

## MINUTES FOR THE FRANKLIN COUNTY BOARD OF ADJUSTMENT

July 27, 2009

The Franklin County Board of Adjustment held its regular monthly meeting on Monday, July 27, 2009 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

**Present:** Shane Brantley, Stuart May, Robert Carlson, Scott Lerew and Chuck Griffin.  
**Absent:** Tammy Ray and Cynthia Hayes  
**Staff:** Tammy Davis and Jason Rogers

Chairman Shane Brantley called the meeting to order at 7:00 P.M., and welcomed everyone in attendance. Scott Lerew made a motion, seconded by Stuart May to approve the agenda as presented. The motion passed unanimously. Scott Lerew made a motion, seconded by Chuck Griffin to approve the minutes from the June 22, 2009 meeting as presented. The motion passed unanimously.

### Agenda Items:

#1. Request for a Conditional Use Permit by Tracy L. Gaither for a Manufactured Home located at 312 Garner Road on 3.29 Acres in the Franklinton Township in the R-1 (Residential) Zoning District.

Jason Rogers stated the applicant is petitioning for a Conditional Use Permit in order to place a manufactured home on the proposed property. He stated the applicant indicated that a manufactured home has been on this lot in the past. He stated the application submitted by the applicant noted that the only type of housing located on Garner Road is manufactured homes. He stated the aerial photography from 2007 indicates that there are over ten manufactured homes within ½ mile of this property. He emphasized if the Conditional Use Permit is approved, the applicant would be required to purchase all applicable zoning, septic and manufactured home setup permits.

Tracy Gaither was sworn in and stated she wants to place a manufactured home on the property for her mother to live in. She stated there are only mobile homes located on Garner Road. She stated her brother had a mobile home on the property previously and he abandoned the home, so she had it removed from the property. She stated she was unaware of the six-month rule regarding replacing a mobile home when another one is removed. Scott Lerew questioned the year of the proposed manufactured home she wishes to put on the property. Ms. Gaither stated it is a 1986 singlewide with a metal pitched roof.

Chairman Brantley closed the public hearing and the Board proceeded to go through the Conditional Use Permit worksheet. Scott Lerew made a motion, seconded by Stuart May to affirm that the Findings of Fact had been satisfied for the Conditional Use Permit requested. The motion passed unanimously. Scott Lerew made a motion, seconded by Stuart May to approve with Conditional Use Permit requested to allow for a manufactured home with the following conditions:

- Applicant must secure all necessary permits including but not limited to septic, building, and APSO/CAPS.

The motion passed unanimously.

- #2. Other Business/Reports/Discussion
  - A). Departmental Report
  - B). Other Business/Reports/Discussion

Jason Rogers presented the Board with the examples that will be presented to the Planning Board regarding a proposed text amendment on allowing some flexibility of accessory buildings on corner lots.

With there being no further business before the board, Chairman Brantley adjourned the meeting at 7:20 P.M.

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Shane Brantley, Chairman  
Franklin County Board of Adjustment

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Tammy Davis, Clerk  
Franklin County Board of Adjustment