



Franklin County Communique to the Board of Adjustment

REQUEST FOR CONDITIONAL USE PERMIT

18-CUP-01

170 Lynch Evans Rd.

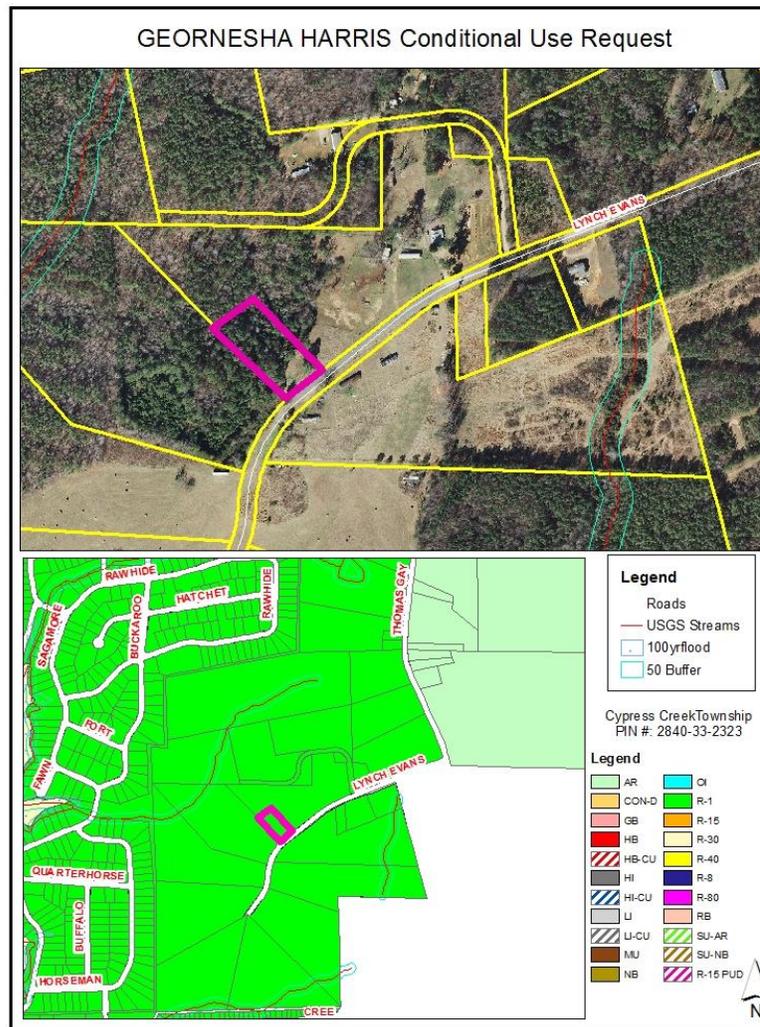
PETITIONER(S):

Name of Petitioner: Geornesha J Harris
Address: 10831 Stallings Rd
CityStateZip: Spring Hope NC 27882

OWNER(S):

Name of Owner: Geornesha J Harris
Address: 10831 Stallings Rd
CityStateZip: Spring Hope NC 27882

LOCATION:



ATTACHMENTS:

Conditional Use Application
Site Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Geornesha J Harris	2840-33-2323	R-1	1.45
TOTAL			1.45 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1	Residential (Manufactured Home)/Agriculture
North	R-1	Residential (Manufactured Home)/Agriculture
South	R-1	Residential (Manufactured Home)/Agriculture
East	R-1	Residential (3 Manufactured Homes) Agriculture
West	R-1	Agriculture

Conditional Use Request

Conditional Use Permit Requested by Geornesha J Harris to allow a Mobile Home on a 1.45 Acre tract located at 170 Lynch Evans Rd Franklin County PIN 2840-33-2323.

UDO Requirements:

Section 7-3:

Use – Manufactured Home

Conditional Use Permit: R-1

BACKGROUND INFORMATION

The applicant is petitioning the Board in order to place a manufactured home at 170 Lynch Evans Rd. The adjacent land uses are primarily Agriculture Residential. The Future Land Use Plan has this property designated as Low-Density Residential. There is existing manufactured housing along Lynch Evans Rd and nearby Thomas Gay Rd. The attached site plan shows the proposed location for a new manufactured home and driveway for ingress and egress. The vacant lot has approximately 118 feet of road frontage along Lynch Evans Rd. If approved, the applicant will be required to purchase all applicable zoning, septic, well, and manufactured home setup permits.

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____

- (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_____

- (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_____

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 Majority 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 170 Lynch Evans Rd., Franklin County PIN 2840-33-2323.

Suggested Motion #2:

Based upon the Board's Findings of Fact, I move to approve/deny the Conditional Use requested by Geornesha J Harris to allow for a Manufactured Home at 170 Lynch Evans Rd., Franklin County PIN 2840-33-2323 subject to requirements located in Section 7-3 (Manufactured Homes) with the following conditions:

- 1. Applicant must secure all necessary permits including but not limited to; zoning, septic, and mobile home setup.**