

**FRANKLIN COUNTY BOARD OF ADJUSTMENT**

**May 29, 2018**

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, May 29, 2018 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 Brad Thompson

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 October 23, 2017 meeting, the motion passed by a vote of 5-0.

1. 18-CUP-01 Requested by Geornesha J. Harris for Manufactured Home (Individual for Residential Occupancy) on a 1.45 acre tract located at Lynch Evans Road, in the Cypress Creek Township PIN # 2840-33-2323.

Brad Thompson stated that the adjacent land uses were primarily Agricultural and Residential. He explained that there were existing manufactured homes along Lynch Evans Road, and the nearby Thomas Gay Road.

Jason Rogers stated that years ago, planning staff proposed a text amendment to allow for manufactured housing in the Residential-1 (R-1) zoning district as a use by right. The Franklin County Planning Board had concerns about allowing this as a permitted use by right, and decided to allow them only if applicants went through the Conditional Use Permitting process.

Geornesha Harris (10831 Stallings Road, Spring Hope, NC 27882)

Geornesha Harris stated that she intended to meet all the required conditions for a mobile home permit. She explained that this proposal would not harm the neighboring properties as it was a residence, and would stay in character with the surrounding properties as they also had existing mobile homes.

Helen Harris (118 Lynch Evans Road, Louisburg, NC 27549)

Helen Harris stated that she was the grandmother of the applicant and had given the land to Geornesha Harris. She explained that the applicant intended to relocate to this property to help family. Helen Harris asked why the property owners were not notified of the change in the zoning.

Jason Rogers explained that this property had been rezoned in a county-wide rezoning. He stated that the rezoning affected too many properties to be able to notify each owner of the specific changes that were proposed for their individual lots. Jason Rogers explained that there was an ad posted in the Franklin Times in 2001 that announced the county wide rezoning and met the state statute for notice.

James Roberson stated that he recalled his tax bill from that year noting the change of zoning for property he owned within the County.

Jason Rogers explained that rezoning a particular property would require notice to be sent to the adjacent property owners, and a sign to be posted on the property. Due to the scale of the county wide rezoning this did not occur.

Helen Harris asked if this Conditional Use Permit would only affect the applicant.

Scott Lerew stated that this permit would only affect the applicant. He explained that if any neighboring properties wished to construct a new manufactured home, they would be required to go through the same process.

Stuart May made a motion to approve the Findings of Fact, seconded by Shane Brantley. 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.

With there being no further business before the Board of Adjustment, Chairman Scott Lerew adjourned the meeting at 7:17 P.M.

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Scott Lerew, Chairman  
Franklin County Board of Adjustment

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Katie Rhyne, Clerk  
Franklin County Board of Adjustment