

**Planning Board Meeting Minutes
January 9, 2006**

The Siler City Planning Board met on Monday, January 9, 2006, at 7:00 p.m. Don Tarkenton called the meeting to order and Ethel Coble gave the invocation. Minutes of November 14, 2005, meeting were unanimously approved by a motion from Ethel Coble and seconded by Arnold Headen.

Members Present

Don L. Tarkenton, Chairman
Larry Mendenhall, Vice Chairman
Richard Caviness
Ethel Coble
Harold Hart
Arnold Headen, Alternate
Mickey Pore, Alternate

Members Absent

Leota Thompson
Cindy Bray

Staff Present

Jack Meadows, Planning Director
William C. Morgan, Town Attorney (by phone)

BUSINESS SESSION

Agenda Item IV

Conditional Use Permit

A. CUP-03-05- – North Carolina Department of Juvenile Justice & Delinquency Prevention

Mr. Meadows reported that North Carolina Department of Juvenile Justice & Delinquency Prevention requests a conditional use permit to develop a thirty-two (32) bed youth development center. The property is identified as Lot 20 of the Chatham County Business Park, which is located off the eastern right-of-way of US 421 Bypass and the northern right-of-way of Alston Bridge Road. The property contains 9.86 acres.

Mr. Meadows reported that the proposed development will include:

- A connection to Town water and sewer
- Access onto US 64 and Alston Bridge Road via proposed state maintained road
- Vegetative buffers along one (1) intermittent stream
- 27,351 square feet of building area
- 40,814 square feet of paving

Mr. Meadows added that the subject property is predominately surrounded by H-I zoning. The surrounding development is mostly vacant land with a few single family dwellings. The Land Development Plan Map recommends office and institutional development for the subject property. A youth development center falls under this category.

Mr. Meadows reported that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Based on the information received at this time, staff recommends approval unless the Planning Board finds that the project 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, and
4. Not be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows added that the following conditions are recommended:

- Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland and stream survey
 - construction details
 - public water hydraulic analysis

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- NCDOT driveway permit
- NCDENR erosion control permit
- DWQ and/or Corps of Engineer approval for stream crossings

Discussion

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

Conditional Use Worksheet

- I. The application was complete, and complies with all applicable requirements of the Unified Development Ordinance.

Motion made by Harold Hart, Richard Caviness seconded, followed by unanimous consent.

- II. If the permit is recommended for approval, it will be subject to the following conditions:

Prior to site work applicant must submit an engineer/surveyor approved:

- storm water drainage plan
- water and sewer plans
- tree survey
- wetland survey
- construction details
- public water hydraulic analysis
- NCDOT driveway permit
- NCDENR erosion control permit
- DWQ and/or Corps of Engineers approval for stream crossings

Motion made by Larry Mendenhall, Ethel Coble seconded followed by unanimous consent.

- III. The permit is recommended for approval with conditions

Motion made by Ethel Coble, Harold Hart seconded, followed by unanimous consent

Agenda Item V

Conditional Use Permit

A. CUP-04-05- -- Bobby Steele

Mr. Meadows reported that Bobby Steele requests a conditional use permit for preliminary plat approval for a fourteen (14) lot major subdivision. The property is located off the eastern right-of-way of Piney Grove Church Road. The property contains 69.95 acres.

Mr. Meadows added that the proposed development will include:

- Private well and septic tanks
- A private paved access road with roll-type curb and gutter (24 feet wide) and a four (4) foot sidewalk on one side
- Lot sizes between 3.09 acres and 7.17 acres
- 2.02 acres of road right-of-way
- A limit of only 24% built upon area because it is located within the Town's Watershed
- Vegetative buffers along two (2) intermittent streams and the entire perimeter of the development

Mr. Meadows also added that the subject property is surrounded by A-R zoning. The surrounding uses include vacant land and single family dwellings. The Land Development Plan Map recommends rural residential development for the subject property. A residential subdivision falls under this category.

Mr. Meadows stated that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Based on the information received at this time, staff recommends approval unless the Planning Board finds that the project will:

1. Materially endanger the public health or safety,
2. Substantially injure the value of adjoining or abutting property,

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3. Not be in harmony with the area in which it is located, and
4. Not be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows added that the following conditions are recommended:

- Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - well and septic permit from Chatham County Division of Environmental Health for all lots
 - tree survey
 - wetland and stream survey
 - construction details
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineer approval for stream crossings

Discussion

With no further discussion, Mr. Tarkenton directed the board to their worksheet to go through each finding.

Conditional Use Worksheet

- I. The application was complete, and complies with all applicable requirements of the Unified Development Ordinance.

Motion made by Larry Mendenhall, Richard Caviness seconded, followed by unanimous consent.

- II. If the permit is recommended for approval, it will be subject to the following conditions:

Prior to site work applicant must submit an engineer/surveyor approved:

- storm water drainage plan
- well and septic permit from Chatham County Division of Environmental Health for all lots
- tree survey
- wetland and stream survey
- construction details
- NCDOT driveway permit
- NCDENR erosion control permit
- DWQ and/or Corps of Engineers approval for stream crossings

Motion made by Ethel Coble, Arnold Headen seconded followed by unanimous consent.

- III. The permit is recommended for approval with conditions

Motion made by Arnold Headen, Harold Hart seconded, followed by unanimous consent

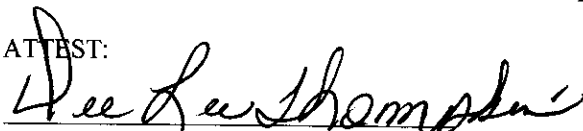
Agenda Item VI

New Business

With no further business, Ethel Coble made a motion for adjournment at 7:15 p.m., with a second from Richard Caviness and followed by unanimous consent.


Don Tarkenton, Chairman

ATTEST:


Dee Lee Thompson, Recording Secretary

**Planning Board Meeting Minutes
June 12, 2006**

The Siler City Planning Board met on Monday, June 12, 2006, at 7:00 p.m. Don Tarkenton called the meeting to order and Harold Hart gave the invocation. Minutes of January 9, 2006, meeting were unanimously approved by a motion from Larry Mendenhall and seconded by Ethel Coble.

Members Present

Don L. Tarkenton, Chairman
Larry Mendenhall, Vice Chairman
Cindy Bray
Richard Caviness
Ethel Coble
Harold Hart
Arnold Headen, Alternate
Mickey Pore, Alternate

Members Absent

Leota Thompson

Staff Present

Jack Meadows, Planning Director
Joel J. Brower, Town Manager
William C. Morgan, Town Attorney
Dee Lee Thompkins, Administrative Support Specialist
Dean Johnson, Police Officer
Joe Moody, Police Officer

BUSINESS SESSION

Agenda Item IV

Conditional Use Rezoning

A. CUR-01-06- – ISP Minerals

Chairman Don Tarkenton informed everyone that there would be no public input tonight because there have been two previous public hearings on this conditional use rezoning. The purpose of this meeting is for the applicant to answer any questions that the board members might have concerning this request and for the board to add any conditions they feel appropriate. Mr. Tarkenton then turned the meeting over to the Planning Director.

Mr. Meadows reported that ISP Minerals, Inc. requests a conditional use rezoning to develop a quarry operation and the manufacturing of roofing granules and to rezone approximately 1,075.47 acres from the Agricultural Residential (A-R) zoning district to the Heavy Industrial Conditional Use (H-I-C) zoning district

Mr. Meadows reported that ISP Minerals proposes:

- An extension of the Town's potable water,
 - Approximately 5,000 gallons per day
- The use of gray water from the Town's Wastewater Treatment Plant,
 - Approximately 166,000 gallons per day
- A single driveway off of Old US 421 South,
 - A 30 foot wide access road,
- 100 parking spaces,
- Vegetative buffers along perennial and intermittent streams and wetlands,
- A 25 foot tall berm near Mt. Vernon Springs Road
- Approximately 145,900 square feet of building area,
 - A maximum height of 110 feet
- Approximately 86 acres of quarry excavation area,
 - A maximum depth of 520 feet, and
- Approximately 97 acres of overburden stockpile area
 - A maximum height of 100 feet.

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Mr. Meadows reported that the proposal is consistent with the Land Development Plan because:

- The plan recommends rural development for the subject property
 - A quarry operation is permitted with a special use permit in the Town's rural zoning district,
- The plan recommends that the Town attract diverse industrial development that will stimulate the economy
 - Employ 125 – 150 production workers, mechanics, electricians, heavy equipment operators, office and supervisory personnel,
- The plan encourages industrial uses that require appropriate amounts of public water for their manufacturing processes
 - Approximately 5,000 gallons per day of potable water, and
- The plan encourages water reuse for new industry
 - Approximately 166,000 gallons per day of gray water.

Mr. Meadows stated that the application is complete. The proposal meets the development criteria of the Unified Development Ordinance. Based on the information received at this time, Staff recommends approval. He 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, and
4. Not be in conformity with the land development plan, thoroughfare plan, or other plan officially adopted by the Town Board.

Mr. Meadows reported that the following conditions are recommended:

- Prior to site work applicant must submit an engineered/surveyor approved:
 1. storm water drainage plan
 2. water and sewer plans
 3. tree survey
 4. wetland and stream survey
 5. construction details
 6. public water hydraulic analysis
 7. NCDOT driveway permit
 8. NCDENR erosion control permit
 9. DWQ and/or Corps of Engineers approval for stream crossings
 10. Final plats for subdivisions of land and a recombination plat for all tracts involved

Discussion

Mr. Tarkenton explained that tonight we are sitting as an advisory board to the Town Board and any action that is taken tonight would be by majority vote. He stated that they would be voting on two issues tonight one being the rezoning request of the property and the other is the conditional use permit. Mr. Tarkenton explained that he would like for the board to discuss the conditions that staff has recommended and provide the members with seventeen (17) conditions that he recommends. Mr. Tarkenton then reviewed with the members the following conditions that he recommended:

1. Sole entrance to the site shall be from Old US 421 South. There will be no entrances from Mt. Vernon Springs Road. Trucks will travel from plant entrance in a westerly direction to 421 South where they will run into South Chatham Avenue where they will turn right onto South Chatham Avenue where they will run into the interchange with 421 bypass and will precede with 421 bypass to Hwy 64 and turn right onto Hwy 64 E to Goldsboro which will be there designation. He also proposed with this condition that all incoming traffic use this route also. It is his opinion that Mt. Vernon Springs and Gees Grove Road are not suitable for truck traffic.

2. Under normal operating procedures, the milling and coloring aspects of ISP will operate 24/7 however; the quarry aspect of this project will operate a max of two shifts and a max of six days per week. It is his recommendation that the quarry will not operate on Sundays without prior approval of the Town Manager's Office. With this recommendation he recommends that the winery and ISP communicate with the Town Manger's Office when appropriate. Mr. Tarkenton stated that he recognized that all of us in our professional life have had to work on Sunday sometime or another because something did not go right the week before and he expected that to be the exception rather than rule. The reason he would like for ISP to coordinate with the Town Manger's office is for example should the winery have a wedding or something scheduled for a Sunday it would be his recommendation for the Town Manger's office to decline the request. He thinks reasonable people should do things to work together.
3. All existing vegetation screening shall be left in natural form unless the area is specifically needed for operation function of the plant. He explained that in other words, nothing is going to be disturbed unless they are going to construct a building, gravel pit, or conveyor belt. Whatever the case may be, the area is to be left undisturbed unless those conditions exist.
4. Buffer shall not be less than 50', but will exceed 50' wherever possible. No more than 220 acres shall be used for operation purposes at any given time. This is 20.46% of 1,075 acres and that will leave 855 acres that shall remain undisturbed, forested or reforested at all times. In other words, that would leave 80% of the property to be used as a buffer at all times.
5. There has been some timber clearing on the property and within 90 days of ISP taking ownership of the property those areas that have been clear cut shall be reforested and revegetated. Those areas shall maintain that condition, recognizing that some of those areas may have been cleared is some of the areas that may be used for operation purposes.
6. Where appropriate, vegetated berms shall be constructed for additional screening. ISP will communicate with the Planning Director.
7. Building height shall not exceed 110'.
8. Overburden stockpile areas shall not exceed 100'.
9. Blasting vibration shall not exceed 1.0 inch/second at the ISP property line.
10. Blasting noise shall not exceed 130 decibels at the ISP property line.
11. Blasting shall not exceed one occurrence per week.
12. Extreme care should be exercised by ISP in its blasting and other procedures to protect the integrity of the mineral springs at Mr. Vernon Springs.
13. Explosives shall not be stored on property.
14. General operation noise levels (other than blasting) shall not exceed 65 dBa 300' beyond property line.
15. All lighting shall be focused on ISP property.
16. Horizon Cellars are closed on Tuesday and Wednesday. Their operating hours are on Monday, Thursday and Friday 11 to 5 and Saturday 10 to 6 and Sunday 12 to 6. Mr. Tarkenton stated, as he understood it there would be two rail shipments per week. He suggested that the Town of Siler City, Horizon Cellars, and ISP negotiate with Norfolk Southern Railroad and have one of the rail shipments on Tuesday or Wednesday and the other shipment prior to 11:00 am if possible. He stated that he was not so naïve as to believe that that this board can dictate the routing of trains on this part of the state going into the future. He does think this is a reasonable request and

