

Outline and Materials

I. Types of Development Decisions

A. Choosing Decision-Types

Owens, "Choosing the Right Development Review Process: Factors to Consider,"
<http://canons.sog.unc.edu/?p=7376>

II. Issues Before the Hearing

A. Notice

Owens, "Mandated Notices in Land Development Regulations"
<http://canons.sog.unc.edu/?p=7491>

B. Ex parte communications

Owens, "Is the Mayor Doing Her Job or Improperly Receiving Evidence?"
<http://canons.sog.unc.edu/?p=5202>

C. Conflicts

Owens, "When Can a Biased Elected Official Participate in a Zoning Decision?"
<http://canons.sog.unc.edu/?p=6839>

III. Conducting the Hearing

A. Standing

Lovelady, "Can the neighbor speak? Can the neighbor appeal? Standing and quasi-judicial hearings," <https://canons.sog.unc.edu/can-neighbor-speak-can-neighbor-appeal-standing-quasi-judicial-hearings/>

B. Documentary Evidence

Lovelady, "Building the Record for a Quasi-Judicial Decision,"
<http://canons.sog.unc.edu/?p=8056>

C. Testimony

Owens, "Do You Have to Swear to Tell the Truth to the Board of Adjustment?"
<http://canons.sog.unc.edu/?p=7259>

Owens, "Can Time Limits be Imposed on Speakers at a Zoning Hearing?"
<http://canons.sog.unc.edu/?p=6702>

Owens, "Can I Be Heard? Who Gets to Speak at a Hearing on a Quasi-judicial Matter?"
<http://canons.sog.unc.edu/?p=6322>

D. Opinion Evidence

Ducker, "Quasi-Judicial Zoning Decisions and Property Values: Whose Opinion Counts?"
<http://canons.sog.unc.edu/?p=6874>

IV. Making the Decision

A. Conditions

Owens, "Placing conditions on a conditional or special use permit approval"
<http://canons.sog.unc.edu/?p=1646>

B. Motions and Voting

Owens, "Can the Board Go Into a Closed Session to Deliberate a Quasi-Judicial Decision?" <http://canons.sog.unc.edu/?p=6967>

C. Decision Document

Owens, "Requirements for Quasi-Judicial Decision Documents,"
<http://canons.sog.unc.edu/?p=7750>

V. Other Resources

Owens, "The Who, What, and When of Appeals TO the Board of Adjustment"
<http://canons.sog.unc.edu/?p=7432>

Owens, "A Conditional What? Clarifying Some Confusing Zoning Terminology,"
<http://canons.sog.unc.edu/?p=6916>

Lovelady, "Variance Standards: What is hardship? And when is it unnecessary?"
<http://canons.sog.unc.edu/?p=7705>

Lovelady, "What is the "special character" of the historic district?"
<https://canons.sog.unc.edu/special-character-historic-district/>