

Board of Adjustment Meeting

January 22, 1996

The Siler City Board of Adjustment met on Monday, January 22, 1996 at 8:15 p.m. in the Siler City Court Room at City Hall. James Larry Cheek called the meeting to order immediately following the Planning Board and asked for a motion on the minutes of November 13, 1995. The minutes were unanimously approved upon a motion by Butch Hudson and a second from Byron Oldham.

Members Present

Larry Cheek, Chair
Butch Hudson, Vice Chair
Byron Oldham
Cindy Edwards
Joyce Siler

Members Absent

James Edwards
Louise Adcock
Roger Hinshaw, Alternate
Joel Hunnicutt, Alternate

Staff Present

James H. Graham, Jr., Planning Director
Sam Williams, Town Attorney
Joel Brower, Town Manager

Commissioners Present

Pem Hobbs, Town Commissioner

BUSINESS SESSION

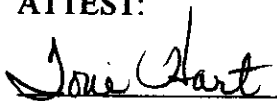
Agenda Item III. Special Use Permits

The meeting was cancelled due to lack of a quorum. A Special Meeting was scheduled for Thursday, January 25, 1996, at 6:00 p.m. to hear this agenda item.



James Larry Cheek
Chair

ATTEST:



Toni Hart
Recording Secretary

Board of Adjustment Meeting Minutes
Special Session
Thursday, January 25, 1996

The Siler City Board of Adjustments met in Special Session on Thursday, January 25, 1996, at 6:00 p.m. in the Siler City Town Hall Courtroom. James Larry Cheek called the meeting to order at 6:10 p.m.

Members Present

Larry Cheek, Chairman
Butch Hudson, Vice Chairman
Byron Oldham
Joyce Siler
Cindy Edwards
Louise Adcock
Roger Hinshaw, Alt.
Joel Hunnicutt, Alt.

Members Absent

James Edwards

Staff Present

James H. Graham, Jr. Planning Director

BUSINESS SESSION

On December 18, 1995, staff received Special Use Permit Application #SUP-001-96 from Mr. Tyrone Andrews to allow the operation of a home occupation at his residence. The residence is located at 640 East Fifth Street between Fourth Street and Pine Glade Street. The property is owned by Mr. William Hawk, Jr. as evidenced by deed from the Chatham County Register of Deed recorded in Book 1, page 10.

The applicant proposes to operate an office home occupation use serving attorneys through the provision of paralegal services; and as a service for the general public filling out forms of all kinds. There is no construction proposed, as one room within the mobile home will be used for the office.

The applicant states that there is adequate parking space available to handle a maximum of 6 vehicles at one time and that he would limit parking to 5 cars at a time.

Staff recommends that parking restrictions be established to lessen potential negative impact on adjacent property owners with regard to neighborhood traffic circulation and congestion for emergency vehicle access.

The applicate states that he will schedule appointments to limit or restrict parking congestion.

Staff recommends that an appointment schedule be required by the applicant and that business hours be established where customers may frequent the office (i.e. 9:00 a.m. to 8:00 p.m.), while other hours of the day may be used as customer project work time. The applicant states that he intends to relocate to a commercial location at a future date.

Staff recommends that the permit be limited or restricted for a specified time period (i.e. January 1996 to January 1998) to expedite the commercial relocation process. A time limitation would lessen and eventually eliminate the impact of this land use activity on adjacent residential property owners. A permit time limit would also serve as a deterrent for additional home occupation permit requests which could saturate the neighborhood with non-residential activity.

Note: North Carolina Building Code Regulations require all business oriented land uses to be handicapped accessible. This requirement would impact existing entrance and exit points.

Staff recommends approval of SUP-001-96 with appropriate restrictions.

The vote on the Four Required Findings is as follows: (applicant's response attached)

a) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

Butch Hudson moved for approval with a second from Byron Oldham with the vote 7 to 0.

b) That the use meets all the requirements (use, dimensional, parking/loading) established by this ordinance.

Butch Hudson moved for approval with a second from Joyce Siler with the vote 7 to 0.

c) That the use will not constitute a nuisance or hazard from the generation of people, vehicles, noise, or other pollutants, and the use will not be detrimental to the use or development of adjacent properties and will not substantially injure the value of adjoining property, or that the use is a public necessity.

Cindy Edwards moved for approval with a second from Butch Hudson with the vote 7 to 0.

d) That the location and character of use, if developed according to plans submitted and approved, does not adversely affect the general plans for the physical development of the Town as embodied in this ordinance and in any plan or portion thereof adopted by the Planning Board of Commissioners.