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reasonable consideration that the railroad ought to consider with the support backing of the Town of Siler City and with the recommendation of ISP.

17. ISP shall use state of the art technology dust collection and control systems at all time during their stay here in Siler City.

Mr. Tarkenton then asked the members if they had any conditions they would like to add or have any questions.

Richard Caviness asked if they could put a buffer around their machine to help with the noise?

Mr. Tarkenton reported that he had visited the 3M plants in Pittsboro on three different occasions and what you mostly hear when you go into the plant is the hissing of the gas main and within ½ mile of the plant it is very difficult to hear anything going on at the plant because of the highway noise.

Gerry Kamas with ISP responded with that all of the crushers would be inside of buildings and they could look into some type of soundproofing. He also added that there was the possibility of berms. Mr. Kamas explained that the requirement of the buffer area is a minimum of 50' and 100' in most areas. With all three things this may help with the noise.

18. Mr. Tarkenton asked Mr. Caviness if he wanted to propose as an eighteenth condition concerning the sound proofing of the crusher operations within reasonable levels along with additional berms and buffers. Is that what you are telling us? Mr. Caviness responded that he would like for this to be a condition.

Mr. Tarkenton explained to ISP that the members of this board are just a recommending authority to the Town Board. ISP will have an opportunity to address the Planning Board's condition with the Town Board. He added that the Town Board does not always agree with everything this board recommends but they do more often than not. Mr. Tarkenton stated that if this board approves these conditions he would be lobbying very hard with our elected officials to see that they approve the conditions that this board recommends.

Tonya Powell asked if she could ask a question about the conditions and Mr. Tarkenton explained to her that there would be no public comments tonight.

Arnold Headen asked how and where the gas will be stored. Don Tarkenton responded that at the 3M plant there is a natural gas line that is much like the natural gas line down by the river beyond Wal-Mart on the left. A representative from ISP stated that natural gas would be piped in. Mr. Meadows, Planning Director added that there would be some oil and gas storage at the site. Gerry Kamas from ISP added that the amounts are included on their air permit and there would probably be around 10,000 gallons of diesel, 500 gallons of gasoline and maybe 500 pounds of propane to run the fork lifts on site. They will also have process oil to treat the granules. All the tanks are above ground. Richard Caviness asked if the storage of the fuel would be fenced in. ISP representative Jim Scaggs responded that traditionally at their other sites they are not. Arnold Headen asked where the storage of the fuel would be located on the site. Gerry Kamas reviewed with the members the location of the storage of the fuel on the map. Don Tarkenton asked has there been any occurrence (fire) from the storage of the fuel at their other sites. Jim Scaggs stated with his thirty (30) year history with ISP he was not aware of any occurrence.

Arnold Headen asked about the explosives not being stored on the property and if ISP would dynamite at least once a day? Mr. Tarkenton responded with that it was his understanding that they would only be using the explosives once a week and the blasting process would last less than two seconds.

19. Mr. Tarkenton proposed that the number nineteen condition limit a single blast to 50,000 lbs of explosives of ammonium nitrate fuel oil. The reason he proposed this condition is that the lower amount of explosives used, the less the amount of vibrating and noise there will be.

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Arnold Headen asked about condition #15 concerning the lights. Mr. Tarkenton responded with that he did not want any of the lighting from ISP to infringe on their neighbors that the lighting should focus on ISP property. Larry Mendenhall asked if they would be using regular streetlights. A representative from ISP stated that they would be using regular streetlights.

Mr. Tarkenton stated that he had estimated that ISP would have about 15 trucks entering and leaving per day and wanted to know if this was a correct estimate. Gerry Kamas responded that he could not remember what they had put in the traffic study but he thought that number was in the ballpark. Larry Mendenhall asked if the trucks were covered. Mr. Kamas answered with yes; they were always covered because you did not want the granules getting wet.

ISP Representative Mack Paul clarified that rail shipments are one trip per day and the reason why there are so few trucks is because 80% of their shipment is by rail. Mr. Tarkenton asked Mr. Paul again to make sure that they had it right that it would be one per day rail shipment. Mr. Paul responded with that is correct. Harold Hart asked if the shipments would be six or seven days per week. ISP Representative Dave Dinkins explained that typically they look for seven days per week but at some of their other facilities the railroad will only do six days. Mr. Dinkins further explained that usually the train comes down from the north and drops off empty railcars and picks up some of their full railcars. The train then moves south to make pick ups for other customers. When the train comes back north, it will pick up some more of their loaded railcars. Mr. Dinkins added that it is his understanding that this is routine traffic on that track right now. The railroad is not going to run a separate train for ISP. This is part of the route for that train right now. Mr. Tarkenton asked, when the train pulls up how long will it take for ISP to fill one of the railcars? Mr. Dinkins explained that the train will drop off the empty railcars on their way down and pick up the full railcars on their way back north. The train will not be sitting there waiting for them to fill the railcars.

