stated her daughter has taken lessons from the Frazier's for 2-3 years. She stated she has never observed a lot of people at the farm at one time and never a large number of vehicles. She stated it is very quiet and all the events they participate in are off site.

Chairman Brantley closed the public hearing and the Board proceeded to go through the Conditional Use Permit worksheet. Scott Lerew made a motion, seconded by Stuart May to affirm that the Findings

of Fact have been satisfied. The motion passed unanimously. Scott Lerew made a motion, seconded by Chuck Griffin to approve the Conditional Use Permit without any limit of operations. The motion passed unanimously.

- #2. Request for a Variance from the Side Setback Requirement by Federal Mortgage Association located at 80 Medford Drive (Lot 71 Spencers Gate) on 0.87 Acre in the Harris Township in the R-1 (Residential) District.

Jason Rogers stated the site plan provided by the applicant indicates the house is encroaching on the side property line by 0.4 feet. He stated the final building inspection was passed on April 4, 2002. He stated the applicant indicated that the setback violation was discovered after they purchased the property when a survey was performed. He stated the applicant is requesting a variance in order to obtain an insurable title.

Kim Pardue was sworn in and stated the property couldn't be sold without the variance.

Chairman Brantley closed the public hearing and the Board proceeded to go through the Variance Worksheet. Scott Lerew made a motion, seconded by Chuck Griffin that the Findings of Fact have been satisfied. The motion passed unanimously. Scott Lerew made a motion, seconded by Chuck Griffin to approve the Variance requested. The motion passed unanimously.

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

With there being no further business before the Board of Adjustment, Chairman Brantley adjourned the meeting at 7:30 P.M.

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Shane Brantley, Chairman  
Board of Adjustment

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Tammy Davis, Clerk  
Board of Adjustment