

## FRANKLIN COUNTY BOARD OF ADJUSTMENT

April 28, 2014

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, April 28, 2014 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Scott Lerew, Robert Carlson, Stuart May, Jim Roberson, and Shane Brantley  
**Alternates Present:** Dewey Botts  
**Absent:** Armenta Eaton  
**Staff:** Jason Rogers and Kevin Lewis

Chairman Scott Lerew called the meeting to order at 7:00 P.M.; and welcomed everyone in attendance. Mr. May made a motion, seconded by Mr. Brantley to adopt the agenda as presented. The motion passed unanimously. Mr. May made a motion, seconded by Mr. Carlson to approve the minutes from the March 24, 2014 meeting as presented. The motion passed unanimously.

1. Request for a Conditional Use Permit by Mary Daniel for a manufactured home, 1.00 acre, at 234 Wes Sandling Road, Franklinton Township, Residential-1 (R-1) Zoning District.

Mr. Rogers was sworn in, and stated that the petitioner, Mary Daniel, was requesting a conditional use permit to allow for a manufacture home at 234 Wes Sandling Road. The applicant stated in the petition that the proposed manufactured home will be for her elderly mother who needs to be close by for care. The existing land uses are primarily Agricultural Residential. There is existing manufactured housing along Wes Sandling Road, including on the property adjacent to the petitioners. The lot has 163 feet of road frontage and will be served by an existing driveway as a means for ingress and egress. If approved, the applicant will be required to purchase all applicable zoning, septic, and manufactured home setup permits.

Chairman Lerew asked why the petitioner needed a conditional use permit. The property is zoned R-1, and manufactured homes are not allowed by right in this zone. A CUP is required when placing a manufactured home in an R-1 district. Chairman Lerew then opened the public hearing portion of the meeting.

Ms. Daniel, the petitioner, stated her case. She indicated that the manufactured home will be placed on a one (1) acre lot that was recently surveyed and subdivided from a 3 acre lot that she owns and where her house currently sits.

Chairman Lerew closed the public hearing.

Mr. Carlson asked the planning staff about the new property's well and septic system. The petitioner will be using a new well and septic system; it will not be tied onto the existing system at the petitioner's property (202 Wes Sandling Road).

Mr. Roberson asked about the minimum lot size required in the R-1 district. Lots are required to be at least 30,000 ft<sup>2</sup>.

Mr. May made the motion to approve the Findings of Fact, seconded by Mr. Brantley. The motion passed unanimously.

Mr. May made the motion to approve the Conditional Use Permit, seconded by Mr. Brantley. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Chairman Lerew adjourned the meeting at 7:10 P.M.

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Scott Lerew, Chairman  
Franklin County Board of Adjustment

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Jason Rogers, Clerk  
Franklin County Board of Adjustment