(Revised Condition #16) - Mr. Tarkenton then stated that condition number 16 needs to be changed to one rail shipment per day instead of the two shipments per week. He also added that he would like to see every effort for ISP to make their rail shipments before 11:00am everyday.

Cindy Bray stated that she has received letters and phone calls. She stated that a lot of people are concerned about health issues and that air quality will not be as good. She would like to see this addressed. Arnold Headen added that there are a lot of senior citizens in the area surrounding the ISP proposed site. Dave Dinkins, ISP representative responded that they maintain compliance with all EPA and State regulations and the regulations are set at a standard to what is healthy and what is allowable. ISP tries to meet and exceed these regulations. Jim Scaggs added that the equipment they will install at this plant will be the newest and most efficient there is and will have a 99.5% air efficiency. Mr. Scaggs also stated that ISP is one of the best industries as far as air monitoring that you could ask to come into your community. Mr. Tarkenton asked, how often does the state do air monitoring? Mr. Dinkins explained that if they change any of the filters or conveyors then they have to call the state and go back through their process again. Also, if we have any type of problem we have to shut the plant down and call the state in. Mr. Tarkenton asked how often does this happen? Mr. Dinkins replied, less than once a year.

Ethel Coble asked about the surrounding property values decreasing and if there is any recourse? Mack Paul replied, from the data that was provided in the appraisal ISP does not anticipate any decrease in property value. However, it is hard to predict the future. Mr. Tarkenton stated that this request is no different than if another industry or sawmill was proposing to locate on this property.

Larry Mendenhall asked if they had any idea of the life of this plant. Tony Shepeck, ISP representative responded with at least twenty-five (25) years and there is the possibility for additional expansion. Mr. Mendenhall asked, when ISP is finished with the site will they restore the site to its natural condition? Mr. Shepeck replied, ISP will fill in the quarry and reseed it. The area may be used for some type of reservoir. Harold Hart asked if they would be requiring more land. Mr. Shepeck responded that is a real possibility based on their other facilities.

Tonya Powell asked how the board would word the conditions so they can be enforced. Mr. Tarkenton stated that this is the normal way we word conditions but the Planning Director Mr. Meadows or the Town Board could reword the conditions.

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With no further discussion, Mr. Tarkenton directed the board to their worksheets to go through each finding.

Rezoning Worksheet

A motion was made by Larry Mendenhall to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. Don Tarkenton seconded and all members voted to approve.

Conditional Use Worksheet

- I. The application was complete
Motion made by Larry Mendenhall, Ethel Coble seconded, followed by unanimous consent.
- II. Application complies with all applicable requirements of the Unified Development Ordinance
Motion made by Harold Hart, Arnold Headen seconded, followed by unanimous consent.
- III. If the permit is recommended for approval, it will be subject to the following conditions:
 1. Sole entrance to the site shall be from Old US 421 South. There will no entrances from Mt. Vernon Springs Road. Trucks will travel from plant entrance in a westerly direction to 421 South where they will run into South Chatham Avenue where they will turn right onto South Chatham Avenue where they will run into the interchange with 421 bypass and will precede with 421 bypass to Hwy 64 and turn right onto Hwy 64 East to Goldsboro which will be there designation. He also proposed with this condition that all incoming traffic use this route also. It is his opinion that Mt. Vernon Springs and Gees Grove Road not suitable for truck traffic
 2. Under normal operating procedures, the milling and coloring aspects of ISP will operate 24/7 however; the quarry aspect of this project will operate a max of two shifts and a max of six days per week. It is his recommendation that the quarry will not operate on Sundays without prior approval of the Town Manager's Office. With this recommendation he recommends that the winery and ISP communicate with the Town Manger's Office when appropriate. Mr. Tarkenton stated that he recognize that all of us in our professional life have had to work on Sunday sometime or another because something did not go right the week before and he expect that to be the exception rather than rule. The reason he would like for ISP to coordinate with the Town Manger's office is for example should the winery have a wedding or something scheduled for a Sunday it would be his recommendation for the Town Manger's office to decline the request. He thinks reasonable people should do things to work together
 3. All existing vegetation screening shall be left in natural form unless the area is specifically needed for operation function of the plant. He explained that in other words, nothing is going to be disturbed unless they are going to but a building, gravel pit, conveyor belt whatever the case may be the area is to be left undisturbed unless those conditions exist
 4. Buffer shall not be less than 50', but will exceed 50' wherever possible. No more than 220 acres shall be used for operations purposes at any given time. This is 20.46% of 1,075 acres and that will leave 855 acres shall remain undisturbed, forested or reforested at all times. In other words, that would leave 80% of the property to be used as a buffer at all times
 5. There has been some timber clearing on the property and within 90 days of ISP taking ownership of property those areas that have been cleared cut shall be reforested and revegetated. Those areas shall maintain that condition, recognizing that some of those areas may have been cleared are some of the areas that may be used for operation purposes
 6. Where appropriate, vegetated berms shall be constructed for addition screening. ISP will communicate with the Planning Director
 7. Building height shall not exceed 110'

