

**Town of Siler City Planning Board
February 11, 2013 Meeting Minutes**

The Siler City Planning Board met on Monday, February 11, 2013 at 7:25 p.m. Wallace Matthews called the meeting to order and led the board with the Pledge of Allegiance, then gave the invocation. Mr. Matthews asked for a motion to approve the minutes of January 14, 2013. *Motion made by JP Joyner, Dan McMasters seconded, followed by unanimous consent.* Mr. Meadows introduced and welcomed new board members, Steve Crotts and Chris Murchison.

MEMBERS PRESENT: Curtis Brown, Steve Crotts, Dacia Hayes, JP Joyner, Wallace Matthews (Vice Chair), Dan McMasters, and Chris Murchison.

MEMBERS ABSENT: Mary B. Harris and Harold Hart (Chair)

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

UDO TEXT AMENDMENT – TABLE OF PERMISSIBLE USES (MOTOR VEHICLE SERVICE OPERATIONS, STORAGE, SERVICES RELATED TO ANIMALS)

Planning Director's Report: Mr. Meadows reported that the Town of Siler City proposes text amendments to §147 Table of Permissible Uses of the UDO: 1) allow motor vehicle repair & maintenance (not including substantial body work) as a permitted use in the L-I & H-I districts; 2) allow motor vehicle painting & body work as a permitted use in the H-I district; 3) allow storage of goods not related to sale or use of those goods on the same lot where they are stored (storage inside or outside completely enclosed structure) as a permitted use in the H-I district; 4) allow veterinarian & kennel as a permitted use in the H-C, L-I, & H-I districts but not allow in the O-I & B-I districts.

Mr. Meadows explained that the proposed text amendments are attached. Italicized and larger font texts are new. Texts with strike through are to be deleted. The reason for the proposed text amendments are to correct possible errors and allow uses that are traditionally allowed within the L-I (Light-Industrial), H-I (Heavy-Industrial), and H-C (Highway-Commercial) zoning districts. He explained that the storage of goods not related to sale or use of those goods on the same lot where they are stored (storage inside or outside completely enclosed structure) land use category includes, but not limited to, the following uses: 1) Mini Storage; 2) Boat Storage; 3) Camper Storage; 4) Warehouse; 5) Storage of raw materials (logs, steel, etc.)

Mr. Meadows stated that the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible. He requested that the Planning Board recommend approval, denial, or table request (worksheet attached).

Discussion: Dan McMasters asked if the text amendments were going to open up for some new business in those areas. Mr. Meadows explained that it would and also feels like it was an oversight in the ordinance. With no further discussion, Mr. Matthews directed the board to their worksheet to go through each finding.

Text Amendment Worksheet:

1. Mr. Matthews asked for a motion to approve a statement describing whether its action is consistent with the adopted Land Development Plan or any other officially adopted plan that is applicable.
Motion by Curtis Brown, seconded by Dan McMasters, followed by unanimous consent.
2. Mr. Matthews asked for a motion to approve or deny the text amendment.
Motion by Dan McMasters to recommend approving the text amendment to correct manifest error in the zoning map, seconded by Dacia Hayes, followed by unanimous consent.

DOWNTOWN MASTER PLAN: Mr. Meadows stated that the Siler City NC STEP Community Leadership Team selected Coaly Design to complete a Downtown Master Plan project for a designated 9 block area of downtown. Two public input sessions have been held (August 23, 2012 and January 15, 2013) in the courtroom at City Hall. Approximately 25 persons attended both meetings. A community input survey (provided in English and Spanish) was completed by more than 100 persons.

Mr. Meadows explained that the Siler City NC STEP Downtown Master Plan Project Committee is now seeking the approval of the Plan (attached) from the Planning Board, Full Siler City NC STEP Community Leadership Team, and Town Board. The Plan includes a report and several maps. He asked the Planning Board to recommend approval, denial, or table request. Kimberly Siran with Coaly Design did a Power Point presentation. She reviewed with the board the vision and purpose of the plan, promoting appearance and aesthetics downtown and the proposed downtown land use.


Discussion: Dan McMasters stated after watching the Power Point presentation that the plan was very ambitious. Mr. Meadows explained that this was a long term plan. Mr. Meadows stated that he just got back from the Main Street Conference and he wanted to share a couple of selling points for having a Downtown Master Plan. One is that the property value per acre yield for a multiuse downtown property equals \$50 to \$1 compared to a single family home and \$10 to \$1 for a Walmart type of development. Seventy percent of first time sales come from curb appeal and 80% of the spending is made by woman. Last, a 30% increase in sales is received when angled parking is in front of a business and 70% of retail sales happens after 6:00 p.m.

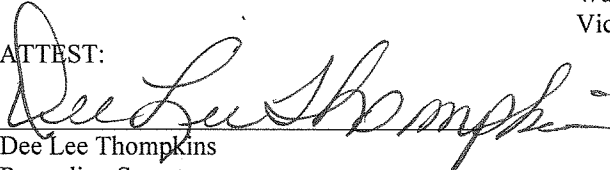
Dan McMasters stated that your art galleries are only open after hours and that is only 6 to 7 hours a week. Mr. Meadows answered that his understanding is that after 6:00 pm is when the money is made. Mr. Meadows explained the STEP Committee is asking a recommendation of approval from the Planning Board. Mr. McMasters asked then what after the recommendation. Mr. Meadows explained that if someone is looking to open a business downtown then we will have a plan to show them. Dan McMasters asked if the plan can be changed. Kimberly answered yes it can in fact it has changed sometimes daily since August. Dan stated that there were several things that he didn't like and one was the Appearance Committee. He said that people now have to come before the Planning Board and then you are asking them go before an Appearance Committee. Jack explained that these are just ideas and ultimately the Town Board would decide. Mr. Morgan added that the Appearance Committee is not like enforcing an ordinance. Dan McMaster asked if the plan was set in stone. Members responded with that it was a suggestion, plan, vision, and guide. *Mr. McMasters stated that if the plan was not set in concrete and if it can be changed he would like to make a motion to recommend the plan to the Town Board, JP Joyner seconded, followed by unanimous consent.*

COMPREHENSIVE TRANSPORTATION PLAN: Brendan Merithew from NCDOT stated that he wanted to give the board and update on a few changes. He was working on the Alston Bridge interchange but that there is some safety concerns with the interchange. Also he is looking at the Piney Grove Church Road and Airport Road connections.

PLANNING DEPARTMENT ACTIVITY UPDATE: Mr. Meadows reviewed the planning department activity memo.

ADJOURNMENT: With no further business, *motion made by Dan McMaster, JP Joyner seconded, followed by unanimous consent for adjournment at 8:25 p.m.*


Wallace Matthews
Vice Chair

ATTEST:

Dee Lee Thompkins
Recording Secretary