

FRANKLIN COUNTY BOARD OF ADJUSTMENT

January 28, 2019

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, January 28, 2019 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: Stuart May, Scott Lerew, James Roberson, Robert Carlson, Shane Brantley

Staff: Jason Rogers, Katie Rhyne, and Scott Hammerbacher

Chairman 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 Shane Brantley, the motion passed by a vote of 5-0.

Stuart May made a motion, seconded by Shane Brantley, to approve the minutes from the May 29 , 2018 meeting, the motion passed by a vote of 5-0.

1. 19-CUP-01 Requested by Brian Haws for Manufactured Home (Individual for Residential Occupancy) on a 1.00 acre tract located at 1085 MC Wilder Rd, in the Harris Township PIN # 2802-10-0121.

Jason Rogers stated that the proposed mobile home would be placed on a 1 acre tract that had recently been subdivided and recorded with a 45ft access easement. He stated that if the Conditional Use Permit were approved, the applicant would be responsible for getting all applicable permits typically associated with the set up of a mobile home.

Scott Lerew asked why there was a requirement for a conditional use for a mobile home.

Jason Rogers stated that the Residential-1 (R-1) zoning district did not allow a mobile home as a use by right, but as a conditional use. He explained that mobile homes were like any other use in the table of permitted uses and could be regulated this way. Years ago, mobile homes were not allowed in the R-1 zoning district, and planning staff presented a text amendment to allow mobile homes as a use by right. The Franklin County Planning Board requested it be changed to a Conditional Use instead.

Scott Lerew asked what new lots had been created.

Jason Rogers explained that lot 4 was the only lot created on the recorded plat, all other lots were existing.

Brian Haws (1081 MC Wilder Rd, Louisburg, NC 27549)

Mr. Haws stated that he had cut 2 lots out of the 34 acre tract. His daughter wished to install a mobile home, and in the future replace it with a stick built house. Mr. Haws stated that the property was well buffered with existing vegetation and that the mobile home would likely not be visible from the street.

Chairman Scott Lerew asked if Mr. Haws was willing to obtain the necessary permits for installing a mobile home.

Mr. Haws stated that he was.

With no further questions or comments from the public, Chairman Scott Lerew closed the public hearing.

James Roberson made a motion to approve the Findings of Fact, seconded by Stuart May. The motion passed with a vote of 5-0.

Stuart May made a motion to approve the conditional use permit request, seconded by Shane Brantley. The motion passed with a vote of 5-0.

2. The Franklin County Board of Adjustment held their election of officers.

Scott Lerew was nominated to remain as Chair for the Board by Robert Carlson. Shane Brantley seconded the motion. The motion passed with a vote of 5-0.

Shane Brantley was nominated to act as Vice Chair to the Board by James Roberson. The motion was seconded by Stuart May. The motion passed with a vote of 5-0.

With there being no further business before the Board of Adjustment, Chairman Scott Lerew adjourned the meeting at 7:13 P.M.

Scott Lerew, Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment