

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, December 14, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Albert Alston

ELECTED OFFICAL PRESENT: Commissioner Chip Price

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

MEETING CALLED TO ORDER: Hudson called the meeting to order at 7:00 pm. Andrews gave the invocation and Hudson led the Pledge of Allegiance.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Brown made a motion to approve the agenda, Harris seconded, and unanimously approved.*

CONSENT AGENDA: *Crofts made a motion to approve the consent agenda including the minutes of November 9, 2015, Andrews seconded, and unanimously approved.*

NEW BUSINESS:

A. Rezoning – Ponderosa Road – R-10-C to A-R: Meadows reported that Mellott Trucking & Supply Co., Inc requests to rezone ~29.87 acres from Residential-10-Conditional Use (R-10-C) to Agricultural-Residential (A-R). The subject property is located off of Ponderosa Road and is further identified as tax parcel # 14437.

The subject property is: a) owned by Mellott Trucking & Supply Co; b) located outside the Town's Corporate Limits; c) located within the Duke Energy Progress electric service districts; and; d) not located within a special flood hazard area. The average size of tract 1) subject Tract is 29.87 acres: a) 1 property owner; and; b) 1 tax parcel; 2) Size of surrounding tracts = Average of 5.8 acres.

The property is served by town water and sewer. Property has approximately 60' of road frontage along Ponderosa Rd. Ponderosa Rd. is a two lane road maintained by the State with a speed limit of 55 mph.

Meadows stated the R-10-C zoning has expired. The proposed use was a 75 lot single family residential subdivision. The proposed A-R zoning allows a list of uses that range from residential to agricultural. Current use of subject property is vacant, surrounding land uses include, single family residential, vacant child day care, manufacturing, US 421 and surrounded by A-R zoning.

Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Rezoning Worksheet:

1. *Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) mixed use and general residential development for the subject property; 2) mixed use development goals, objectives, and strategies: a) provide adequate public facilities and services for designated growth areas; b) designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas; c) guide new growth to designated future mixed-use development areas by making public utility extensions into those areas a top priority. The following uses are encouraged in this area: appropriate for multi-family and higher density residential with supporting service uses. If additional interchange is proposed for US 421, area may support more types of uses;*

d) encourage planned, mixed-use development instead of incremental, small lot development; e) this designation has been applied to areas potentially suitable for a variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged. Public utilities may not be currently available, but extensions are technically feasible over the time horizon of the plan, seconded by Andrews, and unanimously approved.

2. *Andrews made a motion to approve the map amendment: b) because of changed or changing conditions in a particular neighborhood or community as a whole; seconded by Harris, and unanimously approved*

B. Unified Development Ordinance Text Amendment- stockyard/livestock auction sale, motor vehicle towing, signs, and parking requirements: Meadows reported that the Town of Siler City proposes text amendments to §136 Definition (stockyard/livestock auction sale, motor vehicle towing) §139 Permissible Uses and Specific Exclusions (stockyard), §147 Table of Permissible Uses (stockyard/livestock auction sales, motor vehicle towing), §154 Motor vehicle towing, §274 Special provisions for certain signs (restaurant menu boards), §279 Parking requirements (sales low volume traffic, bowling alleys, indoor athletic facilities, pool halls).

Meadows stated that the proposed amendments were shared with staff during various discussions. He passed out a new draft ordinance amending Article 10, 11, 17, and 18 that he reviewed with the board.

Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Text Amendment Worksheet:

1. *Brown made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) modifying the development ordinances to be more user friendly where possible; 2) visually define the downtown area through unified signage and landmarks; 3) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 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) develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas; 6) 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; and 7) improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas; seconded by Andrews, and unanimously approved.*
2. *Andrews made a motion to approve the text amendment: b) because of changed or changing conditions in a particular neighborhood or community as a whole; seconded by Hayes, and unanimously approved*

DISCUSSION

A. Rural Home Occupation – Meadows reviewed with board what other towns and counties regulations on rural home occupation. After discussing the board decided that they would like to see some restrictions and limitations. Meadows will apply what the board discussed and present it at their next meeting.

B. Use of a motor vehicle parked on a lot as a structure in which, out of which or from which any goods are sold or stored, any services performed, or other business conducted - Meadows reported that the Town has no regulations on temporary uses and what to know how the board felt about some regulations.

C. Building setback requirements for building along private roads – Meadows passed out a map and reviewed §170(h) with board asked the board what were their thoughts about requiring setbacks on a private drive or an easement. Some of the members stated that if it was on their property they should not have to. Meadows going to research what other town regulations are on setbacks along private roads.

D. Special uses – Meadows discussed with board the UDO Table of Permissible Uses and asked if some of the uses some be permitted and not required a special use permit. He shared several examples and asked if this was an extra requirement that may not be necessary. Meadows asked if the board if they would like to go thru the Table of Permissible Uses and see if some of the uses should be permitted. Hudson suggested Meadows doing a table showing the uses that require a special permit.

E. Board application deadline – Meadows stated that applications for the Planning Board meeting must be submitted to the Town Planner not later than twenty-five (25) calendar days prior to the Planning Board's regular meeting. Meadows suggested changing it to twenty (20) working days.

Hudson had to leave the meeting at 8:04 pm

Andrews asked if there were any opposition to making the change to twenty working days. No one voice any opinion and Meadows will bring this back to the board.

F. Site plan review – The board decided to table this item and wait till the chair is present to discuss.

ADJOURNMENT: *Brown made a motion to adjourn at 8:08pm, seconded by Hayes, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary