

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

August 22, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, August 22, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

**Present:** James Roberson, Stuart May, Shane Brantley, Dewey Botts, and Scott Lerew  
**Staff:** Jason Rogers, and Katie Rhyne

Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. Stuart May made a motion to approve the agenda and was seconded by James Roberson, the motion passed unanimously.

Stuart May made a motion, seconded by Shane Brantley, to approve the minutes from the July 25, 2016 meeting, the motion passed unanimously.

1. 16-CUP-02 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.

Scott Lerew opened the public hearing.

Jason Rogers stated the applicant is petitioning the Board for a Conditional Use Permit for a two (2) bedroom Bed and Breakfast Inn. There are three (3) parking spaces detailed on the site plan including a handicap space. The applicant has stated within the petition that the property could not be sold if it were not in compliance. The applicant stated within the application that their home would be renovated so that two bedrooms of their existing house would be utilized for the bed and breakfast inn and they would continue to reside in the rest of the home.

Robert Wheless (506 Ransdell Rd, Louisburg, NC 27549)

Mr. Wheless explained that he and his wife Buena B. Wheless were both retired and had recently remodeled the front of their home. He explained that they had received building permits for their renovations and were doing everything they could to ensure that everything was done properly according to the building code. He explained that his closest neighbor was 500 feet away and was very supportive of the bed and breakfast proposal.

Buena B Wheless (506 Ransdell Rd, Louisburg, NC 27549)

Ms. Wheless explained that the front of the house had recently been renovated, and that was the section they were intending to utilize for the bed and breakfast. She explained that there was a separate kitchen for the bed and breakfast that they would use for the guests and that the house was divided into two sections through a door for privacy.

Scott Lerew asked what the total capacity for the home would be.

Mr. Wheless explained that there would be room for two (2) guests and then which would mean the home at maximum capacity would be four (4) individuals.

Scott Lerew asked if the State had any regulations regarding Bed and Breakfast Inns.

Mr. Wheless responded that as far as he knew they had to go through the county only.

Scott Lerew asked if the couple had looked at other properties to get an idea how bed and breakfast inns are generally run.

Mr. Wheless explained that he had looked at a few but found this to be a different case. He explained that there were only two bedrooms being used for the bed and breakfast inn and there would be no rooms for handicap individuals.

Scott Lerew asked about the ADA requirements.

Jason Rogers explained that according to the Building Inspections Department, this project would be classified as a residential project and therefore would not be susceptible to the commercial building codes including the Americans with Disabilities Act.

Mr. Wheless explained that Bed and Breakfast Inns were classified as Single Family Dwellings unless they had eight (8) rooms or more dedicated to guests.

Scott Lerew closed the public hearing.

Stuart May made a motion that the findings of fact had been met with a second by Shane Brantley. The motion passed unanimously.

Scott Lerew made a motion to grant the requested Conditional Use Permit for a Bed and Breakfast Inn for the property located at 506 Ransdell Rd., Franklin County PIN #2801-83-0535 with the added conditions that the property owners would have to pass a fire inspection and building inspection. The motion was seconded by James Roberson. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Scott Lerew adjourned the meeting at 7:18 P.M.

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Shane Brantley, Vice Chairman  
Franklin County Board of Adjustment

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Katie Rhyne, Clerk  
Franklin County Board of Adjustment