

**TOWN OF WEST POINT  
BOARD OF ZONING APPEALS  
FEBRUARY 16, 2021**

**I. Call to Order**

The West Point Board of Zoning Appeals held its regularly scheduled meeting Tuesday, February 16, 2021. Chairman Redd called the meeting to order.

Members Present: Charles Redd, Chairman  
Chase Evans, Vice-Chairman  
Stuart Daniel  
Garland Jenkins  
Linda Smith

Staff Present: Holly N. McGowan, Director of Community Development  
Shari Carnell, Recording Aide

**II. Review of Agenda**

Chairman Redd asked if there were any changes to the agenda. There were no changes.

**III. Election of Officers**

Chairman Redd opened the floor for nominations for the 2021 West Point Board of Zoning Appeals election of officers.

Mr. Daniel made a motion for Charles Redd to continue as the Board of Zoning Appeals Chairman for the 2021 year. Mr. Evans seconded the nomination. All in favor responded "Aye." No one opposed. Motion carried.

Mrs. Smith nominated Chase Evans to be the Vice-Chairman of the Board of Zoning Appeals for the 2021 year. Chairman Redd seconded the nomination. All in favor responded "Aye." Motion carried.

Mr. Daniel made a motion for Shari Carnell to be the recording aide for the Board of Zoning Appeals and for the meetings to be held on the 3<sup>rd</sup> Tuesday of the month at 6:00 p.m. Mr. Evans seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

**IV. Citizens Address the Board**

Chairman Redd opened the floor for the Board of Zoning Appeals to receive comments on any town related business. There being none, this portion of the meeting was closed.

**V. Public Hearing**

A. Variance, Jeffrey and Donna Cole, Case # 2021-VAR-01

Jeffrey and Donna Cole submitted an application for a 20.46' variance from the required 25' rear setback to allow for a 4.54' rear yard setback. Currently there is a primary dwelling, and an accessory structure on the lot. The accessory structure is 4.54' from the rear yard property line. The applicant is proposing to build a laundry room to connect the primary dwelling to the accessory structure which would require a variance to be allowed in the R-4 zoning district.

The zoning department would not be able to approve this application as submitted. Combining these two structures makes it one single family dwelling would not meet current setbacks for a single family dwelling in the R-4 zoning district. The variance request is before the Board of Zoning Appeals. The accessory structure has been converted to a studio/ garage. Connecting the house to the accessory structure would give access to the garage without exposure to weather and the addition would be used as a mudroom/ laundry room.

Chairman Redd opened the public hearing.

Jeffrey Cole stated that this property belonged to his family and he planned on living in West Point for a long time. Mr. Cole stated that he spoke with the adjoining property owners and they did not have a problem with the addition. Ms. McGowan stated that Ms. Hodges who resides at 426 4<sup>th</sup> Street called Town Hall to state that she was okay with Mr. Cole's variance. William Loving the architect was present for any questions the board have.

Chairman Redd asked if anyone had any questions. There were questions and discussion between the board, staff, and applicant. Mr. Redd questioned about this setting a precedence on required setbacks.

Chairman Redd closed the public hearing.

Mr. Jenkins made a motion to approve the variance application submitted by Jeffery and Donna Cole for a 20.46 variance from the required 25' rear setback to allow for a 4.54 rear yard setback to build an addition to connect the single family dwelling to an accessory structure making it one single family dwelling. Mrs. Smith seconded the motion. Chairman Redd called for vote by roll call.

Mr. Daniel, "Aye."

Mr. Evans, "Aye."

Mr. Redd, "Nay."

Mrs. Smith, "Aye."

Mr. Jenkins, "Aye"

Four in agreement. One opposed. Motion carried.

VI. **Adoption of Minutes**

Chairman Redd made a motion to adopt the minutes from the February 18, 2020 Board of Zoning Appeals meeting. Mr. Evans seconded the motion. All in favor responded "Aye."  
Motion carried.

VII. **Motion to Adjourn**

Chairman Redd adjourned the meeting.



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Charles T. Redd, III, Chairman  
West Point Board of Zoning Appeals

Board Members Term's

Charles T. Redd	804-843-4188	09/30/2024	<a href="mailto:ctredd@cox.net">ctredd@cox.net</a>
Linda Smith	804-843-2144	09/30/2021	<a href="mailto:lvs3750@cox.net">lvs3750@cox.net</a>
Stuart Daniel	804-843-3082	09/30/2021	<a href="mailto:sddaniel14@msn.com">sddaniel14@msn.com</a>
Chase Evans	804-737-9044	09/30/2024	<a href="mailto:chase@eci-inc.com">chase@eci-inc.com</a>
Garland Jenkins	804-843-2974	09/30/2025	<a href="mailto:gjenkins559@gmail.com">gjenkins559@gmail.com</a>