

**Planning Board Meeting Minutes  
March 12, 2007**

The Siler City Planning Board met on Monday, March 12, 2007 at 8:10 p.m. Larry Mendenhall called the meeting to order. Minutes of December 11, 2006 meeting were unanimously approved by a motion from Jerry Martin and seconded by Ethel Coble.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Harold Hart  
Arnold Headen  
Mickey Pore  
Dan McMasters, Alternate  
Jerry Martin, Alternate

**Members Absent**

Cindy Bray  
Richard Caviness

**Staff Present**

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

**BUSINESS SESSION**

**Agenda Item IV**

**Rezoning Request**

**A. REZ-01-07- – Wrenn Brothers, Inc.**

Mr. Meadows reported that Wrenn Brothers, Inc. Willis Wrenn and David W. Wrenn requests to rezone approximately 36.44 acres from Residential-20 to Light Industrial. He stated that the subject property is located along the western right-of-way of the Southern Railroad and southern right-of-way of West Elk Street. Mr. Meadows added that the majority of the subject property is vacant and the remainder contains outdoor lumber storage. He stated that the subject property is surrounded by R-20, L-I, H-I, and A-R zoning and the surrounding uses include vacant land, churches, single family dwellings, and industrial operations.

Mr. Meadows explained that the Land Development Plan recommends:

1. Residential development for the subject property;
  - a. Maintain the integrity of existing neighborhoods;
  - b. Preserve southwestern area of the planning region for residential use; and
  - c. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land use into such neighborhoods.
2. Industrial Goals, Objectives, and Strategies:
  - a. The Town attract diverse industrial development that will stimulate the economy;
  - b. Industrial development that is environmentally friendly;
  - c. Industrial land uses that require appropriate amounts of public water for their manufacturing processing;
  - d. The Town identify adequate land for future industrial development;
  - e. The Town support existing industry;
  - f. Warehousing and assembly uses; and
  - g. Water reuse and industrial recycling for new industry and existing industry.

Mr. Meadows reviewed with the members the following comments from the Joint Public Hearing

1. Access to the property
  - a. An existing crossing on the railroad tracks from Wrenn Lumber to the lumber storage area
  - b. Wrenn Brothers has 806.53 feet of frontage on West Elk Street (274.41 feet currently zoned L-I) and (another 169.53 feet proposed to be rezoned L-I)
    - i. West Elk Street is closed to trucks of more than 2 tons
2. A portion (10 acres) of tax parcel number 17202 is currently zoned L-I

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Mr. Meadows stated that the LDP map recommends general residential development for the subject property. He added that the LDP recommends maintaining the integrity of existing neighborhoods, preserving the area for residential use, and preserving the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land use into such neighborhoods. Mr. Meadows stated that industrial uses that are conducted entirely within an enclosed building are permitted by right within the L-I zoning district. Industrial uses that are conducted outside of a fully enclosed building require approval of a special use permit by the Board of Adjustment within the L-I zoning district.

Mr. Meadows added that in the past, the Town has determined that L-I zoning is appropriate for the area immediately adjacent to the Southern Railroad. The existing L-I zoning abuts R-20 zoning. The rezoning request will result in an increase of the L-I zoned area and a decrease in the R-20 zoned area. The rezoning request also maintains a buffer around a portion of the property, with the exception which abuts Pine Forest, Inc. The reason for the rezoning request is to meet the needs of existing industry.

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

### **Discussion**

Mr. Mendenhall reported that the public hearing for this rezoning was last Monday night. He added that there were two residents that spoke at the hearing that were opposed to the rezoning. He reminded the members that this request was heard by the planning board last fall but was withdrawn by the applicant.

Harold Hart asked Mr. Wrenn, would they probably use the 17.93 acres the most? Mr. Neil Wrenn replied yes, that is the parcel that needs to be rezoned for us to be in compliance for storing our lumber. He added that the 18.51 acre parcel is in the flood plain and right now they have no plans for this parcel. Mr. Hart then asked if we could grant a rezoning on one parcel but not the other parcel. Mr. Morgan, Town Attorney answered yes, on a rezoning request the Planning Board is a recommending board to the Town.

Dan McMasters asked Mr. Wrenn why did they submit both parcel for rezoning? Mr. Wrenn replied that it would increase the value of his property and if they would like to sell it to an industry in the future it would be already rezoned.

Harold Hart made a motion to rezone the 17.93 acre parcel and the small triangle area to L-I. Ethel Coble seconded followed by unanimous consent.

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

### **Rezoning Worksheet**

Mr. Mendenhall asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. Upon a motion by Mickey Pore and seconded by Jerry Martin the statement was unanimously approved.

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

### **Rezoning Request**

#### **A. REZ-02-07- – Thomas Manufacturing Company, Inc.**

Mr. Meadows reported that Thomas Manufacturing Company, Inc. James E. Spence III requests to rezone approximately 3.492 acres from Heavy Industrial to Highway Commercial. The subject property is located at the southwestern corner of South Chatham Avenue and West Elk Street.

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Mr. Meadows stated that the subject property is surrounded by Light Industrial, H-I, and Office Institutional zoning. The surrounding uses include vacant land, single family dwellings, and industrial operations.

