MINUTES
BREVARD BOARD OF ADJUSTMENT
November 6, 2012

The Brevard Board of Adjustment met in regular session on Tuesday, November 6, 2012, at 7:00 PM in Council Chambers of City Hall.

Members Present:	Dr. Allen Delzell Jeanne Haigis-Pedler Carl Brown Judith A. Mathews
Members Absent:	Mike Young
Staff Present:	Brad L. Burton, Assistant Planning Director Michael Egan, Board Attorney Janice H. Pinson, Board Secretary
Others Present:	Hall Waddell, Applicant Lloyd Fisher, Realtor Rick Lasater

A. Delzell called the meeting to order at 7:07 PM. Introduction of Board Members and Agenda was approved. A. Delzell asked the Board Secretary if a quorum was present and if the meeting had been properly advertised. J. Pinson responded yes to both questions.

Approval of Minutes: C. Brown moved, seconded by J. Pedler, the minutes from the meeting held September 11, 2012 are approved as written. Motion carried unanimously.

Election of Officers: A. Delzell called for nominations for the office of Chair, A. Delzell was nominated by J. Pedler, seconded by J. Mathews, the Board voted unanimously to elect A. Delzell as Chair. J. Pedler nominated C. Brown as Vice Chair, seconded by A. Delzell, the Board voted unanimously to elect C. Brown as Vice Chair.

Presentation of Certificate of Appreciation: B. Burton requested that the Presentation to Rick Lasater be moved ahead on the Agenda. The Board agreed unanimously to grant the agenda change. B. Burton presented Rick Lasater, former Chair with a Certificate of Appreciation for his service to the Board.

Old Business: None.

New Business: Reaban Oil Company, Hall Waddell, request for one year extension of time on previously issued Special Use Permit #11-007.

Mr. Waddell and Lloyd Fisher were sworn. Mr. Waddell and Mr. Fisher were informed that only four members were present which did make a quorum but that they were entitled to a 5 member Board to hear their case. Mr. Waddell and Mr. Fisher stated they wanted to proceed with the hearing.

B. Burton gave a summary of his staff report, stating that the request for extension was to finalize construction plans for the previously approved project to redevelop the existing Triangle Stop Gas Station and convenience store located on the Rosman Highway.

In order for Mr. Waddell to successfully complete the redevelopment of his property he must first acquire additional property to accommodate construction needs. Mr. Waddell is near the completion of the purchase but additional time is required to complete the transaction.

The applicant was asked if he had anything to say and he stated that Mr. Fisher would be speaking on his behalf. Mr. Fisher thanked the Board for calling the special meeting. He stated that the intent was to close the real estate transaction for the additional property on October 11, 2012 but because the Board of Adjustment meeting to hear the matter on October 9, 2012 was cancelled due to the lack of a quorum the closing could not take place. He requested the extension because he did get the contract extended and the closing is scheduled to take place next week.

Mr. Fisher was asked if one year would be adequate time to complete construction. He responded that he hoped so.

Mr. Waddell was asked if we wanted to testify and he declined. Testimony was closed by Vice Chair A. Delzell.

J. Mathews moved that the extension be granted, J. Pedler seconded and the extension carried unanimously.

B. Burton formerly welcomed J. Mathews to the Board and stated how fortunate we were to have her serve.

A. Delzell called for motion to adjourn, motion made by C. Brown, seconded by J. Pedler and unanimously passed.

The meeting was adjourned at 7:27 PM

Allen Delzell, Vice Chairman

Janice H. Pinson, Board Secretary