

**Planning Board Meeting Minutes
November 9, 2009**

The Siler City Planning Board met on Monday, November 9, 2009 at 7:00 p.m. Ethel Coble called the meeting to order and Mickey Pore gave the invocation. Ms. Coble asked for a motion to approve the minutes of September 28, 2009. *Motion made by Harold Hart, Richard Caviness seconded, followed by unanimous consent.*

Members Present

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

Members Absent

Dacia Hayes, Alternate

Staff Present

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

BUSINESS SESSION

Agenda Item IV

**Rezoning Request
429 North Chatham Avenue**

Jack Meadows reported that Tracie Smith requests to rezone approximately 0.208 acres from Light-Industrial to Office-Institutional. Mr. Meadows stated that the subject property is located at 429 North Chatham Avenue southwest corner of North Chatham Avenue and West Fifth.

Mr. Meadows stated that the Land Development Plan recommends mixed use development for the subject property.

1. Redevelopment area is adjacent to the central business district.
2. This area is the site of former manufacturing and heavy industrial uses.
3. It is appropriate for office and retail uses compatible with the downtown district.
4. Promote the downtown as an active, attractive community that accommodates small businesses.

Mr. Meadows recommended 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.

Discussion

Ms. Coble directed the board to their worksheets.

Rezoning Worksheet

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

Ms. Coble asked for a motion to approve the rezoning in order to promote and forward the purposes of the adopted Siler City Land Development Plan. *Upon a motion by JP Joyner and seconded by Richard Caviness the rezoning was unanimously approved.*

Planning Board Minutes

November 9, 2009

Page Two

Agenda Item V

**Conditional Use Permit
Coventry House Inn**

Mr. Meadows reported that W. Carter Keller of Carolina Independent Properties, LLC requests a conditional use permit for a 30 bed independent living facility - Coventry House Inn. Mr. Meadows stated that the subject property contains 3.656 acres and is located at the northwest corner of Siler Business Drive and Village Lake Road.

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

Mr. Meadows reported that the following conditions are recommended:

1. Install 8' paved walking trail along the western property boundary;
2. Limit built upon area to less than 70%;
3. Prior to site work applicant must submit an engineer/surveyor approved:
 - a. major site plan for review;
 - b. existing tree survey;
 - c. public water hydraulic analysis;
 - d. NC Division of Land Resources erosion control approval; and
 - e. NC Division of Water Quality stormwater approval.

Discussion

Ms. Coble directed the board to their worksheet.

Conditional Use Permit Worksheet

1. The application was complete
Motion made by Dan McMasters, JP Joyner seconded, followed by unanimous consent.
2. Application complies with all applicable requirements of the Unified Development Ordinance
Motion made by Harold Hart, JP Joyner seconded, followed by unanimous consent.
3. Conditions as recommended by Staff
 1. Install 8' paved walking trail along the western property boundary;
 2. Limit built upon area to less than 70%;
 3. Prior to site work applicant must submit an engineer/surveyor approved:
 - a. major site plan for review;
 - b. existing tree survey;
 - c. public water hydraulic analysis;
 - d. NC Division of Land Resources erosion control approval; and
 - e. NC Division of Water Quality stormwater approval.*Motion made by Dan McMaster, Mickey Pore 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 VI

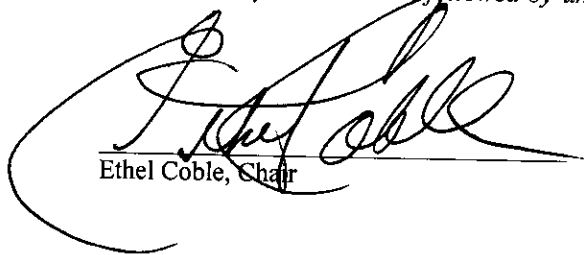
Planning Activity Update

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

Agenda Item VII


New Business

With no further business, *motion was made by Harold Hart, JP Joyner seconded, followed by unanimous consent for adjournment at 7:15 p.m.*



Ethel Coble, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary