

**Town of Siler City Board of Adjustment
October 12, 2010 Meeting Minutes**

The Siler City Board of Adjustment met on Monday, October 12, 2010 at 7:00 p.m. Chair Harold Hart called the meeting to order and Mickey Pore gave the invocation. Mr. Hart asked for a motion to approve the minutes of September 13, 2010. *Motion made by Richard Caviness, JP Joyner seconded, followed by unanimous consent.*

MEMBERS PRESENT: Richard Caviness, Harold Hart (Chair), Dacia Hayes, JP Joyner, Wallace Matthews, Patty Poe, Mickey Pore (Vice Chair), and Vicky Tobar.

MEMBERS ABSENT: Dan McMasters

STAFF PRESENT: William C. Morgan (Town Attorney), Jack Meadows (Planning Director), and Dee Lee Thompkins (Administrative Support Specialist)

SPECIAL USE PERMIT WORKSHOP: Mr. Morgan explained that the Board needs to have a workshop every so often for new members and also to help our meetings flow smoothly. Mr. Morgan explained to the members that an application can be complete, even if the permit application is going to be denied. If an application is not complete, then the Board must provide the reason why the application is not complete.

Mr. Morgan stated that if an application meets all the requirements of the ordinance, then it is the responsibility of the persons objecting to the application to produce evidence why it should not be approved. Mr. Morgan explained that an application that may be denied by the board could be approved by the board if reasonable conditions were added to the permit application. An example of reasonable conditions is a fence or landscaping.

Mr. Morgan provided the following voting requirements for special use permit applications:

- Application is complete – 4/5 (6 votes)
- Application is not complete – 2/5 (3 votes)
- Application complies with UDO – 4/5 (6 votes)
- Application does not comply with UDO – 2/5 (3 votes)
- Grant application – 4/5 (6 votes)
- Deny application – Simple majority (4 votes)

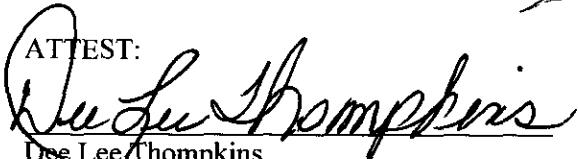
Mr. Morgan asked the board to review the revised worksheet that Mr. Meadows had provided. Mr. Morgan suggested that Mr. Meadows use the worksheet example found in Mr. Brough's model UDO.

PLANNING ACTIVITY UPDATE: Mr. Meadows reviewed the planning activity update memo with the board members.

MEETING ADJOURNED: With no further business, *motion was made by JP Joyner, Richard Caviness seconded, followed by unanimous consent for adjournment at 8:45 p.m.*


Harold Hart
Chair

ATTEST:


Dee Lee Thompkins
Recording Secretary