



Franklin County Communique to the Board of Adjustment

REQUEST FOR CONDITIONAL USE PERMIT 16-CUP-02 506 Ransdell Rd.

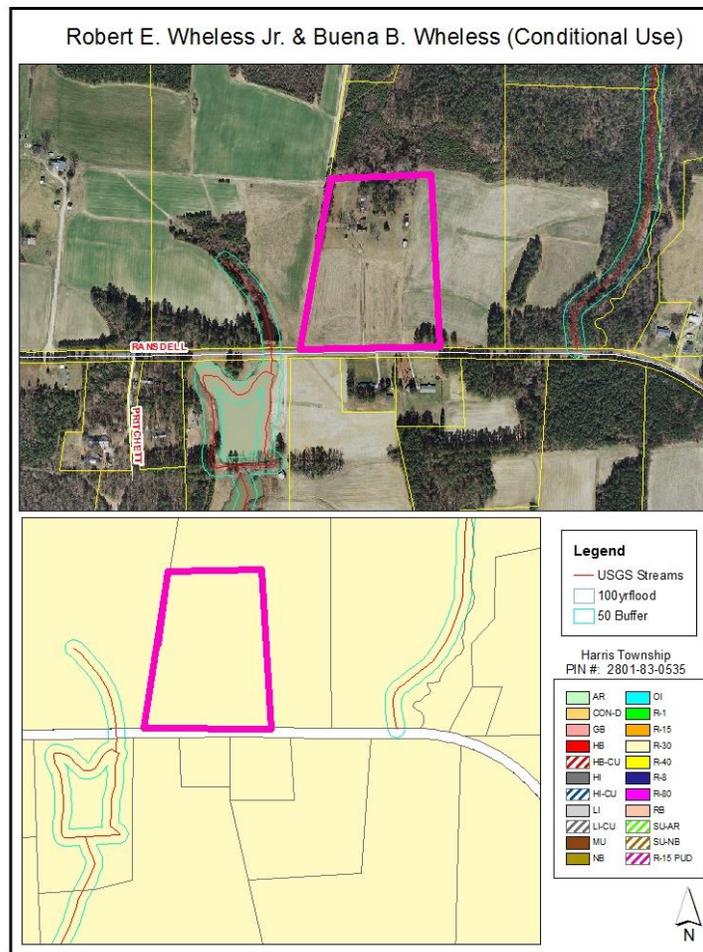
PETITIONER(S):

Name of Petitioner: Robert E. Wheless, Jr. &
Buena B. Wheless
Address: 506 Ransdell Rd.
CityStateZip: Louisburg, NC 27549

OWNER(S):

Name of Owner: SAME
Address:
CityStateZip:

LOCATION:



ATTACHMENTS:

Conditional Use Application
Site Plan
Pictures
Code Interpretation
Building Permit # 41929

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Robert E. Wheless Jr. & Buena B. Wheless	2801-83-0535	R-30	14.086
TOTAL			14.086 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30	Residential/Agricultural
North	R-30	Residential/Agricultural (Farm)
South	R-30	Residential/Agricultural
East	R-30	Residential/Agricultural
West	R-30	Residential/Agricultural

Conditional Use Request

Conditional Use Permit Requested by Robert E. Wheless, Jr. & Buena B. Wheless for a Bed and Breakfast Inn on approximately 14.086 acres located at 506 Ransdell Rd. in Harris Township, Franklin County PIN 2801-83-0535.

UDO Requirements:

Section 7-3:

Use – Bed & Breakfast Inn

Conditional Use Permit: AR, R-40, R-80, RB, HB, MU, and R-30

Requirements:

- (A) Located on a lot one (1) acre or larger;
- (B) No more than (5) guest rooms;
- (C) Owner/manager lives on site;
- (D) Compatible with neighborhood;
- (E) Off-street parking at one (1) per guest room and one (1) for owner/manager;
- (F) Meet applicable local and State health and building code requirements.

BACKGROUND INFORMATION

The applicant is petitioning the Board for a Conditional Use permit to allow a Bed & Breakfast Inn on approximately 14.086 acres at 506 Ransdell Rd. in Harris Township. The applicants are proposing to use their home to create a two (2) bedroom Bed & Breakfast Inn. This is the applicants' personal residence which is required by the Franklin County UDO to operate a Bed & Breakfast Inn. The site plan shows three parking spaces for guests including one handicap space. Mr. Wheless applied for a renovation permit on June 14, 2016 to remodel four rooms of the residence. The applicants plan to utilize two (2) of the bedrooms within their home. The application states that the closest neighbors are over 500 feet away. According to the Comprehensive Land Use Plan, the subject parcel and surrounding parcels are designated as Low Density Residential. If the Board grants approval of this request, the applicant will be required to meet all other applicable local and state requirements.

BOARD OF ADJUSTMENT FINDINGS

NOTE: Board of Adjustment Members should use the following area to make notes on evidence presented related to each of the required Findings as it is presented during the public hearing.

Section 7-2 Procedure for Conditional Use Permit Granted by the County Board of Adjustment

Conditional use permits may be issued by the Administrator, after approval by the Board of Adjustment, for the uses as designated in the table of regulations for conditional uses. The petition for a conditional use permit and the accompanying plans shall be submitted to the Administrator at least three (3) weeks prior to the regular monthly Board of Adjustment meeting at which it is to be heard. Such application shall include all of the requirements pertaining to it as specified in Article 7. On receiving the application, the County Board of Adjustment shall give notice of a public hearing at least five (5) days prior to the date of the public hearing. At the public hearing, all interested persons shall be permitted to testify. The County Board of Adjustment shall consider the application and may approve or deny the requested conditional use permit.

The conditional use permit, if approved, shall include approval of plans as may be required. In approving the permit, the County Board of Adjustment shall find as a specific finding of fact and reflect in their minutes that the permit will comply with the following four facts:

- (1) That the use will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved;

Yes____ No____

- (2) That the use meets all required conditions and specifications;

Yes____ No____

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- (3) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and
Yes _____ No _____
-
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- (4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Franklin County Land Use Plan.
Yes _____ No _____
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In granting any conditional use permit, the Board of Adjustment may impose reasonable conditions concerning the use or development of the subject property to:

- a. insure that the criteria for the granting of such approval will be complied with; and***
- b. reduce or minimize any potentially injurious effect of the conditional use permit of development standards on adjoining properties, the character of the neighborhood, or the health, safety, morals, or general welfare of the community.***

BOARD OF ADJUSTMENT MOTION

Please note that 4/5 vote is required for approval of all motions.

Suggested Motion #1:

I move to affirm that the Findings of Fact located within Section 7-2 of the UDO, have/have not been satisfied for the conditional use requested for the property located at 506 Ransdell Rd., Franklin County PIN 2801-83-0535.

Suggested Motion #2:

Based upon the Board's Findings of Fact, I move to approve/deny Conditional Use requested by Robert E. Wheless Jr. & Buena B. Wheless to allow for a Bed & Breakfast Inn on 14.086 acres at 506 Ransdell Rd., Franklin County PIN 2801-83-0535 subject to requirements located in Section 7-3 (Bed & Breakfast Inn) and all other local and state requirements.

- 1. Must obtain fire inspection from Franklin County Inspections Department.**
- 2. Must satisfy all required inspections of Franklin County Building Permit # 41929**
- 3. Must secure all other local and state approvals.**