Mr. Meadows reported that the Land Development Plan recommends:

1. Industrial development for the subject property;
  - a. The Town support existing industry;
  - b. Warehousing;
2. Commercial Goals, Objectives, and Strategies
  - a. Attractive commercial development in appropriate locations suitable for commercial purposes;
  - b. Continued commercial, retail, services, and office development of the central business district.

Mr. Meadows explained that the LDP map recommends industrial development for the subject property and recommends general commercial on the east side of South Chatham Avenue. He stated that this is identified as a transitional area in the map. H-C is a transitional or buffering zone between L-I and O-I zoning. The LDP recommends attractive commercial development in appropriate locations suitable for commercial purposes and continued commercial development of the central business district.

Mr. Meadows added that the Planning Board should consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. He reported that the existing use would be permissible in H-C zoning district.

### **Discussion**

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

### **Rezoning Worksheet**

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

A motion was made by Harold Hart approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Jerry Martin seconded and all members voted to approve.

### **Agenda Item V**

#### **Sign Ordinance Text Amendment**

Mr. Meadows reported that the Town Board has requested that the Planning Board and Planning Department review the Town's sign ordinance and propose changes that will make the sign ordinance more business friendly.

Mr. Meadows stated he have included the following information with your agenda:

1. Town Board Minutes from February 19, 2007;
2. Article XII Sign Regulations of the Town of Siler City Unified Development Ordinance;
3. Sign ordinances from surrounding Towns; and
4. Temporary sign permit index 2002-2007

Mr. Meadows stated that the following items regarding the Town's Sign Ordinance have been discussed:

1. §256(f)
  - a. Allow advertising on trash receptacles, entrance and exit signs, internal parking light poles, etc.
2. §261
  - a. Ordinance does not address signage within the A-R, B-1, and O-I zoning districts

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3. §265
  - a. Restricts the area of directory signs to 50 square feet
  - b. Allows a 50 foot high directory sign
4. §266 and §267
  - a. Obtaining a sign permit for temporary signs
  - b. No time limit on temporary signs
  - c. Height of temporary signs
  - d. Area of temporary signs
  - e. Temporary signs should be nice, professional, attractive and maintained not on cotton sheets or plywood
  - f. Pole Banners
  - g. Sandwich Boards

### Discussion

Mr. Mendenhall asked what had happened for the businesses to circulate a petition against the sign ordinance. Mr. Meadows explained that it was several issues, but the most recent was Welford Harris Ford. He stated that he had a conversation with the owner about some banners that they had on their poles. He explained to him that he would need a temporary sign permit for the banners. The temporary sign permit is restricted by the size of, and how many signs you can have, and how long you can have the signs up. Dan McMasters wanted to know what the banners said. Mr. Meadows replied that these signs had Ford, Dodge, and various logo names. Mr. Meadows explained that the ordinance is very specific in that it only allows one banner sign at a time and a total of sixty days a year. Harold Hart commented that you usually do see these type banners at most of the car dealerships around the country. He added that he thinks our ordinance needs to be user friendly to businesses. Mr. Hart stated that he did not know exactly what we need to change, but we need to promote business instead of trying to discourage it. Mr. Meadows added that the ordinances that he has provided for the board to review have two situations that the pole banner signs are specifically permitted by right. He explained that we can follow possibly Greensboro maybe even Asheboro ordinances. He asked the members to look at item #4 on his memo, §266 and §267 is where it talks about the heavy restrictions of temporary signs. Mr. Mendenhall asked about the temporary sign permits index. Mr. Meadows replied that it had increased every year with the public being more educated on our sign regulations. Mr. Hart asked if the sign ordinance was just in the city limits, or our ETJ also. Mr. Meadows explained that we do regulate the sign ordinance in the city limits and ETJ. Mr. Meadows asked the board if they want to regulate the size of the sign, or do they want any regulations. He asked the members for some guidance on what they would like to see changed about the ordinance. Mr. Mendenhall commented that when there are no regulations, you have a beautification factor and also a safety issue. He stated that you do not want a lot of signs that take your attention away for the traffic. Mr. Meadows explained that with our current sign ordinance every sign that is put up requires a permit. Do they want to continue requiring a permit? Mr. Mendenhall added that if they don't require it, then what happens? Everybody puts up anything. Mr. Meadows stated he was not opposed to not charging a fee for temporary sign permits. He added that the main issue about temporary sign permits is the applicant being educated in knowing where the sign is allowed, the size of the sign, and how long they can have the temporary sign up. Mr. Meadows then reviewed the temporary sign permit regulations with the board. He stated that one of the big complaints is that you can only get a temporary sign permits for sixty days a year. He reported that the Town Board had amended the temporary sign ordinance a couple years ago and changed it where you could have a temporary sign for sixty days instead of thirty days a year. Mr. Hart commented that we need to review the ordinance and change it so it is more business friendly. He suggested that we have an informal public hearing and listen to what the businesses have to say about the ordinance. Mr. Meadows stated that it would be a good idea for the board to get some feedback from the businesses. Mr. Mendenhall reported that at the town board meeting last Monday night, he did not get any suggestions from the businesses. All they were doing was complaining about the ordinance. Mr. Meadows stated that he has gained knowledge from the board tonight and he would work on putting an ordinance together for the board to review. He would like to have some guidance from the members because he would be making a recommendation to this board, and then they would make a recommendation to the town board. Mr. Meadows added that our ordinance does not address signage within the A-R, B-1, and O-I zoning districts and we may want to address these zoning districts in our ordinance. He also added that our ordinance only allows 50 square feet for a directory sign and 50 foot high, and he thinks that is too small for a directory sign. Mr. Meadows asked the members if there was anything else they had not talked about or issues that

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they have heard business owners discuss that he needs to be looking into while developing these revisions. Mr. Mendenhall stated that all he heard was complaints, not specifics.

