

**Town of Siler City Board of Adjustment
April 11, 2011 Meeting Minutes**

The Siler City Board of Adjustment met on Monday, April 11, 2011 at 7:25 p.m. Harold Hart called the meeting to order. Mr. Hart asked for a motion to approve the minutes of March 14, 2011. *Motion made by JP Joyner, Richard Caviness 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: Joel J. Brower, Town Manager, William C. Morgan (Town Attorney), Jack Meadows (Planning Director) and Dee Lee Thompkins, (Administrative Support Specialist)

SPECIAL EXCEPTION PERMIT – 507 ELK LANE: Mr. Hart explained that all testimony given tonight will have to be sworn in. Betty Jessup Nunley, James Nunley, and Jack Meadows were sworn in. Mr. Hart declared the public hearing open.

Planning Director's Report: Mr. Meadows reported that Betty Jessup Nunley requests a special exception permit to allow a four feet reduction into the required side yard building setback. The request is for an 18' x 20' detached metal car shelter. The subject property is located at 507 Elk Lane. Mr. Meadows explained that the applicant is requesting the side yard setback be reduced to six feet from the western property line, which is a forty percent reduction. Mr. Meadows reported that the proposed exception is in conformity with all officially adopted plans. The existing home is a conforming residential use and has existed for at least three years. The existing metal car shelter is more than ten feet from any existing buildings/structures. Mr. Meadows stated that the applicant has submitted a completed application, sketch plan, and petition. The petition states that the adjoining property values will not be adversely affected by a reduction in the side yard building setback.

Staff Recommendation: Mr. Meadows stated that staff recommends approval of the special exception permit with the following conditions:

1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds; and
2. Obtain required zoning and building permits.

Discussion: JP Joyner asked how long the carport had been in place. Jack Meadows answered a couple of years. With no further discussion, Mr. Hart directed the board to their worksheet.

Worksheet:

- I. The application is complete
Motion made by Dacia Hayes, Patty Poe seconded followed by unanimous consent.
- II. The application complies with all of the required findings
Motion made by Vicky Tobar, Patty Poe seconded followed by unanimous consent.
- III. Approve the conditions as recommended by Staff
 1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds;
 2. Obtain required zoning and building permits.
Motion made by Patty Poe, JP Joyner seconded followed by unanimous consent.
- IV. The permit is approved with conditions
Motion made by Richard Caviness, JP Joyner seconded, followed by unanimous consent.

SPECIAL EXCEPTION PERMIT – 1313 SUMMER DRIVE: Mr. Hart explained that all testimony given tonight will have to be sworn in. Cornelio Juarez Gomez and two other gentlemen were sworn in. Mr. Hart declared the public hearing open.

Planning Director's Report: Mr. Meadows reported that Cornelio Juarez Gomez and Vilma Gomez requests a special exception permit to allow a five feet reduction into the required side yard building setback. The request is for a 17' x 19' detached metal car shelter. The subject property is located at 1313 Summer Drive. Mr. Meadows explained that the applicant is requesting the side yard setback be reduced to five feet from the western property line, which is a fifty percent reduction. Mr. Meadows reported that the proposed exception is in conformity with all officially adopted plans. The existing home is a conforming residential use and has existed for at least three years. The existing metal car shelter is more than ten feet from any existing buildings/structures. Mr. Meadows stated that the applicant has submitted a completed

application, sketch plan, and petition. The petition states that the adjoining property values will not be adversely affected by a reduction in the side yard building setback.

Staff Recommendation: Mr. Meadows stated that staff recommends approval of the special exception permit with the following conditions:


1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds; and
2. Obtain required zoning and building permits.

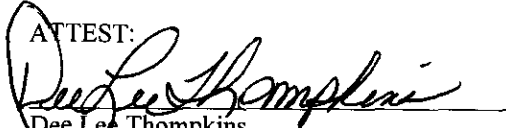
Discussion: Richard Caviness asked had any adjoining property owners complained about the special exception permit request. Mr. Meadows said that he had not received any complaints. With no further discussion, Mr. Hart directed the board to their worksheet.

Worksheet

- I. The application is complete
Motion made by JP Joyner, Dacia Hayes seconded followed by unanimous consent.
- II. The application complies with all of the required findings
Motion made by JP Joyner, Vicky Tobar seconded followed by unanimous consent.
- III. Approve the conditions as recommended by Staff
 1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds;
 2. Obtain required zoning and building permits.
Motion made by JP Joyner, Richard Caviness seconded followed by unanimous consent.
- IV. The permit is approved with conditions
Motion made by Dacia Hayes, Vicky Tobar seconded, followed by unanimous consent.

ADJOURNMENT: With no further business, *motion was made by Mickey Pore, Dacia Hayes seconded, followed by unanimous consent for adjournment at 7:40 p.m.*


Harold Hart
Chair

ATTEST:

Dee Lee Thompkins
Recording Secretary