Byron Oldham moved for approval with a second from Butch Hudson with the vote of 7 to 0.

Mr. Hudson asked staff if the permit would be void after a year. Staff responded yes. Mr. Hudson also asked staff if at the end of a year and the applicant wished to continue the home occupation, if a new application would require a new fee. Staff responded yes, however, the Board has the right and flexibility to assign a specific time period to the permit application. Ms. Edwards stated two years should be appropriate to allow the applicant time to grow and possibly relocate to a commercial facility.

The following conditions were placed on the applicant:

- Byron Oldham moved to have the permit for a time period of two years with a second from Joyce Siler with the vote of 7 to 0.
- Butch Hudson moved for a condition of three parking spaces with no signage. Cindy Edwards second this motion with vote 7 to 0.

The committee concluded regular Board of Adjustment business and briefly discussed signage. After sharing numerous points-of-view the Board agreed to ask the Town Board of Commissioners to appoint a committee charged with reviewing the existing sign ordinance and preparing a proposal for sign enforcement procedures and amortization activities.

With no further business the meeting was adjourned.



James Larry Cheek
Chairman

ATTEST:



Toni Hart
(Notes from Hank Graham)

Attachments

**Board of Adjustment Meeting Minutes
Tuesday, March 12, 1996**

The Siler City Board of Adjustment met on Tuesday, March 12, 1996, at 7:25 p.m. Chairman Larry Cheek asked for a motion on the minutes of January 22, 1996. The minutes were unanimously approved upon a motion by Byron Oldham and a second by Butch Hudson. The minutes of January 25, 1996, Special Session were unanimously approved upon a motion by Byron Oldham and a second by Butch Hudson.

Members Present

Larry Cheek, Chairman
Butch Hudson, Vice Chairman
Byron Oldham
Joyce Siler
Cindy Edwards
Louise Adcock
James Edwards
Roger Hinshaw, Alternate
Joel Hunnicutt, Alternate

Members Absent

Staff Present

Joel Brower, Town Manager
J. Samuel Williams, Town Attorney
Charles McLaurin, Code Enforcement/Safety Officer

Town Board Present

Charles Turner, Mayor Protem
Pemberton Hobbs, Town Commissioner

BUSINESS SESSION

Agenda Item III

Special Use Permits - SUP-002-96, Mr. Otis Martin

Joel Brower stated on March 1, 1996, we received Special Use Permit application #SUP-002-96 from Mr. Otis Martin for approval to operate an arcade, amusement center. The site is located at 522 Fayetteville Avenue between Chestnut Street and South Chatham Avenue. The property is approximately 3.3 acres and has a frontage of 600 feet and a depth of 300 feet. (site map attached) The applicant has entered into a rent agreement with the Pantry, Inc. for the use of this facility.

The applicant is proposing an amusement, arcade which includes eleven video games, three pool tables, one air hockey machine and two foosball machines. In addition there will be a concession area with fountain drinks, ice cream and candy. No alcoholic beverages will be sold on premises.

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Zoning Verification

The zoning for the property is Highway-Commercial (see attached zoning map) which is consistent with the intended use.

Staff Analysis

Surrounding land uses are Office-Institutional. Some residential properties are existing to the rear and north of the site. The applicant indicates that hours of operation will be geared for school-age children who will be frequenting this facility. Adequate parking is available on site. Surrounding residential areas are buffered by natural vegetation and an existing roadway.

Staff Comments

If this Special Use Permit is approved, another approval process will be initiated by the Town Board. Under the Siler City Town Code the applicant must file and receive approval of a permit to operate a billiard hall. Mr. Martin is aware of this requirement. Rules prohibiting loitering outside this establishment should be posted and enforced by the applicant. This would hopefully avoid any nuisance complaints from surrounding property owners. Parking requirements for this facility have been calculated to be 16 spaces, one of which must be handicapped accessible. Sufficient space is available to accommodate this requirement.

Recommendation

Approve Special Use Permit #002-96 with additional requirements

Following Mr. Brower's analysis Larry Cheek asked Mr. Martin to come forward and be sworn. Mr. Martin stated he worked in law enforcement and would assure the Board there would be no loitering. Signs would be posted on the premises to this effect. He stated there would be no alcoholic beverages or smoking on the premises and restated his intent to run a clean family arcade for all ages. The building is located on a 3.3 acre site with adequate parking space available. Martin owns the adjacent car wash and could use this for future parking if it became necessary.

Mr. Cheek questioned placement of proposed pool tables. Mr. Martin stated they would be placed at the back of the building and he could add a petition if deemed necessary. He added that the bowling alley had pool tables with no petition.

Cindy Edwards questioned proposed hours of operation. Martin stated he was thinking about the following schedule:

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| DAYS OF OPERATION | HOURS |
|--------------------------|------------------------------|
| Monday thru Thursday | 3:00 p.m. - 10:00 p.m. |
| Friday & Saturday | 3:00 p.m. - 11:00 p.m. |
| Sunday | after church until 9:00 p.m. |

Sam Williams asked about the issue of endangerment to public health or safety. Mr. Martin stated either he, his wife or a retired person would be at the business at all times. Williams questioned how the area would be treated when business closed. Martin stated he would call or alert police and ask persons to leave if they were using the area outside of normal operating hours. He would also post "No Parking After Hours" signs. Williams then asked how Martin planned to control measures to stop loitering during operation. Martin stated if person not out of vehicle in building within a minute or so he would ask them to leave. He stated he had been in law enforcement for twenty-five (25) years and would not do anything to jeopardize his career.

With no further questions Larry Cheek called for a vote on the Four Required Findings:

That the use will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

Will not endanger the public health or safety if approved.

Butch Hudson motion to approve, Cindy Edwards second - vote 7-0

That the use meets all requirements (use, dimensional, parking/loading) established by this ordinance.

Dimensions do meet all required ordinances.

Byron Oldham motion to approve, Joyce Siler second - vote 7-0

That the use will not constitute a nuisance or hazard from the generation of people, vehicles, noise, or other pollutants, and the use will not be detrimental to the use or development of adjacent properties and will not substantially injure the value of adjoining property, or that the use is a public necessity.

Will not constitute a nuisance or hazard from the generation of people, vehicles, and will not injure the value of adjoining property.

Butch Hudson motion to approve, Byron Oldham second - vote 7-0

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That the location and character of use, if developed according to plans submitted and approved, does not adversely affect the general plans for the physical development of the Town as embodied in this ordinance and in any plan or portion thereof adopted by the Planning Board of Commissioners.

Will not adversely affect the general plans for the physical development of the town.

Cindy Edwards motion to approve, Louise Adcock second - vote 7-0

The Findings of Fact were unanimous and approval was granted for a term of one year.

Cindy Edwards moved for a condition in regard to closing hours as follows:

| DAYS OF OPERATION | CLOSING HOURS |
|-------------------|---------------|
| Monday - Thursday | 11:00 p.m. |
| Friday & Saturday | 12:00 p.m. |
| Sunday | 10:00 p.m. |

Byron Oldham second the motion. Discussion ensued with Butch Hudson saying he hated to see hours set as McDonalds or other such establishments did not have restricted hours of operation and the approval was for a one year period. Byron Oldham stated this was in a residential neighborhood. Cindy Edwards expressed concern over neighbors. Hudson stated if it were another type of business the operators would not have to come before the Board for approval.

With no further discussion Larry Cheek called for a vote on the condition. The vote was 6-1 with Butch Hudson voting in opposition.

OTHER BUSINESS

Byron Oldham summarized approvals of the Board for the last thirty-six months.

- Country Living Mobile Home Village - R-10
- C.D. Morgan Estate - 4 lots - R-10
- Autumn Estates - 134 lots - R-10
- Pine Forest - 166 lots - R20 (141 acres)
- Ernie Evans Homewood Acres Phase VII - 40 lots (21 acres)
- Cedar Creek & Cedar Springs - R-20
- Richard Fox - Lincoln Pointe - exceeded R-6 on lots
- Bruce Hall - exceeded R-6 on lots
- Dr. Roscoe - 2 lots - 6,000 square feet

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Oldham stated he felt the Board should be consistent in their requirements to potential developers.

Joel Brower stated the ordinance prior to UDO addressed multi-family units and allowed a reduction in density. The present UDO allows a reduction for duplex units and a 10,000 square foot minimum has been established for mobile homes but does not address multi-family units. He stated he talked with planners from other cities and typically some type reduction was allowed in their requirements. The model ordinance used to derive our UDO recommends 50% reduction. Brower stated the need for a guideline and told members he would gather information prior to any proposed amendment. He emphasized that any amendment to the UDO was not site specific. Hudson stated nothing was put in the present UDO for multi-family units and requested citizen input into formulating the guidelines.

Cindy Edwards questioned currently existing apartment complexes. Butch Hudson stated they met requirement at the time they were built.

With no further business Byron Oldham moved to adjourn at 8:00 p.m. Butch Hudson seconded the motion with unanimous consent.



Larry Cheek, Chair

ATTEST:



Toni Hart, Recording Secretary

**Board of Adjustment Meeting Minutes
Monday, June 10, 1996**

The Siler City Board of Adjustment met on Monday, June 10, 1996, at 7:25 p.m. Chairman Larry Cheek asked for a motion on the minutes of March 12, 1996. The minutes were unanimously approved upon a motion by James Edwards and a second by Louise Adcock.

Members Present

Larry Cheek, Chairman
Butch Hudson, Vice Chairman
Byron Oldham
Cindy Edwards
Louise Adcock
James Edwards
Joyce Siler
Joel Hunnicutt, Alternate
Roger Hinshaw, Alternate

Members Absent

Staff Present

H. Bernard Rogers, Planning Director
Joel Brower, Town Manager
J. Samuel Williams, Town Attorney

Town Board Present

Pemberton Hobbs, Town Commissioner

BUSINESS SESSION

Agenda Item III

Variance Request - VAR-001-96 - Randal L. and Peggy Stevens

Bernard Rogers stated that on May 20, 1996, Mr. Randal L. Stevens requested a variance from front and side setback requirements, thus allowing the construction of a carport. The carport will be located in front of the house over the existing driveway. The subject property is located at 730 N. Garden Avenue, and is zoned Residential - 20 (R - 20). The Town's Unified Development Ordinance requires a 35' front, and a 15' side setback in the R - 20 zone. According to the attached site plan Mr. Stevens is requesting a 12' front and a 4' 8" side setback, to allow room for 21' x 20' carport. There is a single family home directly opposite, and adjoining on both sides of Mr. Stevens' property. Board members are encouraged to visit the site.

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The applicant's responses to the required findings for a variance are as follows:

- If the applicant complies strictly with the provisions of the ordinance, he can make no reasonable use of his property. *Have no other place to put carport*
- The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public. *Yes*
- The hardship relates to the applicant's land, rather than personal circumstances. *Yes, the hardship is related to the sloping of the lot, and size.*
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties. *Yes lot has sharp drop off on both sides and back.*
- The hardship is not the result of the applicant's own actions. *No*
- The variance will neither result in the extension of a nonconforming situation in violation of Article VIII nor authorize the initiation of a nonconforming use of land. *No*

Consideration of the variance application is requested.

Larry Cheek called the applicant, Mr. Randal L. Stevens to be sworn in. Mr. Stevens stated that this is the only place where a carport could be place because of the way his lot is located on the down-grade. There are some crossties and gravel for his driveway. It has been there every since he bought the house and the tree sap ruins his cars. It will be a two (2) car carport that is not enclosed, of vinyl siding. It will make his house look better.

Mr. Oldham wanted to know how steep was his back yard.

Mr. Stevens stated that it was a good six feet.

Cindy Edwards asked if it was a flat top carport and about the run-off to Mr. Johnson's property.

Mr. Stevens said it would have enough slope for the rain to run off and he did not think the run off would be a problem for Mr. Johnson.

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Larry Cheek asked if there were any more questions. He then asked the board to vote on the six (6) required findings.

1. If the applicant complies strictly with the provisions of the ordinance, he can make no reasonable use of his property.

Butch Hudson motioned to approve - Byron Oldham seconded - Vote - 6 in favor 1 opposed.

2. The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public.

Butch Hudson motioned to approve - James Edwards seconded - Vote 6 in favor 1 opposed.

3. The hardship relates to the applicant's land, rather than personal circumstances.

Butch Hudson motioned to approve - Louise Adcock seconded - Vote all in favor.

4. The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

Butch Hudson motioned to approve - James Edwards seconded - Vote 5 in favor 2 opposed.

A six (6) to seven (7) majority must be obtained to grant the request. This failed due to finding #4. Larry Cheek then asked the board members if they would like to reconsider.

Byron Oldham said that he had checked the property and Mr. Stevens neighbors did have carports but if they wanted to expand their carports they would be facing the same problems Mr. Stevens is having.

Mr. Stevens said that Mr. Budd and Mr. Johnson both had carports and he just happened to be the unlucky one who does not. He said he has lived in this house for eighteen (18) years and did not realize that his house was on the property line. If he could not get a variance then he would have to sell his house because he was tired of the tree sap ruining his cars. He just wanted what was fair and was trying to do the right thing.

