

**Planning Board Meeting Minutes
March 8, 2010**

The Siler City Planning Board met on Monday, March 8, 2010 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 February 8, 2010. *Motion was made by JP Joyner, Harold Hart seconded, followed by unanimous consent.*

Members Present

Ethel Coble, Chair
Harold Hart, Vice Chair
Richard Caviness
Mickey Pore
Dan McMasters
JP Joyner
Patty Poe, Alternate
Dacia Hayes, Alternate

Members Absent

Vicky Tobar

Staff Present

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

BUSINESS SESSION

Agenda Item IV - Unified Development Ordinance (UDO) Text Amendments

Mr. Meadows began by discussing the proposed steps for a first time offender (violation) of the UDO:

1. Hang a door hanger or speak with the tenant or property owner about the violation;
2. Send a notice of violation letter (first class mail and certified with return receipt);
3. After certified mail is signed, the violator is given 10 days to correct the violation;
4. Send a civil penalty letter (first class mail and certified with return receipt); and
5. After certified mail is signed, the violator is issued a \$100.00 per day civil penalty until the violation is corrected.

The difference between a repeat offender and first time offender is that the warning period after the notice of violation letter is only 2 days instead of 10.

Patty Poe asked Mr. Meadows, does the proposed ordinance address prior violations or all future violations? Mr. Meadows answered that these amendments apply to the entire UDO.

Mr. Meadows then directed the Board to illustrations that were provided on the easel. The proposed ordinance requires that large commercial vehicles parked in the R-6, R-10, and R-20 zoning districts must be parked in the rear yard and must be screened. Mr. Meadows added that if anyone had questions, they should visit him at the Planning Office.

Richard Caviness wanted to know if any size vehicle was permitted in the rear yard? He also stated that it would be nice to have an enclosed place where large commercial vehicles could be parked. The reason why people want to park their large commercial vehicles at home is because they do not have to worry about them being stolen. Mr. Meadows said the ordinance defines large commercial vehicles as those with more than 2 axles.

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Dan McMasters asked what if the back yard was not large enough. Mr. Meadows said the large vehicles may have to be parked somewhere else. He also added that the ordinance requires all sides of the rear yard to be screened. He stated that staff will work with property owners if they have questions regarding fencing, garage or landscaping.

Mr. McMasters stated that we have heard from a self employed working man and he wanted to know how many places around town that this applied to? Mr. Meadows answered that there were several places that we have received complaints.

Mr. McMasters wanted to know if we were going to punish the guys because of anonymous complaints? He also asked if they put their vehicles in their backyard will they have to go through the permitting process? He also stated that it would be expensive to have to park their commercial vehicles somewhere else.

Dacia Hayes wanted to know if it was because the vehicles were ugly or that people don't want to look at big vehicles? She thought this was a little to much. We are hurting so bad for jobs in this town why would we want to keep doing things that will not benefit our citizens? We do not need to punish our law abiding citizens (the ones who are working hard and paying taxes).

Harold Hart asked if someone has a plumbing business with a truck or van with a single axle, would they be permitted in the residential zoning district? Mr. Meadows said that the definition of a large commercial vehicle is more than 14,000 pounds or more than 2 axles.

Ethel Coble wanted to know if complaints were because the vehicles were parked on the street and passing vehicles could not get by? Mr. Morgan stated that it was probably more aesthetic.

Patty Poe stated that her neighbor across the street parks his 18 wheeler in his yard. When she looks out her front door that is what she sees. She does not especially like it. It is purely aesthetic. She added that she does sympathize with this man's business. She would rather not see the large truck, but this amendment is a little over the top. She thinks this is a bit much.

Mickey Pore stated that if this is their livelihood, it is not obstructing traffic, or endangers a neighborhood. You keep your equipment close to home because of people's sticky fingers. If they see an opportunity where they can take it, they will.

Dan McMasters asked could the board could vote to leave this amendment out? Mr. Morgan stated that the board could recommend approving all of the amendments but this one.

Ethel Coble directed the board to their worksheet to go through each finding.

Text Amendment Worksheet - Ms. Coble asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. *Motion made by Mickey Pore, JP Joyner seconded, followed by unanimous consent.*

Ms. Coble asked for a motion to recommend approval of the text amendment. *A motion was made by Dan McMasters to recommend approval of the text amendment (with the exception of §140(d)(2)) in order to promote and forward the purposes of the adopted Siler City Land Development Plan, Dacia Haynes seconded, followed by unanimous consent.*

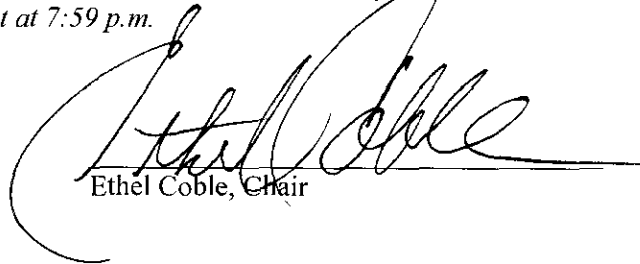
Agenda Item V - Planning Activity Update

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


Agenda Item VI - New Business

Mr. Meadows told the board members that next week they should be receiving their census questionnaires. He stressed the importance of everyone filling it out and mailing it back.

With no further business, *motion was made by Mickey Pore to adjourn, Dan McMasters seconded, followed by unanimous consent at 7:59 p.m.*



Ethel Coble, Chair

ATTEST:

Dee Lee Thompkins, Recording Secretary