

MINUTES

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

November 7, 2006

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, November 7, 2006, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Zoning Board of Adjustment meeting at 6:30 p.m.
1. **Hal Johnson**, Planning Director, called roll of the members: Lynden Craven, Chairman, present; Jim Rains, Vice Chairman, present; Larry Brown, absent; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, absent; and Danny Shaw, Alternate, present (substituting for regular member Joyce). **County Attorney Alan Pugh** was not present for this meeting.

3. **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."

Three (3) people took this oath.

4. **REQUESTS FOR A VARIANCE:**

- A. **LARRY BLAIR**, Asheboro, North Carolina, is requesting a variance to allow a secondary residence for a family member in lieu of the 5 acre minimum lot size requirement for a lot without state road frontage. Location: 5840 Davis Country Road, 4.23 acres, Tax ID# 7757211005, New Market Township, Randleman Lake Watershed, Zoning District RA. Property Owner - Ernest & Judith Davis.

**** Arguments for Granting this Request**

Larry Blair explained that the property owner had 12+ acres before a portion of the property was taken by the Piedmont Triad Water Authority for the Randleman Lake project. Blair said all of the property along this private road is owned by family. Blair said that the Davis' want to place a double-wide mobile home on their property for their daughter. Davis' property is accessed by a 30 ft. easement. Blair said the property owner does not plan to subdivide the property. Blair said the land would have met the requirements if a portion of the land was not

condemned by the Water Authority. Blair said the Davis' have owned the property since the early 1980's.

**** Arguments Against Granting this Request**

There was no one present in opposition to this request.

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

Johnson advised the Board that the hardship was not of the property owner's own making. The land was condemned by the Water Authority.

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

McLeod made the motion that the request be **approved** with the stipulation that the property not be subdivided. This motion was seconded by **Ridge** and the motion passed unanimously.

- 5. The meeting adjourned. There were 3 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary