



# Franklin County Communique to the Board of Adjustment

## REQUEST FOR CONDITIONAL USE PERMIT 19-CUP-01 1085 MC Wilder Rd

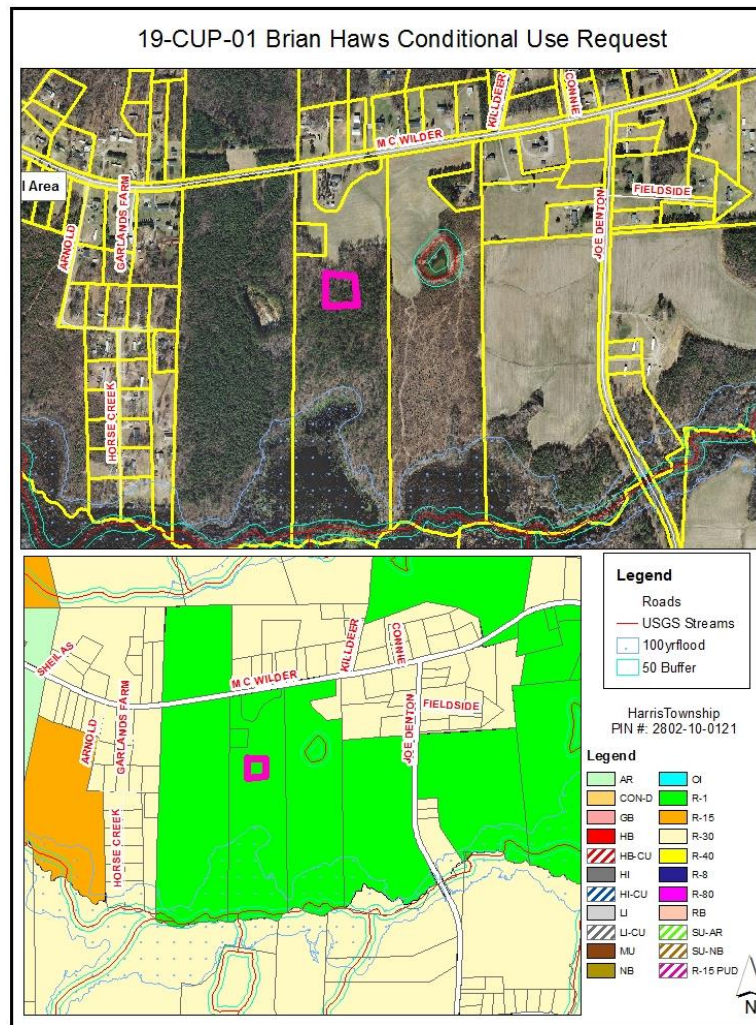
**PETITIONER(S):**

Name of Petitioner: Brian Haws  
Address: 1085 MC Wilder Rd  
CityStateZip: Louisburg NC 27549

**OWNER(S):**

Name of Owner: Brian Haws  
Address: 1081 MC Wilder Rd  
CityStateZip: Louisburg NC 27549

**LOCATION:**



**ATTACHMENTS:**

Conditional Use Application  
Site Plan

**PARCEL INFORMATION**

<b>OWNER</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>AREA</b>
Brian Haws	2802-10-0121	R-1	1.00
<b>TOTAL</b>			<b>1.00 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	<b>ZONING</b>	<b>LAND USE</b>
<b>Subject Property</b>	R-1	Vacant/Cleared
<b>North</b>	R-1	Residential (Manufactured Home)/Agriculture
<b>South</b>	R-1	Agriculture/Wooded/Lowlands
<b>East</b>	R-1	Agriculture/Wooded
<b>West</b>	R-1	Agriculture/Wooded

**Conditional Use Request**

**Conditional Use Permit Requested by Brian Haws to allow a Mobile Home on a 1.00 Acre tract located at 1085 MC Wilder Rd Franklin County PIN 2802-10-0121.**

**UDO Requirements:**

**Section 7-3:**

***Use – Manufactured Home***

Conditional Use Permit: R-1

**BACKGROUND INFORMATION**

The applicant is petitioning the Board for a Conditional Use Permit in order to place a manufactured home at 1085 MC Wilder 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 MC Wilder Rd. The applicant has accounted for approximately 6 manufactured homes within a 1/2 mile of the subject property. The attached site plan shows the proposed location for a new manufactured home with a 45-foot easement for ingress and egress. 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\_\_\_\_

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- (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 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 1085 MC Wilder Rd., Franklin County PIN 2802-10-0121.**

**Suggested Motion #2:**

**Based upon the Board's Findings of Fact, I move to approve/deny the Conditional Use requested by Brian Haws to allow for a Manufactured Home at 1085 MC Wilder Rd., Franklin County PIN 2802-10-0121 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.**