

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, April 14, 2014 in the courtroom at City Hall.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Dacia Hayes (Vice Chair), Wallace Matthews (Chair), and Dan McMasters.

**MEMBERS ABSENT:** Steve Crofts, Mary Harris, JP Joyner and Chris Murchison

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

Matthews called the meeting to order at 7:08 pm. Hayes gave the invocation and Matthews led with the Pledge of Allegiance.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA:** *Andrews made a motion to approve the agenda, McMasters seconded, followed by unanimous consent.*

**CONSENT AGENDA:** *Brown made a motion to approve the consent agenda including the minutes of March 10, 2014, Hayes seconded, followed by unanimous consent.*

### **NEW BUSINESS:**

#### **A. UDO Text Amendment – Funeral Home and Crematorium**

**Planning Director Report:** Meadows reported that the Town of Siler City proposes text amendments to the §147 Table of Permissible Uses of the Town's UDO. Allow funeral home as a permitted use in B-1, O-I, and H-C and with special use permit in C-C. Allow crematorium with special use permit in L-I and H-I. Allow funeral home with a crematorium as an accessory use with special use permit in H-C and L-I.

Meadows stated that town staff was approached by the owners of an existing funeral home that is located within the A-R zoning district. The owners are planning to buy some additional land zoned A-R to expand the parking and drives for the funeral home. Funeral home is not listed in the Table of Uses and there is not a similar use that is allowed within the A-R zoning district. Therefore, Staff is requesting that the table of uses be amended to establish funeral home as a use and allow it within typical zoning districts. The current ordinance makes it very difficult for existing funeral homes to expand.

Meadows explained that crematorium is not listed within the table of uses either, therefore Staff has suggested the table be amended to establish crematorium as a use and allow it within typical zoning districts.

Meadows added that town Staff has reviewed the respective table of uses within the following communities: Asheboro, Burlington, Clinton, Graham, Greenville, Matthews, Pittsboro, Roanoke Rapids, Sanford, Wendell, and Whiteville. Staff also reviewed the Model Ordinance from which the Town's UDO was created.

Meadows reported that attached is a copy of the draft ordinance amendments. He stated that the LDP recommends: 1) Modifying the development ordinances to be more user friendly where possible. The board can recommend approval, denial, or table request,

**Discussion:** Matthews asked if the funeral home was still planning to expand. Meadows said yes and further stated that he had conversations with a surveyor and the funeral home owner. Morgan asked if the property would have to be rezoned. Meadows stated yes.

With no further discussion, Matthews directed the board to their worksheet.

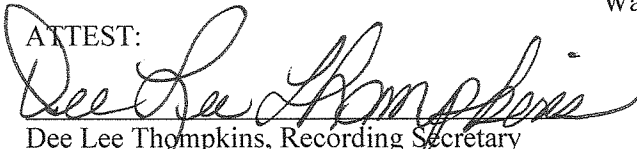
**Text Amendment Worksheet:**

1. *McMasters made a motion that the text amendment is consistent with the adopted Land Development Plan and other officially adopted plan because it is more user friendly, seconded by Brown, followed by unanimous consent.*
2. *McMasters made a motion to approve the text amendment to correct manifest error with the zoning ordinance, seconded by Hayes, followed by unanimous consent.*

**PLANNING DIRECTOR'S REPORT:** Meadows directed the Board to the memo in their agenda packet.

**ADJOURNMENT:** With no further business, *McMasters made a motion to adjourn at 7:25 p.m., seconded by Hayes, followed by unanimous consent.*

  
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Wallace Matthews, Chair

ATTEST:  
  
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Dee Lee Thompkins, Recording Secretary