**Agenda Item VI**

**Workshop**

Mr. Meadows explained that we have not had a workshop in a couple of years. He asked the members to suggest some topics that they would like to discuss at the workshop.

**Agenda Item VII**

**New Business**

With no further business, Ethel Coble made a motion for adjournment at 9:05 p.m., with a second from Mickey Pore and followed by unanimous consent.

  
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Larry Mendenhall, Chairman

ATTEST:

  
Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes**  
**April 9, 2007**

The Siler City Planning Board met on Monday, April 9, 2007 at 7:10 p.m. Larry Mendenhall called the meeting to order and Mickey Pore gave the invocation. Minutes of March 12, 2007 meeting were unanimously approved by a motion from Harold Hart and seconded by Ethel Coble.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Richard Caviness  
Harold Hart  
Arnold Headen  
Mickey Pore  
Dan McMasters, Alternate

**Members Absent**

Cindy Bray  
Jerry Martin

**Staff Present**

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

**Town Board Present**

Charles L. Turner, Mayor  
Sam Adams, Commissioner  
Larry Cheek, Commissioner

**BUSINESS SESSION**

**Agenda Item IV**

**Sign Ordinance Text Amendments**

Mr. Meadows reported that the Town Board has requested that the Planning Board and Planning Department review the Town's sign ordinance and propose changes that will make the sign ordinance more business friendly.

Mr. Meadows then proceeded to review with the members the sign ordinance. He explained that the text that is strikethrough will be eliminated and the text that is underlined, bold, and italicized will be added to the ordinance. As Mr. Meadows reviewed the amendments with the members some of the citizens present asked questions and made suggestions concerning the amendments. The citizens included, but not limited too, Richard Fox, Pat Harris, Jane Wrenn, David Harris, Gary Nunn, David Poe and Bill Walden. The topics that were discussed by citizens included roof signs, double sided signs, business park signs, window signs, painted wall signs, directory signs, number of days for temporary signs, and utility pole banners for festivals.

Some of the discussion was as followed:

When Mr. Meadows was reviewing §262 Signs Permitted in the C-C district, discussion was conducted on canopies and if the ordinance restricted the size of the canopy. Mr. Meadows explained that the canopy can be any size but the sign on the canopy can only be sixteen square feet in area.

Mr. Meadows reviewed the changes to §266 Temporary Signs. Mr. Meadows explained that a temporary sign permit will be valid as long as the location of the sign does not change. Richard Fox stated that that was not a temporary sign and that you were doing the opposite of what you should be doing. Jane Wrenn stated you are saying one thing and reading another, "temporary is temporary" with an indefinite time. Sam Adams stated he understood the change, to allow a permit for a fixture on a building. The message could change as often as he wanted as long as the fixture did not change location. Mr. Adams added that the permit was for the fixture not the sign or message. Gary Nunn explained that it is a changeable ad sign. Mr. Meadows added that the sandwich board signs could fall under temporary sign. He added that the new ordinance would allow everybody to have a sign at all times without being restricted to days. Richard Fox added that he did not think the sign ordinance is the issue, he thinks the issue is a few have been trying to make things happen and they are the ones that get stepped on. He thinks the problem is the economics of Siler City. Mr. Adams stated that he thinks the ordinance has perpetrated by the way it was written. Mr. Fox added that there are other ordinances that need more attention than the sign ordinance.

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**April 9, 2007**

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He stated that he put up a 4'X4' sign and someone else put up banners but he is the one that gets kicked in the butt. Larry Mendenhall stated that we have guidelines, do we enforce it or not? Pat Harris stated that the enforcement issue is about using some common sense. Richard Fox added that if you are going to enforce the sign ordinance then you need to enforce all the ordinances. You are just picking on us for putting up a sign. We are trying to promote our businesses and we are the few local people left. Pat Harris stated that she read our sign ordinance and Pittsboro's sign ordinance and they are basically the same. Pittsboro allows their car dealership to have balloons and banners and it looks like something is happening. They look like they are alive, colorful, and full of energy. Siler City looks dead. She added that people look at what is here before they do business here. She stated that the enforcement process is something the Town needs to work out. The Town is enforcing the ordinance to the letter and not using any common sense. Jane Wrenn added that she thinks we are at a good starting point to make these changes and make the ordinance a more business friendly environment. She added that we need some different regulations.

David Poe asked Mr. Meadows if a residential subdivision has multiple entrances is it only allowed one sign for that development? Mr. Meadows reviewed §261 (2) of the ordinance with Mr. Poe. Mr. Poe then asked how did the Country Club have four different signs? Mr. Meadows said they all had different names. It was suggested that Mr. Meadows look at other ordinances to see how they address signage on a subdivision.

Mr. Meadows shared with the members an email that he had received from Betty Melanson at Piedmont Health Services concerning directional signs. He explained that they would like to put a directional sign at South Tenth Avenue where it intersects with West Raleigh Street. Mr. Meadows stated that our ordinance only allows directional signs for government entities. Jane Wrenn asked Mr. Meadows if the Town was planning to change this part of the ordinance. Mr. Meadows replied how do you treat one business different from another. Sam Adams named some of the business that are way off the road. David Harris asked what are the guidelines for State directional signs like the one for Horizon Cellars Winery. Mr. Meadows replied that DOT has a guidebook for signage. It includes libraries, wineries, assisted living, hospital, etc. DOT has specific guidelines for location and size.

Dan McMasters asked about signs being attached to vehicles? Mr. Meadows reviewed §256 (h) Signs Excluded From Regulations with the members.

Gary Nunn, owner of a sign company stated the he thinks the existing signs should be grandfathered if all they want to do is change the face of the sign. Mr. Meadows reviewed with everyone the section on non-conforming signs. Mr. Nunn also added that he would like to see the requirements change on directory signs because of the square footage that is allowed and the distance between free standing signs.

Mr. Meadows asked the members to give him some guidance on the amendments.

Mr. Mendenhall asked how the board would like to see Mr. Meadows proceed with the amendments to the sign ordinance.

Harold Hart commented that the comments made tonight were very helpful.

Dan McMaster made a motion for Mr. Meadows to bring back the amendments to the Sign Ordinance at our next meeting, with a second from Mickey Pore and followed by unanimous consent.

### **Agenda Item V**

#### **Planning Activity Update**

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

**Agenda Item VI**

**Workshop Items**

Mr. Meadows explained that we have not had a workshop in a couple of years. He suggested the following topics for the next workshop:

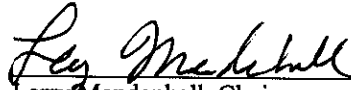
- Bias
- Ex-parte contact
- Conflict of interest
- Evidence
- Burden of proof
- Precedent
- Liability

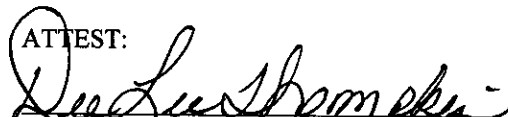
Mr. Meadows asked if there were any other topics that the members would like to have discussed at the workshop. Dan McMasters stated that all the topics that Mr. Meadows suggested sound good. The members added they would like to do the workshop in the fall.

**Agenda Item VII**

**New Business**

With no further business, Ethel Coble made a motion for adjournment at 9:00 p.m., with a second from Mickey Pore and followed by unanimous consent.

  
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Larry Mendenhall, Chairman

ATTEST:  
  
Dee Lee Thompkins, Recording Secretary



**Planning Board Meeting Minutes**  
**May 14, 2007**

The Siler City Planning Board met on Monday, May 14, 2007 at 7:10 p.m. Larry Mendenhall called the meeting to order and gave the invocation. Minutes of April 9, 2007 meeting were unanimously approved by a motion from Richard Caviness and seconded by Mickey Pore.

**Members Present**

Larry Mendenhall, Chairman  
Cindy Bray  
Richard Caviness  
Harold Hart  
Mickey Pore  
Jerry Martin, Alternate

**Members Absent**

Ethel Coble, Vice Chair  
Arnold Headen  
Dan McMasters, Alternate

**Staff Present**

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

**BUSINESS SESSION**

**Agenda Item IV**

**Sign Ordinance Text Amendments**

Mr. Meadows reviewed with the members the amendments to the sign ordinance.

Discussion was conducted on the following amendments:

- Property owners are responsible for the maintenance of painted wall signs.
- Temporary signs will be allowed for 180 days.
- *Agent on Duty* signs will be considered a real estate sign.
- Advertising business names on benches will be permitted
- Interior window sign area shall be limited to 75%.
- Signs will be permitted at entrances to Business or Industrial Campuses and Parks.

Barry Hayes reviewed with the Board the Applicability statement – *This article shall apply to all signs located within the Town of Siler City unless excluded as per other definitions.* He asked if the ordinance applied to the town limits or did it include the ETJ? Discussion was conducted and it was suggested that the ordinance be amended to say the Town of Siler City and ETJ.

Chairman Larry Mendenhall asked if the board was ready to make a motion for a recommendation to the Town Board for a joint public hearing on the text amendments. Harold Hart made a motion with a second from Mickey Pore and followed by unanimous consent.

**Agenda Item V**

**Planning Activity Update**

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

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**Agenda Item VI**

**Workshop**

Mr. Meadows and the members decided on October 29, 2007 at 6:00 p.m. for a date and time for the workshop. Mr. Meadows will check with Richard Ducker from the UNC School of Government to see if he will be available on that date. He will also be checking about a location for the meeting.

**Agenda Item VII**

**New Business**

With no further business, Mickey Pore made a motion for adjournment at 8:05 p.m., with a second from Jerry Martin and followed by unanimous consent.



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Larry Mendenhall, Chairman

ATTEST:



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Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes**  
**June 11, 2007**

The Siler City Planning Board met on Monday, June 11, 2007 at 7:00 p.m. Larry Mendenhall called the meeting to order and Harold Hart gave the invocation. Minutes of May 14, 2007 meeting were unanimously approved by a motion from Richard Caviness and seconded by Mickey Pore.

**Members Present**

Larry Mendenhall, Chairman  
Richard Caviness  
Harold Hart  
Arnold Headen  
Mickey Pore  
Dan McMasters, Alternate

**Members Absent**

Ethel Coble, Vice Chair  
Cindy Bray  
Jerry Martin, Alternate

**Staff Present**

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

**BUSINESS SESSION**

**Agenda Item IV**

**Sign Ordinance Text Amendments**

Mr. Meadows reviewed with the members a summary of the sign ordinance revisions that showed the existing and proposed ordinance. He also provided two illustrations of a business located on a corner lot that is zoned Highway-Commercial. One illustration was of the existing sign ordinance and the other of the proposed ordinance.

The board then discussed the different signs that would be allowed at the new hospital site. NDOT will be responsible for the blue directional signs. The members also discussed the directional signs at campuses, businesses parks, and industrial parks.

The Planning Board recommended the text amendment as submitted however there was a desire for Town Attorney to research the legality of restricting medical treatment facility directional signs to those business that are open for 24 hours. Harold Hart made a motion with a second from Mickey Pore and was followed by unanimous consent.

Chairman Larry Mendenhall asked if the board was ready to make a motion for a recommendation to the Town Board on the text amendments. Harold Hart made a motion with a second from Richard Caviness and was followed by unanimous consent.

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**Agenda Item V**

**New Business**

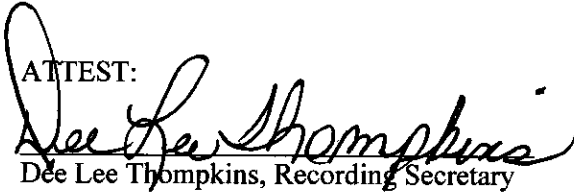
Mr. Meadows informed the members the workshop will be at Hayley Bales October 29<sup>th</sup> at 6:00 pm. Richard Ducker from the UNC School of Government will be our speaker.

With no further business, Dan McMasters made a motion for adjournment at 8:35 p.m., with a second from Mickey Pore and followed by unanimous consent.



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Larry Mendenhall, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes**  
**July 9, 2007**

The Siler City Planning Board met on Monday, July 9, 2007, at 7:20 p.m. Larry Mendenhall called the meeting to order. Minutes of June 11, 2007, meeting were unanimously approved by a motion from Dan McMasters and seconded by Cindy Bray.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Cindy Bray  
Richard Caviness  
Mickey Pore  
Arnold Headen  
Dan McMasters, Alternate

**Members Absent**

Harold Hart

**Staff Present**

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

**BUSINESS SESSION**

**Agenda Item IV**

**Appointment of Planning Board/Board of Adjustment Chairman and Vice Chairman**

Larry Mendenhall asked for a nomination for Chairman. Cindy Bray nominated Larry Mendenhall.

Chairman Larry Mendenhall asked for a nomination for Vice-Chairman. Cindy Bray nominated Ethel Coble. It was stated that with no further nominations, the appointments are made by acclamation.

**Agenda Item V**

**Planning Activity Update**

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

**Agenda Item VI**


**New Business**

Mr. Meadows reminded everyone that the workshop will be October 29<sup>th</sup> at Hayley Bales.

With no further business, Ethel Coble made a motion for adjournment at 7:30 p.m., with a second from Mickey Pore and followed by unanimous consent.

  
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Larry Mendenhall, Chairman

ATTEST:

  
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Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes  
August 13, 2007**

The Siler City Planning Board met on Monday, August 13, 2007 at 7:02 p.m. Larry Mendenhall called the meeting to order. Minutes of July 9, 2007 meeting were unanimously approved by a motion from Richard Caviness and seconded by Mickey Pore.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Richard Caviness  
Harold Hart  
Mickey Pore  
Arnold Headen  
Dan McMasters, Alternate

**Members Absent**

Cindy Bray

**Staff Present**

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

**BUSINESS SESSION**

**Agenda Item IV**

**Landfill Ordinance Text Amendments**

Mr. Meadows explained that on May 3, 2004, the Town Board approved the current Landfill Ordinance.

Mr. Meadows stated that recently the State recognized that more detailed regulations were needed to govern all types of landfills. He explained as a result the State implemented a moratorium. This year new regulations were approved. The Town's Landfill Ordinance appears to be a duplication of newly adopted State regulations. Amendments to the UDO are needed to correct this situation.

Mr. Meadows explained that in their agenda is a copy of the proposed text amendments:

- If a word has a strike through it, then it is to be deleted;
- If a word is bold, italics, and underlined, then it is to be added;

Mr. Meadows asked the members to consider a recommendation to the Town Board.