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Mr. Cheek told Mr. Stevens he understood his feelings but he had to go by the required ordinance.

Cindy Edwards explained to Mr. Stevens that what we are voting on are established by law and we have to go through each finding and vote on it. She further explained that she may have a different finding than other board members.

Mr. Stevens then thanked the board.

The request may be appealed to Chatham County Superior Court.

OTHER BUSINESS

Butch Hudson then thanked Larry Cheek for the time he had served the board and the excellent job he had done. He also noted that it had been a pleasure to serve with him.

Larry Cheek said that he had enjoyed it, and it had been a pleasure and wanted to thank the mayor, board of commissioners, planning director, town attorney and board members for the opportunity of serving on the board. He also stated that he had an interest in the growth of Siler City and he hoped it would be one of the better small towns in North Carolina.

Cindy Edwards also wanted to thank Butch Hudson and Louise Adcock for the excellent job they had done.

Louise Adcock wanted everyone to know that she had enjoyed serving on the board and working with all the board members.

Butch Hudson wanted to suggest that the board try to prevent the chairman and vice chairman going off on the same year in the future.

With no further business Butch Hudson moved to adjourn at 7:45 p.m. James Edwards seconded the motion with unanimous consent.


Larry Cheek,
Chairman

Byron Oldham, Chairman
Elect August 12, 1996

ATTEST:


Dee Lee Thompkins, Recording Secretary

**Board of Adjustment Meeting Minutes
Monday, August 12, 1996**

The Siler City Board of Adjustment met on Monday, August 12, 1996, at 7:00 p.m. in the Siler City Court Room at City Hall. Byron Oldham, Chairman, called the meeting to order at 7:16 p.m. The minutes were unanimously approved upon a motion by Roger Hinshaw and a second by Cindy Edwards.

Members Present

Byron Oldham, Chairman
Joel Hunnicutt, Vice Chairman
Cindy Edwards
Joyce Siler
James Edwards
Roger Hinshaw
Arnold Headen
David R. Tobin, Alternate
Leota B. Thompson, Alternate

Members Absent

Staff Present

H. Bernard Rogers, Planning Director
Joel Brower, Town Manager
William C. Morgan, Town Attorney

Town Board Present

Earl B. Fitts, Mayor
Pemberton Hobbs, Town Commissioner

BUSINESS SESSION

Agenda Item III

Variance Request - VAR-002-96 - Randal L. And Peggy Stevens

Mr. Oldham reported that Mr. Stevens under section #61 of the UDO wanted the Board to reconsider his variance because he did not feel that he proper represented himself at the last meeting.

Bernard Rogers stated that on July 26, 1996 Mr. Randal L. Stevens requests a variance from front and side setback requirements, thus allowing the construction of a carport. The carport will be locate in front of the house over the existing driveway. The subject property is located at 730 N. Garden Avenue, and is zoned Residential - 20 (R - 20). The Town's Unified Development Ordinance requires a 35' front, and a 15' side setback in the R - 20 zone. According to the attached site plan Mr. Stevens is requesting a 12' front and a 10' 4" side setback, to allow room for 21' x 20' carport.

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There is a single family home directly opposite, and adjoining on both sides of Mr. Stevens' property. Board members are encouraged to visit the site. Additionally, Mr. Stevens requests that the Board waive his application fee (\$100.00).

The applicant's responses to the required findings for a variance are as follows:

- If the applicant complies strictly with the provisions of the ordinance, he can make no reasonable use of his property. *Without excessive grading and cutting of many hardwood and old growth trees will have no place for carport.*
- The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public. *Builder we bought home from placed home closer to east side: especially drive and closer to road than city UDO allows at this time.*
- The hardship relates to the applicant's land, rather than personal circumstance. Placement of structure on sloping lot, trees and right-of-way was by the builder and out of our control.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties. *Out lot has a sharp drop off in back and slopes to east in front with large trees close to rear of home.*
- The hardship is not the result of the applicant's own actions. *My wife and I bought the home from the builder as constructed.*
- The variance will neither result in the extension of a nonconforming situation in violation of Article VIII nor authorize the initiation of a nonconforming use of land. *When Home was built: Siler City did not have a UDO.*

A copy of Mr. Stevens' application, typed comments, and request for a fee waiver is attached.

Consideration of the variance application is requested.

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Discussion

William C. Morgan, Town Attorney, spoke to the board telling them that under the Unified Development Ordinance - Reconsideration of Board Action section 61 (a):

- (1) Circumstances affecting the property that is the subject of the application have substantially changed , which means that the circumstance of the property has changed like rezoning or setbacks.
- (2) New information is available that could not with reasonable diligence have been presented at a previous hearing, which means that new factual items that have arisen since the prior hearing.

