

FRANKLIN COUNTY BOARD OF ADJUSTMENT

July 26, 2010

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, July 26, 2010 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Stuart May, Robert Carlson, Shane Brantley, Scott Lerew and Chuck Griffin.
Absent: Cynthia Hayes and Carol Holder
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 Scott Lerew to approve the agenda as presented. The motion passed unanimously. Stuart May made a motion, seconded by Scott Lerew to approve the minutes from the June 28, 2010 meeting. The motion passed unanimously.

Agenda Items:

#1. Request for a Variance from the Front Setback Requirement of the Unified Development Ordinance by Richard & Gina Trotta, 104 Big Horn Drive, 0.184 Acre, Cypress Creek Township, AR (Agricultural Residential) District.

Chuck Griffin made a motion, seconded by Stuart May to table this item until the August meeting due to the fact that the property owners weren't present. The motion passed unanimously.

#2. Request for a Conditional Use Permit to allow for placement of a manufactured home at 35 Greenfield Road by Joyce Murray on 2 Acres in the Franklinton Township in the R-1 District.

Jason Rogers stated the Greenfields development primarily consists of manufactured homes. He stated a manufactured home was previously on the property approximately 13 years ago. He stated if approved, the applicant would be required to obtain all applicable zoning, septic, certificate of adequate public schools and manufactured home set-up permits.

Joyce Murray was sworn in and stated she moved in with family approximately 5 years ago after previously having a mobile home on the property for 13 years. Scott Lerew questioned if she had already purchased a mobile home. Ms. Murray stated she hadn't purchased one yet. Mr. Lerew questioned if it would be a detriment if the Board denied the Conditional Use Permit. Ms. Murray stated

it would because she wouldn't have anywhere to go. Robert Carlson questioned if a well and septic were available. Ms. Murray stated they were already in place.

Myrtle Satterwhite was sworn in and stated she resides in the Greenfield Subdivision. She stated Murray was her sister and needs a place to live because presently she was residing with her. 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 that the finding of fact had been satisfied for the Conditional Use requested. The motion passed unanimously. Scott Lerew made a motion, seconded by

Stuart May to approve the Conditional Use Permit requested. The motion passed unanimously.

#3. Request for a Conditional Use Permit to allow for a wireless telecommunications tower at 910 Cedar Creek Road by Franklin County Schools on 78-58 Acres in the Franklinton Township in the O&I (Office & Institutional) District.

Jason Rogers stated Franklin County Schools is requesting a conditional use permit for a 120' wireless tower in order to connect Franklinton High School to the Franklin County School wireless network. He stated the tower location meets the setback requirements from all property lines. He stated the applicant would be required to meet all UDO requirements and any other requirements of State or Federal Agency's including the FAA and FCC.

Christopher Shearer (Director of Technology) was sworn in and stated the 120-foot tower would be exactly like the one at Long Mill Elementary that the Board approved 2 years ago. He stated it would be the easiest was for the school system to provide connectivity to the new Franklinton High School. Scott Lerew question the cost of produce the tower. Shearer stated it would cost approximately \$40,000-\$50,000.

Robert Carlson questioned if they would allow others to co-locate on the tower. Shearer stated that is an option since they currently allow EMS to co-locate on an existing tower. Carlson questioned if they charged rent for this. Shearer stated no rent is charged. 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 that the finding of facts had been satisfied for the Conditional Use Permit requested. The motion passed unanimously. Scott Lerew made a motion, seconded by Stuart May to approve the Conditional Use Permit requested. The motion passed unanimously.

#4. Request for a Conditional Use Permit to allow for directional signs for Triangle Insurance Associates LLC at multiple locations in Franklin County.

Jason Rogers stated the applicant is petitioning for off-premise signs at six locations throughout Franklin County. He stated the applicant's business is located at 103 Market Street in Louisburg. He stated if approved, the applicant would have the maximum number of off-premise directional advertisement signs allowed by the UDO. He stated the following requirements are suggested to the Board if the approve the request:

- Provide Planning Staff with a copy of proposed signs indicating dimensions and content.
- Secure all state permits and approvals with NCDOT.
- Signs cannot be altered without approval from Planning Staff.
- Secure zoning permits prior to the installation of signs.
- Signs are not to exceed six feet in height when measuring from the ground to top of the sign.
- Signs are to be removed if Triangle Insurance & Associates LLC stops operation or relocates.

J.M. Dickens II was sworn in and stated he operates a new business behind the courthouse and wants to put up the signs so clients can find his business. Scott Lerew questioned if he would provide the upkeep of the signs. Mr. Dickens stated he would. He stated the signs would be constructed of aluminum

instead of wood. Mr. Lerew questioned the directions on the example of what the sign would look like. Mr. Dickens stated he feels "Downtown Louisburg" is sufficed so sign wouldn't be junked up.

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 Chuck Griffin that the Findings of Fact had been satisfied for the Conditional Use Permit requested. The motion passed unanimously. Stuart May made a motion, seconded by Chuck Griffin to approve the Conditional Use Permit requested with the conditions suggested by Planning Staff. The motion passed unanimously.

- #5. 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 7:50 P.M.

Shane Brantley – Chairman
Franklin County Board of Adjustment

Tammy Davis – Clerk
Franklin County Board of Adjustment