**Discussion**

Mr. Meadows reviewed and discussed the proposed text amendments with the Board Members.

Chairman Larry Mendenhall asked if the board was ready to make a motion for a recommendation to the Town Board on the text amendments.

A motion was made by Harold Hart to promote and forward the purposes of the adopted Siler City Land Development Plan. Ethel Coble seconded and all members voted to approve.

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**Agenda Item V**

**Planning Activity Update**

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

**Agenda Item VI**

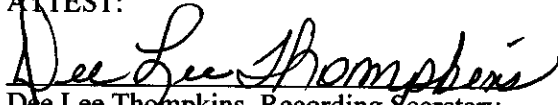
**New Business**

With no further business, Ethel Coble made a motion for adjournment at 7:20 p.m., with a second from Mickey Pore and followed by unanimous consent.



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Larry Mendenhall, Chairman

ATTEST:



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Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes  
October 8, 2007**

The Siler City Planning Board met on Monday, October 8, 2007 at 7:02 p.m. Larry Mendenhall called the meeting to order and Harold Hart gave the invocation. Minutes of August 13, 2007 meeting were unanimously approved by a motion from Dan McMasters and seconded by Richard Caviness.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Cindy Bray  
Richard Caviness  
Harold Hart  
Mickey Pore  
Arnold Headen  
Dan McMasters, Alternate  
Vicky Tobar, Alternate

**Members Absent**

**Staff Present**

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

**BUSINESS SESSION**

**Agenda IV**

**New Member**

Chairman Larry Mendenhall introduced the new alternate member Vicky Tobar to the board.

**Agenda Item V**

**Conditional Use Rezoning Request**

**A. CUR-02-07 – Central Carolina Community College**

Mr. Meadows reported that Central Carolina Community College requests a conditional use rezoning to rezone approximately 41.42 acres from H-I to O-I-C and to develop a community college. He explained that the subject property is located along the western boundary of future Progress Boulevard.

Mr. Meadows reported that the proposed development could generate approximately 3,436 trips per day. Phase 1 could generate approximately 632 trips per day. Average daily trips for US 64 West are 14,000 and Alston Bridge Road is 560/3,500. Projected trips per day on Progress Boulevard in 2008/2009 are approximately 3,000 - 4,000.

Mr. Meadows explained that the Land Development Plan recommends Industrial/ Office development for the subject property:

1. This area is suitable for a variety of light manufacturing and warehouse/distribution uses;
2. This category may also include office development in a planned "business park" type of setting; and
3. Uses in this category do not place a heavy burden on public utilities or the environment, and have relatively few off-site impacts.

Mr. Meadows reported that the application is complete and the proposal meets the development criteria of the Unified Development Ordinance. He added that based on the information received at this time, Staff recommends approval.



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Mr. Meadows explained that if the Planning Board finds that the application complies with all other provisions of the ordinance, it may still recommend denial of the permit if it concludes that the development more probably than not will:

1. Materially endanger the public health or safety;
2. Substantially injure the value of adjoining or abutting property;
3. Not be in harmony with the area in which it is located; or
4. Not be in conformity with the land development plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows stated that the following conditions are recommended:

1. After the date of approval, a progress report (detailing all work on the project) must be submitted to the Planning Director every six (6) months until the project is completed
2. Prior to site work applicant must submit an engineered/surveyor approved:
  - o storm water drainage plan;
  - o water and sewer plans;
  - o tree survey;
  - o wetland and stream survey;
  - o construction details;
  - o public water hydraulic analysis;
  - o NCDOT driveway permit;
  - o NCDENR erosion control permit;
  - o DWQ stormwater approval; and
  - o DWQ and/or Corps of Engineers approval for stream crossings

### Discussion

Mr. Mendenhall stated that at the public hearing that there were no public comments and that the college would be constructed in phases. Someone from the college stated that this is going to be a green building which will have minimal impact of the property. They are looking to start construction in Fall of 2008 and hope to open Fall of 2009.

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

### Rezoning Worksheet

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

A motion was made by Cindy Bray to approve the rezoning 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.

### Conditional Use Worksheet

1. The application was complete  
*Motion made by Harold Hart, Dan McMasters seconded, followed by unanimous consent.*
2. Application complies with all applicable requirements of the Unified Development Ordinance  
*Motion made by Harold Hart, Dan McMasters seconded, followed by unanimous consent.*
3. Conditions as recommended by Staff
  1. After the date of approval, a progress report (detailing all work on the project) must be submitted to the Planning Director every six (6) months until the project is completed
  2. Prior to site work applicant must submit an engineer/surveyor approved:
    - o storm water drainage plan
    - o water and sewer plans
    - o tree survey

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- wetland and stream survey
- construction details
- public water hydraulic analysis
- NCDOT driveway permit
- NCDENR erosion control permit
- DWQ stormwater approval; and
- DWQ and/or Corps of Engineers approval for stream crossings

*Motion made by Richard Caviness, Mickey Pore seconded followed by unanimous consent.*

4. The permit is recommended for approval with conditions

*Motion made by Harold Hart, Cindy Bray seconded, followed by unanimous consent*

### Agenda Item VI

#### Rezoning Request

##### A. REZ-03-07 – Jerry Gower

Mr. Meadows reported that Jerry Gower Construction Co., Inc. requests to rezone approximately 4.68 acres from R-6 to H-C and approximately 0.89 acres from R-10 to H-C. He added that the subject property is located at the northeast and northwest corners of West Eleventh Street and Perry Avenue.

