

MINUTES

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

June 4, 2002

The Randolph County Zoning Board of Adjustment met, on Tuesday, June 4, 2002, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Zoning Board of Adjustment Meeting.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Al Morton, present; Phil Ridge, present; Larry Brown, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **Morton**, to **approve** the minutes of the March 5th, 2002, Randolph County Zoning Board of Adjustment Meeting. The motion passed unanimously.

4. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Four citizens took this oath.

5. **REQUESTS FOR A VARIANCE:**

- A. **GILBERT DAVIS**, Randleman, North Carolina, is requesting a Variance to allow a 5' front setback in lieu of the required 35' front setback. Location: 6041 Gilbert Davis Drive, New Market Township, 39.58 acres, Randleman Lake Watershed. Parcel ID # 7747539563. Zoning District RA.

Johnson reviewed this request and explained that originally he built this structure for school children that come to see this working farm. Johnson said that the structure was then turned into a residence. Johnson explained that the setback is from a dedicated easement on this property.

**** Arguments for Granting this Request**

Davis said that he doesn't plan to sell the property, and it will not be subdivided out of his farm. Davis said that he plans to use the structure for a house for his farm hands to live in. Davis said he built the structure this close to the easement because of the topography of the land.

**** Arguments Against Granting this Request**

There was no one present in opposition to this request.

**** Board Discussion: Conclusions Based on Findings of Fact**

Dorsett said that a topography problem is a hardship unique to the property.

**** Order of the Board of Adjustment**

Dorsett made the motion, seconded by **Brown**, to approve this request for a Variance. The motion passed unanimously.

6. The meeting adjourned. There were four people present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Board

Date

Clerk/Secretary