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8. Overburden stockpile areas shall not exceed 100'
9. Blasting vibration shall not exceed 1.0 inch/second at ISP property line
10. Blasting noise shall not exceed 130 decibels at ISP property line
11. Blasting shall not exceed one occurrence per week
12. Extreme care should be exercised by ISP in its blasting and other procedures to protect the integrity of the mineral springs at Mr. Vernon Springs
13. Explosives shall not be stored on property
14. General operation noise levels (other than blasting) shall not exceed 65 dBa 300' beyond property line
15. All lighting shall be focused on ISP property
16. Horizon Cellars are closed on Tuesday and Wednesday. Their operating hours are on Monday, Thursday and Friday are 11 to 5 and Saturday 10 to 6 and Sunday 12 to 6. Mr. Tarkenton stated that one rail shipment per day instead of the two shipments per week. He suggested that Town of Siler City, Horizon Cellars, and ISP negotiate with Norfolk Southern Railroad to make their rail shipments before 11:00am everyday. He stated that he was not so naïve as to believe that this board can dictate the routing of trains on this part of the state going into the future. He does think this is a reasonable request and reasonable consideration that the railroad ought to consider with the support backing of the Town of Siler City and with the recommendation of ISP
17. ISP shall use state of the art technology dust collection and control systems at all time during their stay here in Siler City
18. Sound proofing of the crusher operation within reason levels
19. Limit of 50,000 lbs of explosives of ammonium nitrate fuel oil
20. Prior to site work applicant must submit an engineer/surveyor approved: storm water drainage plan, water and sewer plans, tree survey, wetland and stream survey, construction details, public water hydraulic analysis, NCDOT driveway permit, NCDENR erosion control permit, DWQ and/or Corps of Engineers approval for stream crossings, and Final plats for subdivisions of land and a recombination plat for all tracts involved
Motion made by Ethel Coble, Richard Caviness seconded followed by unanimous consent.


IV. The permit is recommended for approval with conditions

Motion made by Larry Mendenhall, Arnold Headen seconded, followed by unanimous consent


Agenda Item V

New Business

With no further business, Ethel Coble made a motion for adjournment at 8:05 p.m., with a second from Cindy Bray and followed by unanimous consent.


Don Tarkenton, Chairman

ATTEST:


Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
July 10, 2006**

The Siler City Planning Board met on Monday, July 10, 2006, at 7:00 p.m. Don Tarkenton called the meeting to order and Larry Mendenhall gave the invocation. Minutes of June 12, 2006, 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
Mickey Pore
Arnold Headen
Jerry Martin, Alternate
Don Tarkenton

Members Absent

Cindy Bray
Dan McMasters, Alternate

Staff Present

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

BUSINESS SESSION

Agenda Item IV

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

Don Tarkenton asked for a nomination for Chairman. Harold Hart nominated Larry Mendenhall, Ethel Coble seconded and was unanimously approved by the board members.

Chairman Larry Mendenhall asked for a nomination for Vice-Chairman. Mickey Pore nominated Ethel Coble, Arnold Headen seconded and was unanimously approved by the board members

Agenda Item V

Presentation of Awards

Mr. Meadows presented Don Tarkenton with a certificate of appreciation for his years of service on the Planning Board. Mr. Meadows will be delivering Ms. Thompson her certificate of appreciation. Mr. Meadows and board members thanked Mr. Tarkenton and Ms. Thompson for their dedication to the Planning Board.

Mr. Meadows welcomed Dan McMasters and Jerry Martin as our alternates. Mickey Pore and Arnold Headen will be filling the vacant seats on the board.

Agenda Item VI

New Business

Mr. Meadows added that as of the end of 2005, 303 housing units have been added within the Town of Siler City Corporate Limits since the 2000 Census. The total estimated number of housing units within the Corporate Limits is 2,829.

Harold Hart told Mr. Meadows that the planning activity update that was included with the agenda was very informative and asked if he could provide the board with this report periodically.

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Agenda Item VII


New Business

With no further business, Ethel Coble made a motion for adjournment at 7:15 p.m., with a second from Mickey Pore and followed by unanimous consent.



Larry Mendenhall, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

Planning Board Meeting Minutes
August 14, 2006

The Siler City Planning Board met on Monday, August 14, 2006, at 7:00 p.m. Larry Mendenhall called the meeting to order and Ethel Coble gave the invocation. Minutes of July 10, 2006 meeting were unanimously approved by a motion from Ethel Coble and seconded by Harold Hart.

Members Present

Larry Mendenhall, Chairman
Ethel Coble, Vice Chair
Cindy Bray
Richard Caviness
Harold Hart
Mickey Pore
Dan McMasters, Alternate
Jerry Martin, Alternate

Members Absent

Arnold Headen

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-001-06- – Fabian Sparrow

Mr. Meadows reported that Fabian Sparrow doing business as Southern Showcase requests to rezone approximately 1.588 acres from Agricultural Residential to Highway Commercial. The subject property is located along the northern right-of-way of US 64 and is addressed as 13450 US 64 West. The subject property is further identified as being Tax Parcel Number 69225.

Mr. Meadows stated that the lot has an existing:

- Building that contains approximately 2,400 square feet, previous use was Exterior Design and Fence; and
- Private well and septic tank, the County's new water line is located along the south side of US 64

Mr. Meadows explained that the subject property is surrounded by A-R zoning on all sides except for the McLaurin property which is zoned H-C. The surrounding uses include vacant land, single family dwellings, agricultural operations, and the County Collection Center. He added that the proposed development (modular home sales) could generate approximately 100 trips per day. NCDOT's average daily trip for US 64 is 16,000.

Mr. Meadows reported that the Land Development Plan recommends:

1. Mixed use development for the subject property;
2. Attractive commercial development in appropriate locations suitable for commercial purposes;
3. Stream buffers and onsite storm water controls to minimize environmental impacts;
4. Providing landscaping to buffer parking lots;
5. Preventing multiple driveways on a single lot and controlling the spacing of driveways; and
6. A variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged.

Mr. Meadows added The Land Development Plan Consistency Statement. He stated, "The Land Development Plan recommends mixed use development for the subject property. Highway commercial zoning allows mixed uses such as office and retail. The location is attractive, appropriate, and suitable for commercial purposes".

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Mr. Meadows stated that the Town Board and 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 a public hearing was held on July 17th and no one spoke at the public hearing for or against the rezoning.

With no further discussion, Mr. Mendenhall directed the board to their worksheet to go through each finding.

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. Richard Caviness seconded and all members voted to approve.

Ethel Coble made a motion to adopt staff's recommended Land Development Plan Consistency Statement. Cindy Bray seconded and all members voted to approve.

