

**Town of Siler City Planning Board
April 11, 2011 Meeting Minutes**

The Siler City Planning Board met on Monday, April 11, 2011 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 September 13, 2010. *Motion made by Mickey Pore, Richard Caviness seconded, followed by unanimous consent.*

MEMBERS PRESENT: Richard Caviness, Harold Hart (Chair), Dacia Hayes, JP Joyner, Wallace Matthews, Patty Poe, Mickey Pore (Vice Chair), and Vicky Tobar

MEMBERS ABSENT: Dan McMasters

STAFF PRESENT: Joel J. Brower (Town Manager), William C. Morgan (Town Attorney), Jack Meadows (Planning Director), and Dee Lee Thompkins, (Administrative Support Specialist)

REZONING REQUEST – COMMERCIAL HOLDINGS, LLC: Mr. Hart asked the Planning Director to give his report.

Planning Director's Report: Mr. Meadows reported that Commercial Holdings, LLC requests to rezone approximately 4.078 acres from Light-Industrial to Central Business. The subject property is located at 202 West Third Street (northwest corner of West Third Street and Norfolk Southern Railroad). He added that this property is a vacant lot with an existing storage bin. Mr. Meadows explained that the subject property was previously Boling Chair and most recently was approved for a reoccurring special event. The property is located within the 100 year flood plain and has a 100 foot vegetative buffer along Loves Creek Tributary 1. The property is surrounded by L-I, C-C, and R-6 zoning districts and by the several land uses (vacant, manufacturing, retail, church, and single family residential).

Mr. Meadows reported that the Land Development Plan recommends mixed use development for the subject property. The Land Development plan list the following statements: 1) this redevelopment area is appropriate for office and retail uses compatible with the downtown district; 2) promote downtown as an active, attractive community that accommodates multiple uses such as the arts, small businesses and residential; 3) preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking; 4) 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 landscaping, lighting, parking, and signage standards; 5) explore the development of a downtown civic center that would strengthen downtown by providing a central location to house meetings and community entertainment events; 6) explore the conversion of vacant industrial property into an active "arts market" to provide marketing space and take advantage of a growing arts community; 7) increase pedestrian safety in the downtown area through improvement of sidewalks and handicapped accessibility; 8) improve availability of downtown parking; 9) encourage attractive commercial development in appropriate locations suitable for commercial purposes; 10) 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; 11) improve vehicular access to commercial areas and require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways; 12) onsite storm water controls are critical to minimize environmental impacts; and 13) development should minimize built-upon area.

Mr. Meadows presented the board with a copy of the entire range of permitted, special, and conditional uses allowed within the Central Business zoning district for the Board to consider.

Discussion: Richard Caviness asked why the applicant wants to rezone the property. Mr. Meadows answered that the applicant would like to develop an outdoor flea market and a flea market is not permitted within the current zoning district. Mr. Caviness asked if the flea market would be fenced in. Mr. Meadows replied that he had not discussed fencing with the applicant. Mr. Caviness stated that it would be a good idea because of vagrants.

Patty Poe asked did the applicant ask for a similar request a year ago. Mr. Meadows answered that a conditional use permit had been approved for a reoccurring special event but the permit had never been recorded. William Morgan explained that permits are obtained all the time but the permit is never acted on.

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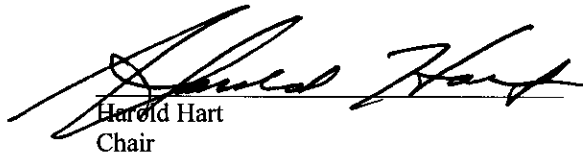
Harold Hart stated that if the board approves the rezoning, then it opens the property for all the permitted uses that are allowed in the Central Business zoning district (single family dwellings, flea market, etc.). Mr. Morgan stated a rezoning should not be denied or approved based on the suggested project. Mrs. Poe said that the company owns other property in town that is in disrepair and believes that a flea market is not a good fit for this location. With no further discussion, Mr. Hart directed the board to their worksheet.


Rezoning Worksheet: Mr. Hart asked for a motion to adopt staffs recommended Land Development Plan Consistency Statement. *Upon a motion by Vicky Tobar, seconded by Patty Poe and was unanimously approved.*

Mr. Hart asked for a motion to approve the rezoning. No motion was received, therefore Mr. Hart asked for a motion to deny the rezoning. *Upon a motion by Patty Poe, seconded by JP Joyner and the board voted 6-1 (Vicky Tobar voted no).*

PLANNING ACTIVITY UPDATE: Mr. Meadows reviewed the planning activity update memo with the board members.

ADJOURNMENT: With no further business, *motion was made by Mickey Pore, Dacia Hayes seconded, followed by unanimous consent for adjournment at 7:25p.m.*


Harold Hart
Chair

ATTEST:

Dee Lee Thompkins
Recording Secretary