

MINUTES

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

April 9 2013

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, April 9, 2013, 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 Zoning Board of Adjustment meeting.
2. **Hal Johnson**, called roll of the Members: Reid Pell, Chairman, present; Wayne Joyce, Vice Chairman, present; Chris McLeod, present; Larry Brown, absent; Phil Ridge, present; Jim Rains, present; and Kemp Davis, 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."

1 person took this oath.

WILLIAM HANKINS, Sophia, North Carolina, is requesting a Variance from the County Zoning Ordinance to allow a second residence on a subdivision lot that is served by a 20 ft. access easement. Location: Kivett Lakes Subdivision, Section 6, Map 2; 9.35 acres; 2132 Twinleaf Drive; Back Creek Township; Back Creek Watershed; Zoning District RA, Tax ID# 7733945578.

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

Hankins said that he has owned the property for approximately 28 years. Hankins said that his wife is getting in bad health and he wants to put another home outback of his home for his son and his family. He said that his neighbor didn't have any problem with moving his son on the property. He said that he would not be subdividing or renting the property. The property owners maintain the single private drive. **Johnson** said that a Variance is difficult to consider and, in this case, the reason for this regulation is to reduce the number of homes on private drives. Johnson said that Hankins doesn't plan to subdivide the property and the original subdivision was developed many years ago. **Morgan** asked if there were any private restrictions on the property, and **Johnson** answered not to his knowledge. Johnson said that the Planning Office has not received

any calls concerning this request.

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

There was no one present in opposition to this request.

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

Johnson said that the spirit and content of the Ordinance should be considered in making the decision.

Kemp asked if the lot could be subdivided in the future, and **Johnson** answered that the Variance would not allow him to divide the property in the future. **Rains** asked if he would have to come back if he planned to subdivide in the future, and **Johnson** answered yes.

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

McLeod made the motion to approve this request. **Joyce** seconded the motion and the motion passed unanimously.

4. The meeting adjourned. There were 4 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

Planning Director

Date

Clerk/Secretary