

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, February 9, 2015 in the courtroom at City Hall.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair), Butch Hudson, JP Joyner (Chair) and Linda Kolpack-Martindale

**MEMBERS ABSENT:** Wallace Matthews

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

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

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

**CONSENT AGENDA:** *Brown made a motion to approve the consent agenda including the minutes of January 12, 2015, Andrews seconded, and unanimously approved.*

### **NEW BUSINESS:**

**a. Text Amendment:** Meadows reported that the Town of Siler City proposes text amendments to §260 On Premise Sign Regulation (product advertising, changeable copy, measure sign area), §265 Sign Regulations for Commercial Developments (directory sign), §274 Special Provisions for Certain Signs (Alston Bridge Road business directory, certified site, temporary signs for businesses). The proposed amendments developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings since May of 2014. The attached documents: 1) Draft ordinance amending Article 17; 2) Text amendment worksheet.

Meadows reviewed with the board text that is to be added and that being deleted. He explained that business will have a lot more opportunities.

Meadows stated the LDP recommends: 1) Modifying the development ordinances to be more user friendly where possible; 2) Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 3) 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 ; 4) 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; 5) Visually define the downtown area through unified signage and landmarks. Meadows asked the board to see worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; 2) Approve or deny request. With no further discussion, Joyner directed the board to their worksheet.

### **Worksheet:**

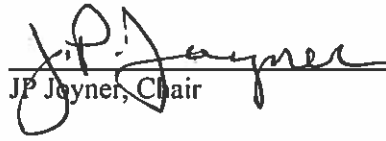
1. *Brown made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1) Modifying the development ordinances to be more user friendly where possible; 2) Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 3) 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; 4) 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; 5) Visually define the downtown area through unified signage and landmarks, seconded by Andrews, and unanimously approved.*

2. *Hayes made a motion to approve the text amendment: (a) to correct manifest error with the zoning ordinance; (b) because of changed or changing conditions in a particular neighborhood or community was a whole; (c) to promote and forward the purposes of the adopted Siler City Land Development Plan; (d) to promote the general health, safety and welfare of the citizens of Siler City, seconded by Brown, and unanimously approved.*

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

**ADJOURNMENT:** Harris made a motion to adjourn at 7:35 pm, seconded by Brown, and unanimously approved.

  
JP Joyner, Chair

ATTEST:

  
Dee Lee Thompkins, Recording Secretary