

MINUTES

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

April 5, 2016

The Randolph County Zoning Board of Adjustment met at 6:30 p.m., on Tuesday, April 5, 2016, 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. **Jay Dale**, Planning Director, called roll of the Members: **Reid Pell**, Chairman, present; **Wayne Joyce**, Vice Chairman, present; **Chris McLeod**, absent; **Larry Brown**, absent; **Phil Ridge**, present; **Jim Rains**, present; **Kemp Davis**, present; and **Ralph Modlin**, Alternate, absent. 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."

Ben Morgan, County Attorney, administered the oath to **Joseph Fitzgerald**, **Stuart Roberts**, and **David Jenkins**.

JOSEPH FITZGERALD, Lexington, North Carolina, is requesting a Variance from the County Unified Development Ordinance to allow a 10 ft. ingress/egress easement in lieu of the required 45' right-of-way as per site plan. Location: 668 Wilderness Trail, Tabernacle Township, 17.62 acres (out of 51.94 acres), Lake Reese Watershed Critical Area, Zoning District RA, Tax ID# 7703622835.

****Arguments for Granting this Request**

Joseph Fitzgerald, 397 Stratford Road, Lexington, was present for this meeting. Fitzgerald explained his plans to purchase land from **Stuart Roberts**.

Rains Fitzgerald which tract (shown on the site plan) he planned to purchase. **Fitzgerald** answered the 17.60 acres tract.

Stuart Roberts, 668 Wilderness Trail, said that this is some property that he owns that he wishes to sell. Roberts said that he felt the Fitzgeralds would be good neighbors.

David Jenkins, 664 Wilderness Trail, said he was present to show support for this request.

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

There was no one present in opposition to this request.

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

Ridge asked if the road was an old existing road. **Jay Dale**, Planning Director, explained that he didn't feel this was a hardship of the property owner's own making. Dale said the road was built before the current regulations that require a private road to have a 45' right-of-way.

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

Ridge said he felt the request met all 7 tests required for approval. **Ridge** made the motion, seconded by **Rains**, to approve the Variance. The motion passed unanimously.

4. The meeting adjourned at 6:38. There were 3 citizens present for this hearing.

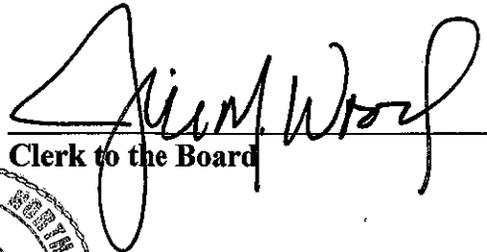
NORTH CAROLINA
RANDOLPH COUNTY



Planning Director

4-14-16

Date



Clerk to the Board

