

Minutes

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

July 10, 2012

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, July 10, 2012, 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 Planning Board meeting at 6:30 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**, present. County Attorney **Ben Morgan** was also present.

3. **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."

Four people took this Oath.

MARK BRASWELL, Asheboro, North Carolina, is requesting a Variance from the County Zoning Ordinance to allow a 26 acre tract with no deeded access to a state maintained road to be divided into 2 separate building lots in lieu of the minimum requirement of a 45' public road access. Location: off of Good Luck Road, Cedar Grove Township, Zoning District RA, Tax ID# 7658189901. Property Owner: Judy Jenkins Roberts.

Mark Braswell was present and told the Board that he wants to purchase the 20 acres that is currently platted as a non-buildable lot. Braswell said that he would want to be allowed to use the property for a single building lot.

Johnson asked Braswell who maintains the private driveway that he would be using. **Braswell** said he didn't know.

Judy Roberts, the property owner, said that she and Gary Luck maintains the road. Roberts said that she would like to sell the 20 acres so that she can maintain the 6 acre tract (that was recently divided from this 20 acre tract). Roberts said that she has just

inherited the property recently and can't afford to maintain the entire 26 acre tract. Roberts said that Mr. Rhodes owned the property for 4 years prior to her inheriting the property.

Jerry King, Surveyor, representing Braswell, said that the property was divided and recorded in the Register of Deeds. King said that the existing drive has been used for many years by several property owners. King said that the County recognizes the road by a sign and 911 addresses. King said that there have been some easements set up to individual property owners past this property. King said that anyone that owns the property will have a hardship because it is not a buildable lot. King said that we are not asking for the property to be divided any further, but they would like to use the property for one residence.

Braswell agreed to help with road maintenance when he built a residence on the property.

Davis asked King where Roberts access was for the additional land she owns. King described the location of her access (as this existing drive).

Reginald Groce, said that his father owned this property and he wants to know how this would affect their property values and if the road will be taken over by the State.

Johnson said that Good Luck Road will never be taken over by the State, because there is not enough easement for the road to be made more than a driveway. Johnson said normally a low-impact use of land doesn't affect the property values.

There was no one present against the request.

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

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

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary