

MINUTES FOR THE FRANKLIN COUNTY BOARD OF ADJUSTMENT

September 22, 2008

The Franklin County Board of Adjustment held its regular monthly meeting on September 22, 2008 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

PRESENT: Shane Brantley, Robert Carlson, Chuck Griffin, Stuart May and Cynthia Hayes.

ABSENT: Scott Lerew and 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.

Stuart May made a motion, seconded by Cynthia Hayes to adopt the agenda as presented. The motion passed unanimously. Stuart May made a motion, seconded by Chuck Griffin to adopt the August 25, 2008 minutes as presented. The motion passed unanimously.

Agenda Items:

- #1. Request for a Conditional Use Permit for a Club/Lodge by Stanley Phillips (Pilot Lions Club) located off Pilot Bypass Road on 2.73 Acres in the Dunn Township in the R-30 Zoning District.

Jason Rogers stated a Conditional Use Permit is required for a Club or Lodge, Public or Private. He stated the site plan submitted meets all applicable UDO requirements for landscaping, parking and lighting. He stated the applicant is proposing a 5,900 square foot building. He stated if the Conditional Use Permit is approved, the applicant would be required to obtain a NCDOT Driveway Permit and Erosion Control Letter from the North Carolina Department of Environmental and Natural Resources prior to issuance of zoning and building permits.

Stanley Phillips was sworn in and stated the Pilot Lions Club wanted to construct a building to hold meetings and events. He stated they are currently meeting in the Fire Department and the facility is being turned over to the County. He stated the group feels they will eventually have to stop meeting at the Fire Department.

Chad Ray (Olde Heritage Builders) was sworn in and stated his company would be the builder and feels the proposed building would be a great representation of what the Pilot Lions Club does for the community.

Chairman Brantley closed the public hearing and the Board proceeded to go through the Conditional Use Permit worksheet.

Stuart May made a motion, seconded by Cynthia Hayes to affirm that the Findings of Fact had been satisfied for the Conditional Use Permit requested by Stanley Phillips (Pilot Lions Club). The motion passed unanimously.

Stuart May made a motion, seconded by Cynthia Hayes to approve the Conditional Use Permit requested by Stanley Phillips (Pilot Lions Club) to allow for a Club/Lodge, Private or Public subject to the following required improvements:

- Submit DOT Driveway Permit to Planning Staff.
- Submit Erosion Control Letter from North Carolina Department of Environmental and Natural Resources verifying approval.
- Must obtain all applicable zoning and building permits prior to construction.

The motion passed unanimously.

#2. Request for a Variance from the Front Setback Requirement of the Unified Development Ordinance (Article 8 – Table of Area, Yard and Height Requirements) by Harold and Brenda Lowrance located at 144 Big Horn Cove (Lot C1412 Lake Royale) on 0.164 Acre in Cypress Creek Township in the AR Zoning District.

Jason Rogers stated the existing structure is encroaching the front setback by 1-foot. He stated according to the UDO, the setbacks for existing camp lots at Lake Royale are 30' Front, 5' Side and 5' Rear).

Brenda Lowrance was sworn in and stated she needs a variance from the front setback of 30-feet to 29-feet. She stated she didn't realize they were non-compliance. She stated she thought they had to be 30-feet from the road instead of the property line.

Chuck Griffin questioned how long Mrs. Lowrance had owned the property in question. Mrs. Lowrance stated they had owned the property for 10 years. Mr. Griffin questioned if the structure is located on a permanent foundation. Mrs. Lowrance stated it is located on a permanent foundation and is unable to be moved. Mr. Griffin questioned if they were trying to sell the property. Mrs. Lowrance stated they want to put the property on the market to sell but they need a compliance letter from Lake Royale POA. She stated when she requested the compliance letter, that's when they discovered the violation.

Chairman Brantley closed the public hearing and the Board proceeded to go through the Variance worksheet.

Stuart May made a motion, seconded by Chuck Griffin to affirm that the Findings of Fact have been satisfied for the variance requested for the property located at 144 Big Horn Cove. The motion passed unanimously.

Stuart May made a motion, seconded by Chuck Griffin to approve the Variance requested by Harold & Brenda Lowrance to allow for a reduction of the front setback requirement from 30-feet to 29-feet for the property located at 144 Big Horn Cove. The motion passed unanimously.

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

Chairman Brantley expressed a concern for the variances from setback requirements being requested for camper lots in Lake Royale. He stated he feels the setback requirements for these lots need to be

changed.

Chairman Brantley made a motion, seconded by Chuck Griffin to recommend a text amendment to change the front setback on camper lots to 15-feet instead of the current 30-feet. The motion passed unanimously.

With their being no further business before the Board, Chairman Brantley adjourned the meeting at 7:45 P.M.

Shane Brantley, Chairman
Franklin County Board of Adjustment

Tammy Davis, Clerk
Franklin County Board of Adjustment