
DRAFT
MINUTES

RANDOLPH COUNTY BOARD OF ADJUSTMENT

August 16, 2011

The Randolph County Board of Adjustment met at 6:00 p.m., on Tuesday, August 16, 2011, in the 2nd Floor Meeting Room, Randolph County Historic Courthouse, 145 Worth Street, Asheboro, North Carolina.

1. **Chairman Reid Pell** called to order the Randolph County Board of Adjustment meeting at 6:00 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, present; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; and **Larry Brown**, absent. County Attorney **Ben Morgan** was also present.
3. **Rains** made the motion, seconded by **Davis**, to **approve** the Minutes of the June 21, 2011 Randolph County Planning Board meeting. The motion passed unanimously.
4. **Request for a Variance:**

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."

Two people took this Oath.

FRANKLINVILLE FIRE DEPARTMENT, Franklinville, North Carolina, is requesting a Variance from County Zoning Ordinance to allow the addition of a fire department substation to a 30,000 sq. ft. lot (lot size and setback variance). Location: 3305 Walker Store Road, .69 acre, Rural Growth Area, Franklinville Township, Zoning District RA, Tax ID# 7794121885. Property Owner: Arnold Eugene Allred.

Johnson explained the issues needed to be considered by the Board:

- **One principle use on parcel
- **setbacks
- **no permits issued to construct the substation
- **must handle zoning issue prior to proper permits being issued

*****Arguments for Granting this Request***

Kyle Dixon, Chief of Franklinville Fire Department, said Franklinville Fire District is

approximately 62+ square miles. Dixon said that they currently have only 2 stations for the entire district. Dixon said this additional station would effect the rating system that establishes the cost of insurance for home owners. Dixon said that there are some people that are currently too far out to be considered for a rating. Dixon said that he didn't realize that he was wrong in constructing this substation without permits. Dixon said he is only trying to assist those in this area that don't have a rating and are unable to obtain affordable insurance.

Johnson asked if there was a building on this property. **Dixon** said that there was a building on the property and the property owner allowed them to build this building in its place. Dixon said that there are 190 residences within this area that are rated 10 and are unable to obtain affordable insurance. Dixon said that they have purchased trucks to serve this area. Dixon said the reduction in response time allows them to provide better service. Dixon said having this substation at a fireman's home allows them to provide services without having to pay someone to monitor the main station. Dixon said this station will allow the rating to be cut in half for those residences that are currently rated 10. Dixon said that if this variance is not approved, he will not have room, at the other stations, for the trucks they have purchased. Dixon said that they are trying to help the community. **Rains** asked what type of improvements were made to the structure. **Dixon** said that they poured a concrete floor and along with other modifications. **Rains** asked if the building was heated. **Dixon** said the owner put a small wall unit (gas) in the building. Dixon said the state fire marshal's office has inspected the building and given a list of what needs to be done to the facility. Dixon said the current property owner will maintain ownership and the fire department has a contract with the owner. Dixon said that this is suppose to be a temporary site, until they have enough money to build a station.

Tim Hasty said that he is not a fireman but he wanted to speak in support of the fire department. Hasty said he and his wife built their home and found out that their insurance rate had increased due to the location of their new home. Hasty said that if this is built it would allow their insurance to drop from \$1200+ to just over \$700 per year. Hasty asked the Board to help the fire department provide this service to their community.

Johnson asked if the Fire Marshal had inspected the building. **Dixon** said he had.

*****Arguments Against Granting this Request***

There was no one present in opposition to this request.

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

Rains asked if the building was existing on the site. **Johnson** said there was a pole shed on the property and this building has been constructed in the same location as the original

building.

McLeod said that he felt this type of building would have very low impact on the area.

Rains asked what would have been different if the correct route would have been taken.

Johnson answered that the permits would not have been issued.

McLeod asked Dixon who the adjoining property was and if he had any opposition.

Dixon answered Todd Cook and he had no opposition.

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

McLeod made the motion, seconded by **Rains**, that this request be **approved**. The motion passed unanimously, finding that in granting the variance the spirit and intent of the County Zoning Ordinance to protect the public safety and welfare would be secured.

5. **Change of regular monthly meeting day and time.** **Johnson** said that for about 30 years the Planning Board met on the first Tuesday, following the first Monday of each month. Johnson said due to the change in the Commissioners' meetings schedule, this meeting was changed for a brief time. Johnson said that the Commissioners' meetings have returned to its original format of one monthly meeting, and therefore Johnson recommended the Planning Board moved their meetings back to the first Tuesday following the first Monday of each month.

McLeod made the motion, seconded by **Ridge**, to move the Planning Board meetings monthly to the first **Tuesday, following the first Monday, of each month at 6:30 p.m.** The motion passed unanimously.

Johnson said that the new schedule would begin in September, however, due to the Labor Day Holiday, September's meeting will be on Tuesday, September 13th.

6. The meeting adjourned at 6:35 p.m. There were 16 citizens present for this meeting.

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary