

**Planning Board Special Meeting Minutes  
September 28, 2009**

The Siler City Planning Board met on Monday, September 28, 2009 at 7:00 p.m. Harold Hart called the meeting to order and Richard Caviness gave the invocation. Mr. Hart asked for a motion to approve the minutes of August 10, 2008. *Motion made by Mickey Pore, JP Joyner seconded, followed by unanimous consent.*

**Members Present**

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

**Members Absent**

Ethel Coble, Chair

**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 Permit  
Chatham Retirement & Assisted Living Community**

Mr. Meadows reported that David A. Thomas, Jr. of Chatham Retirement and Assisted Living, LLC requests a conditional use permit for a 52 bed senior citizens apartment facility, 40 bed assisted living facility, and ~ 3,000 square feet senior day care center. The subject property is located at 300 North Ivey Avenue which was formerly Chatham Hospital.

Mr. Meadows stated that the proposed development will include:

1. Use of the three story brick building - building to be upfitted per State Building Code
2. 1,450 square feet of awning and canopy additions

Mr. Meadows explained that the Land Development Plan recommends public and institutional development for the subject property.

1. These areas include governmental facilities, schools, and other institutional uses. They are also suitable for small office development
2. Improve the appearance and aesthetics of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs
3. Promote walkable interconnected neighborhoods and use of sidewalks;
4. Multifamily residential developments are typically located adjacent to office-institutional developments
5. Major residential growth is expected in the western portion of the planning region
6. It is recommended that multifamily residential development be restricted to areas in which sufficient public water and sewer service is available and good access to larger thoroughfares
7. Multi-family residential is recommended to be no more than 6 units per acre
8. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels and
9. Encourage mixed-use development

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.

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Mr. Meadows recommended the following conditions:

1. Install a four feet concrete sidewalk along West Third Street
2. Recombine lots A, B, and D
3. Prior to site work applicant must submit an engineer/surveyor approved:
  - a. Minor site plan for review
  - b. NCDOT approval

**Discussion**

Mr. Hart directed the board to their worksheet to go through each finding.

**Conditional Use 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 Dacia Hayes, Mickey Pore seconded, followed by unanimous consent.*
3. Conditions as recommended by Staff
  1. Install a four feet concrete sidewalk along Third Street
  2. Recombine lots A, B, and D
  3. Prior to site work applicant must submit an engineer/surveyor approved:
    - a. Minor site plan for review
    - b. NCDOT approval  
*Motion made by Dan McMasters, Richard Caviness seconded followed by unanimous consent.*
4. The permit is recommended for approval with conditions  
*Motion made by JP Joyner, Mickey Pore seconded, followed by unanimous consent*

**Agenda Item V**

**UDO Text Amendment**  
**Replacement of Nonconforming Signs**

Mr. Meadows reviewed Section 273 of Article XVII of the Siler City Unified Development Ordinance as follows:

*Notwithstanding anything in this Ordinance to the contrary, any on-premises advertising sign -as defined in Section 255-in existence of the effective date of the Article that does not conform to one or more of the regulations set forth herein, may be replaced with a new sign of the same height, square footage of total sign surface area and in substantially the same location so long as the new sign does not increase the existing nonconforming conditions(s) or create any new nonconforming conditions.*

Mr. Meadows stated that the LDP recommends:

1. Improve the appearance of commercial properties abutting major thoroughfares...by controlling signs.
2. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through...signage standards.
3. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on...sign size and location...
4. Modify the development ordinances to be more user friendly where possible.

**Discussion**

Mr. Hart directed the board to their worksheet to go through each finding.

**Text Amendment Worksheet**

Mr. Hart asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement.  
*Motion made by JP Joyner, Vicky Tobar seconded, followed by unanimous consent.*

Mr. Hart 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 in order to promote and forward the purposes of the adopted Siler City Land Development Plan, Vicky Tobar seconded and all members voted to recommend approval.*

**Agenda Item VII**

**Planning Activity Update**

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

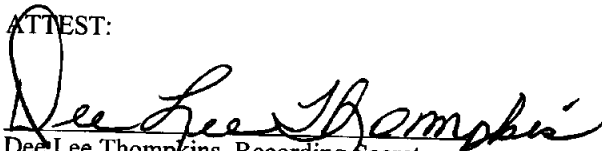
**Agenda Item VIII**

**New Business**

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

  
Ethel Coble, Chair

ATTEST:

  
Dee Lee Thompkins, Recording Secretary