

**Planning Board Meeting Minutes
November 10, 2008**

The Siler City Planning Board met on Monday, November 10, 2008 at 7:00 p.m. Ethel Coble called the meeting to order and Harold Hart gave the invocation. Ms. Coble asked for a motion to approve the minutes of September 8, 2008. *Motion made by Harold Hart, Richard Caviness seconded, followed by unanimous consent.*

Members Present

Ethel Coble, Chair
Harold Hart, Vice Chair
Richard Caviness
Arnold Headen
Mickey Pore
Dan McMasters
Vicky Tobar
JP Joyner, Alternate (Not Voting)
Patty Poe, Alternate (Not Voting)

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 Item IV

Rezoning Request

A. REZ-02-08 – Wachovia Bank

Mr. Meadows reported that Wachovia Bank, N.A. requests to rezone approximately 7,186 square feet from Office-Institutional to Central Commercial. The subject property is located at 413 North Second Avenue and is further identified as a portion of Tax Parcel Number 61256.

He reported that the subject property:

1. is owned by First Union National Bank;
2. is located inside the Town's Corporate Limits;
3. contains an existing ATM machine;
4. is surrounded by C-C, O-I, and L-I zoning; and
5. is surrounded by the following land uses; bank, library, restaurant, vacant, and residential.

Average daily trips for Second Avenue are 9,000.

Mr. Meadows explained that the Land Development Plan recommends central business district development for the subject property.

1. Promote the downtown as an active, attractive community that accommodates service and office uses;
2. Increase pedestrian safety in the downtown area through improvement of sidewalks and handicapped accessibility;
3. Encourage street trees along public right-of-ways; and
4. Improve availability of downtown parking.

Mr. Meadows stated that the Board should consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Attached is a copy of the uses that are allowed within the C-C zoning district.

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Discussion

Ms. Coble directed the board to their worksheets to go through each finding.

Rezoning Worksheet

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

A motion was made by Arnold Headen 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 V

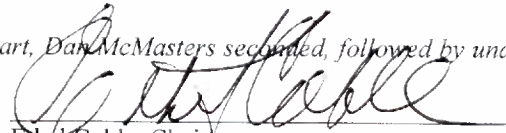
Planning Activity Update

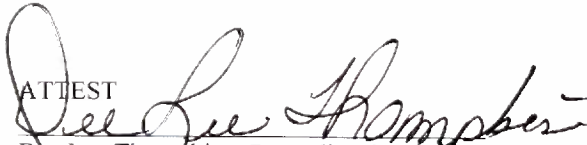
Mr. Meadows reviewed the planning activity update with the members.

Agenda Item VI

New Business

With no further business, *motion made by Harold Hart, Dan McMasters seconded, followed by unanimous consent for adjournment at 7:18 p.m.*


Ethel Coble, Chair

ATTEST

Dee Lee Thompkins, Recording Secretary