

BOARD OF ZONING APPEALS

January 24, 2023

Members Present: John Evans, Chris Terry, Keith Carter, and Harry Marrow Jr.

Members Absent: J. R. Price

The meeting was called to order by Chairman Evans.

Mr. Hendrick opened the floor for nominations for the position of Chairman.

Mr. Carter nominated Mr. Evans as Chairman.

There being no other nominations, the nominations were closed.

Mr. Evans was unanimously elected Chairman.

Mr. Hendrick opened the floor for nominations for the position of Vice-Chairman.

Mr. Marrow nominated Mr. Terry as Vice-Chairman.

There being no other nominations, the nominations were closed.

Mr. Terry was unanimously elected Vice-Chairman.

The meeting was turned over to Mr. Evans, Chairman.

A public hearing was held on the application by Charles & Sandra Hubbard for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed twenty-five (25) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new home. This property, identified as County Tax Number 197000-A-029C, zoned Residential R-1, is located on the north side of Cross Cut Way, approximately ½ of a mile east with its intersection of Sunny Point Lane, Palmer Spring District, County of Mecklenburg.

Mr. Jeff Thompson, contractor was present to speak on behalf of the owner. Mr. Thompson advised the Board that the owner was requesting a twenty-five (25) foot setback from the front property setback line to allow for a new home. Mr. Thompson advised the board that the owner is currently in contact with an attorney to have Cross Cut Way abandoned, because Mr. Hubbard owns all the property around the road, and it serves no other property owners.

Mr. Hendrick advised the board there were no phone calls, letters or email concerning this application.

The public hearing was closed.

Upon a motion from Mr. Terry and seconded by Mr. Marrow, the board unanimously approved the application by Charles & Sandra Hubbard for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed twenty-five (25) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new home.

Upon a motion from Mr. Marrow, seconded by Mr. Terry the board unanimously approved the minutes from the December 27, 2022, Board of Zoning Appeals meeting.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Robert L. Hendrick
Secretary

Chairman Board of Zoning Appeals