Rezoning Request

A. REZ-002-06- -- Wrenn Brothers

Mr. Meadows reported that Wrenn Brothers, Inc. requests to rezone approximately 21.99 acres from Light Industrial to Heavy Industrial and approximately 36.44 acres from Residential 20 to Heavy Industrial. Mr. Meadows added that Chatham Novelties owns a portion of the property. The subject property is located along the western right-of-way of the Southern Railroad and southern right-of-way of West Elk Street. The subject property is further identified as all of Tax Parcel Numbers 17224 and 70027 and portions of Tax Parcel Numbers 17202 and 17186. The majority of the subject property is vacant. The remainder contains outdoor lumber storage. The subject property is surrounded by R-20, L-I, H-I, and A-R zoning. The surrounding uses include vacant land, churches, single family dwellings, and industrial operations. NCDOT's average daily trip (ADT) for South Chatham Avenue is 4,300.

Mr. Meadows added that the Land Development Plan recommends:

1. Residential development for the subject property;
2. The Town attract diverse industrial development that will stimulate the economy;
3. Industrial development that is environmentally friendly;
4. Industrial land uses that require appropriate amounts of public water for their manufacturing processing;
5. The Town identify adequate land for future industrial development;
6. The Town support existing industry;
7. Warehousing and assembly uses; and
8. Water reuse and industrial recycling for new industry and existing industry.

Mr. Meadows stated the Land Development Plan Consistency Statement which states, "The Land Development Plan recommends general residential development for the subject property. He added that approximately 22 acres of the proposal is currently zoned Light Industrial. Industrial uses that are conducted entirely within an enclosed building are permitted by right within the Light Industrial zoning district. However, if an industrial use requires operations outside of a fully enclosed building, then a special use permit must be granted by the Board of Adjustment. Approximately 36 acres of the proposal is currently zoned Residential 20. No industrial uses are permitted within the Residential 20 zoning district. In the past, the Town has determined that Light Industrial zoning is appropriate for the area along the Southern Railroad. Heavy Industrial zoning is not a transitional or buffering zone between Light Industrial and Residential 20 zoning. A more appropriate transitional zoning would be needed for this rezoning request to be consistent with the Town's Land Development Plan".

Mr. Meadows added that the Town Board and 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.

Planning Board Minutes

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Mr. Meadows added that a qualified protest was submitted, which will require $\frac{3}{4}$ majority vote by the Town Board.

Discussion

Mr. Willis Wrenn, Mr. Neil Wrenn, and Mr. John Morris explained to the board members what they were hoping to do if this property was rezoned. After discussing at length with the applicants and the members Mr. Wrenn decided that he would withdraw his application and meet with the planning director to apply for a rezoning or special use permit.

Mr. Meadows reviewed with the members and the applicants §319 of the Unified Development Ordinance:

When the town board shall have denied an application for an amendment or the application shall have been withdrawn by the applicant by written notice after the publication of the first public hearing required, the Town Planner shall not accept another application for the same or similar amendment affecting the same property or portion thereof, until the expiration of a twelve (12) month period extending from the date of denial or withdrawal as appropriate. Nothing in this section, however, shall prohibit the Town Board or Planning Board from initiating an amendment for any property at any time.

Agenda Item V

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

Agenda Item VI

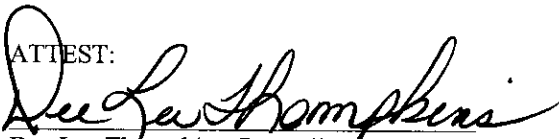
New Business

With no further business, Mickey Pore made a motion for adjournment at 7:50 p.m., with a second from Ethel Coble and followed by unanimous consent.



Larry Mendenhall, Chairman

ATTEST:


Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
September 11, 2006**

The Siler City Planning Board met on Monday, September 11, 2006, at 7:00 p.m. Larry Mendenhall called the meeting to order and Richard Caviness gave the invocation. Minutes of August 14, 2006 meeting were unanimously approved by a motion from Ethel Coble 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
Jerry Martin, Alternate

Members Absent

Cindy Bray

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

**Conditional Use Rezoning Request
A. CUR-02-06- – Tripp Cottages Phase II**

Mr. Meadows reported that Tripp Gardens, LLC requests a conditional use rezoning to develop 18 multifamily town home residential units and to rezone approximately 8.33 acres from Agricultural Residential to Residential-6 Conditional Use zoning district. He stated that the subject property is located along the northern right-of-way of West Third Street.

Mr. Meadows reported that the subject property:

- is currently vacant;
- is an extension of Tripp Cottages Phase 1;
- has access to Town water and sewer;
- is located outside of the Town's Corporate Limits;
- is surrounded by A-R zoning on all sides except for Tripp Cottages Phase 1 which is zoned R-6-C; and
- is surrounded by the following uses vacant land, single family dwelling, and multifamily town homes.

Mr. Meadows noted that the proposed development could generate approximately 100 trips per day. He added that Phase 2 will use the same entrance as Phase 1 and Tripp Cottages Phase 1 could generate approximately 230 trips per day. NCDOT's average daily trips for West Third Street are 3,400.

Mr. Meadows explained that the following information was obtained after the Public Hearing. He reported that the total open space required for Phase 1 and 2 is approximately 0.92 acres. The proposed total open space dedicated for Phase 1 is 0.94 acres. The total open space for Phase 2 has not been provided. He added that however, there is approximately 2.9 acres within the flood plain that will be left to open space.

Mr. Meadows reported that the required minipark area for Phase 1 and 2 is 13,896 square feet. He added that the minipark in Phase 1 is 13,072 square feet. A clubhouse, picnic shelter, and horse shoe pit or shuffle board area is proposed for the minipark in Phase 1. The minipark in Phase 2 must be at least 824 square feet.

Mr. Meadows added that the density of Phase 1 and 2 is 3.2 dwelling units per acre (58 units/18.3 acres)

Mr. Meadows stated that the proposal is consistent with the Land Development Plan because:

- The map recommends general residential development;
- It includes walkable interconnected neighborhoods;
- There will be less than 6 units per acre;
- Sufficient water and sewer service is available; and
- There is good access to a major thoroughfare.