Mr. Meadows reported that the average daily trips for West Eleventh Street are 11,000. There are existing eastbound and westbound turning lanes onto Perry Avenue off of West Eleventh Street. There are potentially 105 homes that can access Perry Avenue. The trips per day on Perry Avenue due to residential development could be 1,050. Perry Avenue was widened during the construction of Phase 1 of Harmony Hills. Harmony Drive is approximately 34 feet wide which is designated as a collector street and can handle more than 800 trips per day. Harmony Hills has a sidewalk network throughout the subdivision.

Mr. Meadows stated that the Land Development Plan recommends General Commercial development for the subject property:

1. These areas are generally located along major thoroughfares that contain a variety of commercial uses;
2. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public; and
3. Heavier uses may include automobile dealerships and repair shops, mini-warehouses and contractor's yards with appropriate landscaping and buffer requirements.

Mr. Meadows noted that the Town Board and Planning should consider the entire range of permitted, special, and conditional uses for the proposed zoning district that is listed in the Table of Uses.

### Discussion

Mr. Mendenhall asked everyone to look at the permitted uses allowed in the Highway Commercial zoning district. He stated that when Harmony Hills was approved, the board required a second emergency entrance to the subdivision. He has talked to DOT about this second entrance, and it is permitted as an emergency entrance and exit, but is not permitted as a street thoroughfare. He would like to recommend that the board put a condition on the rezoning that the emergency entrance be developed as a street entrance to take some of the traffic off of Perry Avenue. Mr. Mendenhall added that the engineer from DOT stated he would look at it, and get back to him about a turn lane. The engineer stated that there is enough distance between the emergency entrance and Perry Avenue to put a turn lane there, but they may not require one. John O'Conner, representing Jerry Gower Construction, asked about requiring the second entrance. Would it not be based on what type of business that will be proposed for the site? Mr. Mendenhall answered from his view point that if you are going to develop the property, it needs a second entrance. Mr. Meadows informed everyone that a rezoning request does not allow the board to put conditions on it. He added that if it was a conditional use rezoning, the board could add conditions, but not a rezoning request. He explained when a developer submitted a site plan, he can request a second driveway, and DOT can decide then if they can have one. Mr. Mendenhall asked Mr. Meadows if he was saying that the board can not require the

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second driveway. Mr. Meadows replied not at this level. He added that he wanted the board to be clear about this when they made their decision. Mr. Mendenhall then stated that it should have been required when it was first developed. Arnold Headen stated at this time, he did not want to see this land rezoned Highway Commercial. He added that he was totally against the rezoning because of the lay of the land, all the residential homes behind it, and also of the permitted uses that are allowed in Highway-Commercial. Cindy Bray stated that she was concerned about the traffic increase to the Harmony Hills intersection. Mr. Meadows stated that there are several opportunities where DOT would get involved. One would be if someone requested a driveway permit and then they would look at what is proposed, and how many trips it would create and how many there are already. Another would be if there were a number of accidents at this intersection.

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

### **Rezoning Worksheet**

Mr. Mendenhall asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. Upon a motion by Dan McMasters and seconded by Harold Hart the statement was approved with Arnold Headen opposing.

A motion was made by Dan McMasters to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Mickey Pore seconded and all members voted to approve except Arnold Headen voted to oppose.

#### **B. REZ-04-07 – John Dooley**

Mr. Meadows reported that John C. Dooley requests to rezone approximately 1.63 acres from A-R to H-C. The subject property is located at the southeast corner of US 64 West and West Shannon Road.

Mr. Meadows stated that the average daily trips for US 64 West are 11,000 and there are existing eastbound and westbound turning lanes onto West Shannon Road off of US 64 West. He explained that there are eight homes accessing West Shannon Road and the trips per day on West Shannon Road are approximately eighty.

Mr. Meadows reported that the Land Development Plan recommends General Commercial development for the subject property:

1. These areas are generally located along major thoroughfares that contain a variety of commercial uses;
2. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public; and
3. Heavier uses may include automobile dealerships and repair shops, mini-warehouses and contractor's yards with appropriate landscaping and buffer requirements.

### **Discussion**

Mr. Mendenhall asked about Mr. Dooley proposed use of the property. Mr. Meadows stated that on Mr. Dooley rezoning application that Mr. Dooley has ATV Sales & Service for anticipated land use. Mr. Mendenhall reported that there was a resident at the public hearing that objected to the rezoning because of the traffic the business would generate. Mr. Mendenhall added that there would be strong screening requirements because the business abuts a residential neighborhood. Mr. Meadows added that DOT has requested the entrance to the business be off of Shannon Road.

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

### **Rezoning Worksheet**

Mr. Mendenhall asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. Upon a motion by Harold Hart and seconded by Dan McMasters the statement was approved with Arnold Headen opposing.

