

**Town of Siler City Board of Adjustment  
December 10, 2012 Meeting Minutes**

The Siler City Board of Adjustment met on Monday, December 10, 2012 at 7:00 p.m. Harold Hart called the meeting to order and gave the invocation. Mr. Hart asked for a motion to approve the minutes of October 8, 2012. *Motion made by JP Joyner, seconded by Wallace Matthews, followed by unanimous consent.*

**MEMBERS PRESENT:** Curtis Brown, Mary B Harris, Harold Hart (Chair), Dacia Hayes, JP Joyner, and Wallace Matthews (Vice Chair).

**MEMBERS ABSENT:** Dan McMasters

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

**SPECIAL EXCEPTION PERMIT – JAMES C. LINDER - 247 HAROLD ANDREWS ROAD:** Mr. Hart declared the public hearing open and explained that all testimony given tonight must be sworn testimony. Jack Meadows and James C. Linder were sworn in.

**Planning Director's Report:** Mr. Meadows reported that James C. Linder requests a special exception permit to allow a 12.5 feet reduction into the required side yard building setback. The request is for a 24'x24' detached garage. The subject property is located at 247 Harold Andrews Road. Mr. Meadows explained that the applicant is requesting the side yard setback be reduced to twelve and one-half (12.5) feet from the northern property line, which is a fifty (50) percent reduction. 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 (3) years. The proposed detached garage is more than ten (10) feet from any existing buildings/structures.

**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.

**Board Action:** Mr. Meadows stated that the board may approve, deny, or table request (worksheet attached).

**Discussion:** Mr. Jim Linder stated that he had pictures on his tablet for the members to review. With no further discussion, Mr. Hart declared the public hearing closed. He then directed the board to their worksheet to go through each finding.

**Worksheet:**

- I. Application is complete  
*Motion made by Dacia Hayes, Mary Harris seconded, followed by unanimous consent.*
- II. The application complies with all of the required findings  
*Motion made by JP Joyner, Wallace Matthews seconded, followed by unanimous consent.*
- III. Approve the conditions as recommended by Staff

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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, Curtis Brown seconded, followed by unanimous consent.*

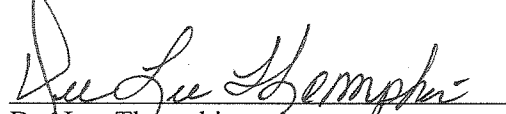
IV. Approve the permit

*Motion made by Curtis Brown, Mary Harris seconded, followed by unanimous consent.*

**ADJOURNMENT:** With no further business, Mr. Hart asked for a motion to adjourn. *Motion made by Mary Harris, seconded by Curtis Brown, followed by unanimous consent.* Adjourned at 7:06 p.m.

  
Wallace Matthews  
Vice Chair

ATTEST:

  
Dee Lee Thompkins  
Recording Secretary