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

Mr. Meadows reported that staff recommends the following conditions:

- Prior to site work applicant must submit an engineered/surveyor approved:
 - storm water drainage plan;
 - water and sewer plans;
 - tree survey;
 - wetland and stream survey;
 - construction details;
 - public water hydraulic analysis;
 - NCDOT driveway permit;
 - NCDENR erosion control permit; and
 - DWQ and/or Corps of Engineers approval for stream crossings.

Discussion

After some 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 Arnold Headen were 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. Richard Caviness seconded and all members voted to approve.

Conditional Use Worksheet

1. The application was complete
Motion made by Arnold Headen, Ethel Coble seconded, followed by unanimous consent.
2. Application complies with all applicable requirements of the Unified Development Ordinance
Motion made by Harold Hart, Arnold Headen seconded, followed by unanimous consent.
3. Conditions as recommended by Staff
 - Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland and stream survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineers approval for stream crossings*Motion made by Ethel Coble, Harold Hart seconded followed by unanimous consent.*
4. The permit is recommended for approval with conditions
Motion made by Arnold Headen, Richard Caviness seconded, followed by unanimous consent

Conditional Use Rezoning Request
B. CUR-03-06- -- Tripp Gardens - Commercial

Mr. Meadows reported that Tripp Gardens, LLC request a conditional use rezoning to develop a 31,220 square foot multi unit commercial building for sales, restaurant, and office uses and to rezone approximately 12.57 acres from Agricultural Residential to Highway Commercial Conditional Use zoning district.

Mr. Meadows reported that the subject property:

- is currently vacant;
- has access to Town water and sewer;
- is located outside of the Town's Corporate Limits;
- is surrounded by A-R zoning on all sides except for Tripp Cottages Phase 1 which is zoned R-6-C;
- is surrounded by the following uses vacant land, multifamily town homes, soccer fields, and golf driving range; and
- will include a separate driveway off of West Third Street and approximately 161 parking spaces.

Mr. Meadows noted that during the public hearing there was discussion regarding connectivity. There was a desire to connect Tripp Cottages with sidewalks to Tripp Gardens -- Commercial.

Mr. Meadows stated that the proposal is consistent with the Land Development Plan because:

- It includes walkable interconnected neighborhoods;
- West Third Street is a major thoroughfare and can accommodate a major shopping center; and
- The location is suitable for commercial purposes with existing commercial uses

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

Mr. Meadows added that staff recommends the following conditions:

1. Connect proposed development with adjacent residential development with sidewalks; and
2. Prior to site work applicant must submit an engineered/surveyor approved:
 - storm water drainage plan;
 - water and sewer plans;
 - tree survey;
 - wetland and stream survey;
 - construction details;
 - public water hydraulic analysis;
 - NCDOT driveway permit;
 - NCDENR erosion control permit; and
 - DWQ and/or Corps of Engineers approval for stream crossings.

Discussion

Mr. Meadows and board members discussed connecting the residential and commercial development with sidewalks. Jennifer Andrews, Attorney for the developer, stated that at some point there would be a sidewalk connecting the two. She then asked at what point of the development would the sidewalk be required? Mr. Meadows stated that prior to any certificate of occupancy for the commercial zoning.

Rezoning Worksheet

Mr. Mendenhall asked for a motion to adopt staff recommended Land Development Plan Consistency Statement. Upon a motion by Harold Hart and seconded by Arnold Headen were 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. Ethel Coble seconded and all members voted to approve.

Conditional Use Worksheet

1. The application was complete
Motion made by Arnold Headen, Richard Caviness seconded, followed by unanimous consent.

2. Application complies with all applicable requirements of the Unified Development Ordinance
Motion made by Harold Hart, Ethel Coble seconded, followed by unanimous consent.

3. Conditions as recommended by Staff
 - Connect proposed development with adjacent residential development (Tripp Cottages) with sidewalks prior to any Certificate of Occupancy of commercial zoned property
 - Prior to site work applicant must submit an engineer/surveyor approved:
 - storm water drainage plan
 - water and sewer plans
 - tree survey
 - wetland and stream survey
 - construction details
 - public water hydraulic analysis
 - NCDOT driveway permit
 - NCDENR erosion control permit
 - DWQ and/or Corps of Engineers approval for stream crossings*Motion made by Ethel Coble, Mickey Pore seconded followed by unanimous consent.*

4. Approved the Conditional Use Permit
Motion made by Harold Hart, Richard Caviness seconded, followed by unanimous consent


Agenda Item V

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 7:30 p.m., with a second from Mickey Pore and followed by unanimous consent.



Larry Mendenhall, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
October 9, 2006**

The Siler City Planning Board met on Monday, October 9, 2006, at 7:00 p.m. Larry Mendenhall called the meeting to order and Harold Hart gave the invocation. Minutes of September 11, 2006 meeting were unanimously approved by a motion from Ethel Coble and seconded by Richard Caviness.

Members Present

Larry Mendenhall, Chairman
Ethel Coble, Vice Chair
Cindy Bray
Richard Caviness
Harold Hart
Mickey Pore
Dan McMasters, Alternate
Jerry Martin, Alternate

Members Absent

Arnold Headen

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

**Conditional Use Rezoning Request
A. CUR-04-06- – Mellott Trucking**

Mr. Meadows reported that Calvin Mellott DBA Mellott Trucking & Supply Company, Inc. requests a conditional use rezoning for preliminary plat approval for a 75 lot major subdivision for single family residential development and to rezone approximately 29.766 acres from Agricultural Residential to Residential-10 Conditional Use zoning district. He stated that the subject property is located off of Ponderosa Road and Ponderosa Road is off the Siler City Snow Camp Road.

Mr. Meadows added that the subject property:

- has access to Town water and sewer;
- is located outside of the Town's Corporate Limits; and
- is surrounded by the following uses vacant land, single family dwellings, Head Start Center, and Basic Machinery.

Mr. Meadows reported that the following topics were discussed during the Joint Public Hearing:

1. Concern for children's safety at the Head Start building
2. Install fence along abutting property boundary of Head Start property
3. Ponderosa Road is a sub standard road – is a state maintained road
4. Second entrance/exit – possibly an emergency access
5. Second access could be thru Vojdani Property by extending Street B
6. The developer proposes a 10 foot conservation easement around the entire perimeter of the property. The easement is to be undisturbed and left in its natural state.

