

FRANKLIN COUNTY BOARD OF ADJUSTMENT

October 24, 2016

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, October 24, 2016 in the Franklin County Administration Building, Commissioners Conference Room, 113 Market Street, Louisburg, North Carolina.

Present: James Roberson, Stuart May, Shane Brantley, Armenta Eaton, and Robert Carlson
Staff: Jason Rogers, and Katie Rhyne

Shane Brantley 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 James Roberson, to approve the minutes from the August 22, 2016 meeting, the motion passed unanimously.

1. 16-CUP-03 Requested by David Jones to allow a Mobile Home on a 188.65 acre tract located at 56 Paul Sledge Rd. Franklin County PIN 2739-87-3585.

There was no petitioner present at the hearing, and no opposition. Jason Rogers stated that staff felt there was enough evidence presented in the communique to present the case fairly.

At 7:13P.M. Shane Brantley opened the public hearing.

Jason Rogers stated the applicant is petitioning the Board for a Conditional Use Permit for a mobile home. He explained that the zoning district did not allow for a mobile home as a permitted use, but as a conditional use. Jason Rogers informed the Board that the majority of the land surrounding the site was zoned Agricultural Residential (AR), and that there were many mobile homes in the area, therefore this use would not be uncharacteristic for the surrounding area. Jason Rogers told the Board that if the project were approved, the mobile home would replace an existing dilapidated single family home. The home was previously scheduled for the fire department to enact a controlled burn for demolition.

James Roberson asked if a conditional use permit would not be required if the applicant had applied for a single-family dwelling.

Jason Rogers answered that it would not be required. He explained that years ago, the Residential-1 (R-1) zoning district did not allow for mobile homes and a text amendment was sought to allow for mobile homes. The Planning Board came to a decision that they should be allowed as a conditional use.

Shane Brantley closed the public hearing.

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

Stuart May made a motion to grant the requested Conditional Use Permit for a Mobile Home for the property located at 56 Paul Sledge Rd., Franklin County PIN #2739-87-3585 with the added conditions that the property owners would have to secure all necessary permits including but not limited to; zoning, septic, and mobile home setup. The motion was seconded by Armenta Eaton. The motion passed unanimously.

With there being no further business before the Board of Adjustment, Shane Brantley adjourned the meeting at 7:24P.M.

Shane Brantley, Vice Chairman
Franklin County Board of Adjustment

Katie Rhyne, Clerk
Franklin County Board of Adjustment