A motion was made by Dan McMasters to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Mickey Pore seconded and all members voted to approve except Arnold Headen voted to oppose.

**C. REZ-05-07 – Otis Martin**

Mr. Meadows reported that Otis R. Martin requests to rezone approximately 1.256 acres from A-R to H-C. He explained that the subject property is located along the northern boundary of US 64 West and approximately 1,350 west of Perry Avenue. Mr. Meadows stated that the property is currently vacant and does not have access to public water and sewer.

Mr. Meadows stated that the Land Development Plan recommends General Commercial development for the subject property:

1. These areas are generally located along major thoroughfares that contain a variety of commercial uses;
2. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public; and
3. Heavier uses may include automobile dealerships and repair shops, mini-warehouses and contractor's yards with appropriate landscaping and buffer requirements.

Mr. Meadows stated that the Town Board and Planning should consider the entire range of permitted, special, and conditional uses for the proposed zoning district that is listed in the Table of Uses.

**Discussion**

Mr. Mendenhall reported there were no public comments at the public hearing. He added that the property owner intends to construct a garage on the property.

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

**Rezoning Worksheet**

Mr. Mendenhall asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. Upon a motion by Dan McMasters and seconded by Richard Caviness the statement was unanimously approved.

A motion was made by Harold Hart to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Mickey Pore seconded and all members voted to approve.

**Agenda Item VII**

**Planning Activity Update**

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

**Agenda Item VIII**

**Workshop**

Mr. Mendenhall reminded everyone that our workshop will be October 29, 2007 at Haley Bales at 6:00 pm.

**Agenda Item IX**

**Resolution of the Chatham County Board of Education**

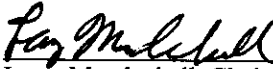
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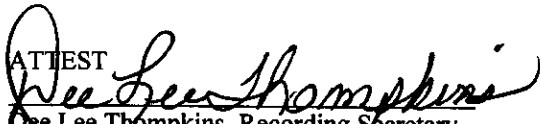
Mr. Meadows reported that Chatham County Board of Education has recently adopted a resolution for an enforceable school zone on Alston Bridge Road near the newly constructed Virginia Cross Elementary School.

**Agenda Item X**

**New Business**

With no further business, Harold Hart made a motion for adjournment at 7:50 p.m., with a second from Cindy Bray and followed by unanimous consent.

  
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Larry Mendenhall, Chairman

ATTEST  
  
Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes  
November 12, 2007**

The Siler City Planning Board met on Monday, November 12, 2007 at 7:21 p.m. Larry Mendenhall called the meeting to order. Minutes of October 8, 2007 meeting were unanimously approved by a motion from Harold Hart and seconded by Richard Caviness.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Richard Caviness  
Harold Hart  
Arnold Headen  
Mickey Pore  
Dan McMasters, Alternate  
Vicky Tobar, Alternate (Not Voting)

**Members Absent**

Cindy Bray

**Staff Present**

Jack Meadows, Planning Director  
Joel J. Brower, Town Manager  
TC Morphis, Attorney  
Dee Lee Thompkins, Administrative Support Specialist

**BUSINESS SESSION**

**Agenda Item III**

**Planning Activity Update**

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

Mr. Meadows reported that the workshop was very informative. He told the members that were unable to attend that we included the handouts from the meeting in their agenda packets.

**Agenda Item IV**

**New Business**

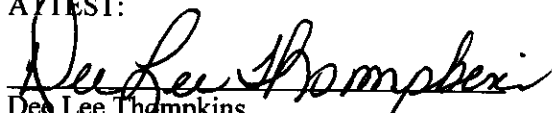
Larry Mendenhall, Chairman reported there were no business items to be heard tonight.

Ethel Coble made a motion for adjournment at 7:30 p.m., a second from Mickey Pore followed by unanimous consent.



Larry Mendenhall  
Chairman

ATTEST:

  
Dee Lee Thompkins  
Recording Secretary

**Planning Board Meeting Minutes  
December 10, 2007**

The Siler City Planning Board met on Monday, December 10, 2007 at 7:15 p.m. Larry Mendenhall called the meeting to order. Minutes of November 12, 2007 meeting were unanimously approved by a motion from Harold Hart and seconded by Richard Caviness.

**Members Present**

Larry Mendenhall, Chairman  
Ethel Coble, Vice Chair  
Cindy Bray  
Richard Caviness  
Harold Hart  
Arnold Headen  
Dan McMasters, Alternate

**Members Absent**

Mickey Pore  
Vicky Tobar, Alternate

**Staff Present**

Jack Meadows, Planning Director  
Dee Lee Thompkins, Administrative Support Specialist

**BUSINESS SESSION**

**Agenda Item III**

**Planning Activity Update**

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

**Agenda Item IV**

**New Business**

Larry Mendenhall, Chairman reported there were no business items to be heard tonight.

Ethel Coble made a motion for adjournment at 7:25 p.m., a second from Cindy Bray followed by unanimous consent.



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Larry Mendenhall  
Chairman

ATTEST:



Dee Lee Thompkins  
Recording Secretary