

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, January 11, 2016 in the courtroom at City Hall.

**MEMBERS PRESENT:** Albert Alston, Darrell Andrews, Steve Crotts, Mary Harris, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C Radcliffe

**MEMBERS ABSENT:** Curtis Brown

**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 6:30 pm. Hayes gave the invocation and Hudson led the Pledge of Allegiance.

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

**CONSENT AGENDA:** *Andrews made a motion to approve the consent agenda including the minutes of December 14, 2015, Crotts seconded, and unanimously approved.*

### **DISCUSSION**

A. Rural Home Occupation – Meadows reviewed with board the definitions for Home Occupation and Home Occupations, Rural. Meadows will apply what the board discussed and get some help with wordage from Morgan and present it at their next meeting.

B. Rendering Plant – Meadows reviewed the definition for a rendering plant with the board. He explained they are not allowed in our ordinance. The board decided that it would be a permitted use in H-I.

C. Solar Collector, Accessory and Solar Farm - Meadows reviewed the board what a solar collector, accessory and solar farm. The board decided that the solar collector, accessory is a permitted use and the solar farm is a permitted use in L-I and H-I zoning but will need a conditional use permit in A-R zoning.

D. Use of motor vehicle on a lot as a structure in which, out of which, or from which any good are sold or stored, any service performed, or other business conducted. Meadows explained that this would eliminate from the ordinance.

E. Special Uses – Meadows reviewed with the board two uses that require a special use permit. He stated that Horseback Riding Stables should be a permitted use in A-R zoning and Motor Vehicle Painting and Body Work in L-I zoning. Meadows suggested that we do not need Multifamily Downtown Condominiums in the permissible use table.

F. Building setback requirements for buildings along private roads – Meadows reviewed the text amendment with the board.

G. Board application deadline – Meadows would like to like to change the board related items be submitted to twenty (20) working days from twenty-five (25) calendar days prior to the Planning Board's regular meeting. The board stated they did not have problem with the change.

Subdivision – Meadows explained that he has look at the definition for subdivision and at State Statues and have come up with some additional exemptions. He also has strengthened the minor subdivision definition. Meadows reviewed those with the board.

H. Rezoning applications – Meadows stated that included in your agenda are some parcels that the board had grant conditional use rezoning and they have expired. After discussing the board decided the following: 357 Jordan Grove Road – Parcel #12959 rezone to A-R, West Third Street – Parcel # 82612 to rezone to R-6, West Third Street – Parcel #83929 to rezone to R-6, West Third Street – Parcel #16166 & 16102 to rezone to R-6, West Raleigh Street – Parcel #78676 & 14999 to rezone R-10 and US 64 West-Parcel #14864 rezone to A-R.

I. Building setback requirements for buildings along public streets/right-of-way- Meadows will be working on the text amendment to bring to the board to review at our next meeting.

**ADJOURNMENT:** *Crotts made a motion to adjourn at 7:55pm, seconded by Andrews, and unanimously approved.*



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Butch Hudson, Chair

ATTEST:



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Dee Lee Thompson, Recording Secretary