Mr. Morgan told the board it was their decision whether or not to rehear Mr. Stevens. That these two exceptions were set up like the legal court to use to decide if someone is entitle to a new trial. Typically if someone could show new information then they was entitle to a new trial. This is being heard tonight as a reconsideration if Mr. Stevens meets these two criteria. Also Mr. Stevens can bring this back to the board as a new application under section 61 (b) if the application differs in some substantial way from the one previously considered.

Mr. Oldham called the applicant, Mr. Randal L. Stevens to be sworn in. Mr. Stevens thank the board for taking time to look at his application. He stated on his original variance request I did not understand what I was requesting nor did I complete the application as completely as I should have. My wife is disabled and her diabetic father lives in our household and I am also a diabetic. I work two jobs and leave at different times of the day and night for work. During the summer, tree sap and such is on our vehicles from trees that are on the road right -of-way and also large hardwood trees on our lot we do not wish to cut for environmental reasons. In the wintertime frost, ice and snow are on our vehicles at times when I have to leave on very short notice. I have enclosed a letter from Ruby T. Johnson with my application giving her consent and Mr. Johnson who is Mrs. Johnson's son is here tonight to speak on my behalf. The Johnson are the neighbors on the side where I want my carport to be located.

Todd Johnson asked to speak to the board and was sworn in. Mr. Johnson stated that he was all right with him for Mr. Stevens to place a carport close to his property line and he understands the problem he has with the tree sap.

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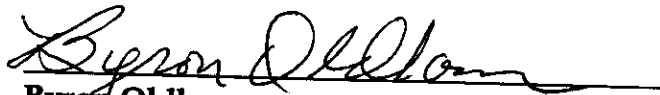
Mr. Oldham then asked for a motion to reconsider Mr. Stevens application.

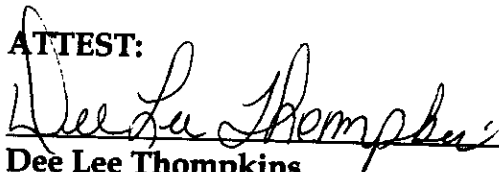
Cindy Edwards made a motion to not reconsider the request because she did not feel that there had been any substantial change with the property and there was no new information available that could not with reasonable diligence have been presented at previous hearing. Joel Hunnicutt seconded and all were in favor.

Mr. Stevens told the board that he had bought his house brand new from Mr. Bill Awtrey who is a contractor and he placed his driveway where it is and for the life of him he could not see what a carport would hurt.

Mr. Oldham told Mr. Stevens he understood his feelings, but that the town has the UDO that was passed in 1993, which has guidelines set out. The board has to rule on the findings and you may appeal this finding to the Chatham County Superior Court.

Mr. Oldham asked if there were any other business. With no other business James Edwards made the motion to adjourn at 7:40 p.m., which was seconded by Joyce Siler.


Byron Oldham,
Chairman

ATTEST:

Dee Lee Thompkins,
Recording Secretary

Board of Adjustment Meeting Minutes
Monday, October 14, 1996

The Siler City Board of Adjustment met on Monday, October 14, 1996, at 7:00 p.m. in the Siler City Court Room at City Hall. Byron Oldham, Chairman, called the meeting to order at 7:35 p.m. The minutes were unanimously approved upon a motion by Cindy Edwards and a second by Joyce Siler.

Members Present

Byron Oldham, Chairman
Joel Hunnicutt, Vice Chairman
Cindy Edwards
Joyce Siler
Roger Hinshaw
Arnold Headen
David R. Tobin, Alternate
Leota B. Thompson, Alternate

Members Absent

James Edwards

Staff Present

H. Bernard Rogers, Planning Director
William C. Morgan, Town Attorney


Town Board Present

Earl B. Fitts, Mayor


BUSINESS SESSION

Mr. Oldham explained to the board that Mrs. Estelle Johnson - Special Use Permit SUP-003-96 would not be heard tonight because her erosion control plan has not been completed or approved. He suggested to the board members to ride by and familiarize themselves with the site.

Mr. Oldham asked if there were any other business. With no other business Joel Hunnicutt made the motion to adjourn at 7:40 p.m., which was seconded by Arnold Headen.


Byron Oldham,
Chairman

ATTEST:


Dee Lee Thompkins,
Recording Secretary