

Louisburg Board of Zoning Adjustment
Meeting minutes: 02/25/2022

The Louisburg Board of Adjustment met at the Operations Training Center Conference Room on the morning of February 25, 2022 at 9:00 AM. Members present were: Mr. Brian Cash, Mr. Cory Thornton, Ms. Tracey Wright and Mr. B. Dement. Ms. Tracy Walthour was not present.

Also in attendance: Mr. Philip Slayter, Town of Louisburg, Mr. Michael Liter, Liter Home Designs, Applicant.

Minutes Approval

Mr. Dement moved to approve the minutes from the October 29th meeting, seconded by Ms. Wright. Motion passed without objection.

Business Items

SUP 2022-2-1

Request: A Special Use Permit to allow a Mixed Use Project with Residential Apartments on an upper floor and retail operations on the first floor and below.

The Chair recognized Mr. Thornton who stated he had a conflict of interest with the Applicant. Mr. Liter was formerly Mr. Thornton's church leader for whom he still maintains a personal relationship within his church. Mr. Thornton recused himself from the case.

The Chair recognized Mr. Slayter who presented this item, entering into the record the application, staff report, and supporting documentation (*Staff Report on file*). Upon completion of his remarks, the Chair recognized Mr. Liter who was sworn in and offered testimony. Mr. Liter explained to the Board the past history of the site and scope of the project. He cited that the work previously performed in the building was done primarily to serve the main floor. Mr. Liter's goal was to improve the entire structure, bringing the building up to code with new HVAC, electrical, plumbing and carpentry. He concluded that the main floor and likely the basement would be retail with the upper floor residential as one apartment. Mr. Dement asked who would be performing the work? Mr. Liter replied Kusan Construction.

Following the Board's question and answer period, a motion to accept staff's recommendation to approved based on the findings noted in the staff report was made by Ms. Wright with a second by Mr. Dement and to affirm the following:

- 1) A motion to accept the Town's exhibits into the record – Approved without objection.
- 2) A motion to approve the findings of fact for the SUP – Approved without objection.

In supporting the findings of fact, the Board noted that the former use of the building historically supported retail and that similar mixed use projects were now active in the Downtown area. The considered the effects of retail at the location and felt that proposed use was of a low intensity use and compatible with the surrounding area.

- 3) A motion to approve the issuance of the permit – Approved without objection.
- 4) A motion to Issue Order of Approval – Approved without objection.

With no further business, the Board adjourned at 9:25 AM and the meeting concluded.