

**Planning Board Meeting Minutes
January 12, 2009**

The Siler City Planning Board met on Monday, January 12, 2009 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 December 8, 2008. *Motion made by JP Joyner, Richard Caviness seconded, followed by unanimous consent.*

Members Present

Harold Hart, Vice Chair
Richard Caviness
Mickey Pore
Dan McMasters
Vicky Tobar
JP Joyner, Alternate
Patty Poe, Alternate

Members Absent

Ethel Coble, Chair
Arnold Headen

Staff Present

Jack Meadows, Planning Director
William C. Morgan, Town Attorney
Dee Lee Thompkins, Administrative Support Specialist

BUSINESS SESSION

Agenda Item IV

**UDO Text Amendment Request
TA-01-09 Stormwater Management**

Mr. Meadows reported that a Joint Public Hearing was held January 5, 2009.

Mr. Meadows informed that the Town of Siler City proposes text amendments:

1. §247 Stormwater Management;
2. §248 North Carolina Division of Water Quality (DWQ) Stormwater Permit Required;
3. §249 Stormwater Management Facility Maintenance Agreement; and
4. §250 Stormwater Management Facility Approval Prior to Certificate of Occupancy.

Mr. Meadows stated that the proposed amendments are required by the State. The Town must revise its stormwater ordinance to meet current State standards. Staff from NCDWQ has approved the proposed text amendments.

Mr. Meadows reviewed the Land Development Plan (LDP) Consistency Statement:

1. Stream buffers and onsite stormwater controls are critical to minimize environmental impacts;
2. Modify the development ordinances to be more user friendly where possible; and
3. Encourage development that is environmentally friendly.

Discussion

Mr. Hart directed the board to their worksheets to go through each finding.

Text Amendment Worksheet

Mr. Hart asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. *Upon a motion by Mickey Pore and seconded by Dan McMasters the statement was unanimously approved.*

Mr. Hart asked for a motion to promote and forward the purposes of the adopted Land Development Plan. *A motion was made by Dan McMasters to approve the text amendment in order to promote and forward the purposes of the adopted Siler City Land Development Plan Richard Caviness seconded and all members voted to approve.*

Agenda Item V

Rezoning Request

A. REZ-01-09 – Raul E. Lujan

Mr. Meadows reported that Raul E. and Maria Del Carmen Lujan, property owner, requests to rezone approximately 3.87 acres from Agricultural-Residential to Highway-Commercial. The subject property is located at 2248 Old US 421 North at the intersection of Old US 421 North and Piney Grove Church Road and is further identified as Tax Parcel Number 82369.

Mr. Meadows stated that the subject property:

1. Is located outside the Town's Corporate Limits;
2. Has been recently cleared;
3. Contains an existing off premise sign (billboard);
4. Has access to Town water;
5. Does not have access to Town sewer;
6. Is surrounded by A-R and H-C zoning; and
7. Is surrounded by the following land uses; Embarq, florist, trailer repair, auto repair, and vacant.

Mr. Meadows told the Board to consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses.

Mr. Meadows reported that the LDP recommends general commercial development for the subject property. The LDP also recommended the following:

1. Encourage attractive commercial development in appropriate locations suitable for commercial purposes;
2. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas;
3. Prevent multiple driveways on a single lot and require standard spacing between driveways; and
4. Encourage planned general development rather than small individual lot development.

Mr. Meadows added that a Joint Public Hearing was held January 5, 2009.

Discussion

Mr. Hart directed the board to their worksheets to go through each finding.

Rezoning Worksheet

Mr. Hart asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. *Upon a motion by Mickey Pore and seconded by JP Joyner the statement was unanimously approved.*

A motion was made by Patty Poe to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan, Dan McMasters seconded and all members voted to approve.

Agenda Item VI

Workshop

Mr. Meadows reminded the board of the February 3, 2009 workshop at Haley Bales Steakhouse.

Agenda Item VII

Planning Activity Update

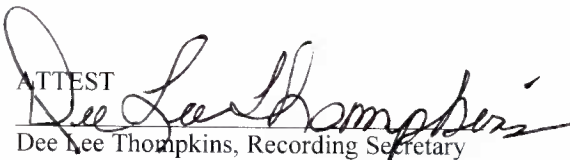
Mr. Meadows reviewed the planning activity update with the members.

Agenda Item VIII

New Business

With no further business, *motion was made by Dan McMasters, Vicky Tobar seconded, followed by unanimous consent for adjournment at 7:16 p.m.*


Ethel Coble, Chair

ATTEST

Dee Lee Thompkins, Recording Secretary