Mr. Meadows added that the following information was added after the Public Hearing. Phase 2 cannot be served by gravity sewer - will more than likely require a pumping station. The paving for Street A must be completed, even if Phase 2 is not initially platted. In the 1970's a plat was recorded for the subject property that included 86 lots.

Mr. Meadows stated that the proposal is consistent with the Land Development Plan because:

- The map recommends general residential development;
- The density is 2.5 units per acre; and
- Sufficient water and sewer service is available.

Planning Board Minutes
October 9, 2006
Page Two

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

Mr. Meadows stated that staff recommends the following conditions:

1. The paving for Street A must be completed prior to any final plat approval.
2. Prior to site work applicant must submit an engineered/surveyor approved:
 - a. storm water drainage plan;
 - b. water and sewer plans;
 - c. tree survey;
 - d. wetland and stream survey;
 - e. construction details;
 - f. public water hydraulic analysis;
 - g. NCDOT driveway permit;
 - h. NCDENR erosion control permit; and
 - i. DWQ and/or Corps of Engineers approval for stream crossings.

Discussion

Mr. Mellott addressed the board on some of the concerns from the public hearing. He stated that he is working on trying to secure a second entrance/exit to the property. He will also be putting up a fence around the day care center that adjoins his property. Mr. Mellott and the members discussed the width of road at the entrance of the subdivision. The map shows there is a 60 foot right-of-way. Mr. Mellot stated he would put the maximum pavement width allowed at the entrance.

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 Ethel Coble 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. Richard Caviness seconded and all members voted to approve.

Conditional Use Worksheet

1. The application was complete
Motion made by Harold Hart, Ethel Coble seconded, followed by unanimous consent.
2. Application complies with all applicable requirements of the Unified Development Ordinance
Motion made by Harold Hart, Cindy Bray seconded, followed by unanimous consent.
3. Conditions as recommended by Staff
 1. The paving for Street A must be completed prior to any final plat approval.
 2. Widen the entrance
 3. Prior to site work applicant must submit an engineer/surveyor approved:
 - a. storm water drainage plan
 - b. water and sewer plans
 - c. tree survey
 - d. wetland and stream survey
 - e. construction details
 - f. public water hydraulic analysis
 - g. NCDOT driveway permit
 - h. NCDENR erosion control permit
 - i. DWQ and/or Corps of Engineers approval for stream crossings

Motion made by Mickey Pore, Ethel Coble seconded followed by unanimous consent.

4. The permit is recommended for approval with conditions
Motion made by Harold Hart, Richard Caviness seconded, followed by unanimous consent

Agenda Item V

Planning Activity Update

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

Agenda Item VI

Planning Commissioner Journal

Mr. Meadows asked the members to review the Journal that was included in their agenda and if there was article they were interested in, he would provide it to them.

Agenda Item VII

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.



Larry Mendenhall, Chairman

ATTEST:



Dee Lee Thompkins, Recording Secretary

**Planning Board Meeting Minutes
December 11, 2006**

The Siler City Planning Board met on Monday, December 11, 2006, at 7:00 p.m. Larry Mendenhall called the meeting to order and Ethel Coble gave the invocation. Minutes of October 9, 2006 meeting were unanimously approved by a motion from Ethel Coble and seconded by Dan McMasters.

Members Present

Larry Mendenhall, Chairman
Ethel Coble, Vice Chair
Richard Caviness
Harold Hart
Dan McMasters, Alternate

Members Absent

Cindy Bray
Arnold Headen
Mickey Pore
Jerry Martin, Alternate

Staff Present

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

BUSINESS SESSION

Agenda Item IV

Zoning Map Amendment

Mr. Meadows reported that on June 13, 2005, the Town received modified Base Flood Elevations affecting the Flood Insurance Study report and Flood Insurance Rate Maps for Town of Siler City Corporate Limits and ETJ. FEMA has since published notices of the modified BFEs in the Chatham News. FEMA recently has resolved all appeals and has now determined that the BFEs for our community are final. The revised FIS and FIRMs will be effective as of February 2, 2007.

Mr. Meadows explained that the Town must adopt the revised FIRMs in order to receive approval from FEMA and ensure the Town's participation in the National Flood Insurance Program.

Mr. Meadows explained that the proposal is consistent with the Land Development Plan because:

- The map recommends vegetative buffers along all rivers and perennial and intermittent streams; and
- Open space is an important contributor to our community's quality of life

Discussion

Mr. Mendenhall stated that there were no public comments made at the public hearing. Mr. Meadows explained that there was a process for appealing the maps and he did submit a few things and Chatham County sent some also. Mr. Meadows reported that he was excited about the new maps because they were a lot more detailed. Mr. Meadows stated that this program started a couple years ago at the coast and they have worked their way west so they have done this process many times.

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

Map Amendment 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 Richard Caviness the statement was unanimously approved.

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

Text Amendment

Mr. Meadows explained that this process does not involve a new map but are amendments to the ordinance. The text amendments include definitions, restrictions and administrator designation. He stated that the town's ordinance must meet the state and federal standards to ensure the town's participation in the National Flood Insurance Program. He has been working with the North Carolina Flood Plain Management Branch to revise our ordinance. The proposed amendments will go to FEMA for review.

Discussion

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

Text Amendment 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 Richard Caviness the statement was unanimously approved.

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

Agenda Item V

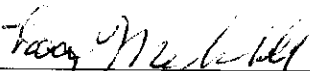
Planning Activity Update

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

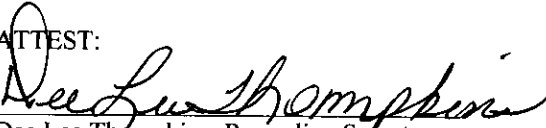
Agenda Item VI

New Business

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



Larry Mendenhall, Chairman

ATTEST:


Dee Lee Thompkins, Recording Secretary