

Town of Siler City Planning Board

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

MEMBERS PRESENT: Albert Alston, Curtis Brown, Steve Crotts, Mary Harris, Butch Hudson (Chair), Linda Kolpack-Martindale, Randy Parks, and Ann C Radcliffe

MEMBERS ABSENT: Darrell Andrews

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. Crotts gave the invocation and Hudson led the Pledge of Allegiance. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

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

CONSENT: *Brown made a motion to approve the consent agenda including the minutes of June 13, 2016, Parks seconded, and unanimously approved.*

NEW BUSINESS: Meadows introduced and welcomed new board member Randy Parks.

A. Officer Election – Chair & Vice Chair: *Crotts made a motion to elect Hudson to chair and Brown to vice chair, Harris seconded, and unanimously approved.*

B. Unified Development Ordinance (UDO) Text Amendment – Meadows reported that the Town of Siler City proposes text amendments to §136 Definitions (rural home occupation), §170 Building Setback Requirements (street setback reduction in industrial zoning districts), §274 Special Provisions for Certain Signs (corporate flags). He explained that the proposed amendments came from staff and planning board. Meadows reviewed the attached draft amendments with the board. Meadows directed the board to their worksheet for a recommendation to the Town Board.

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) develop flexible zoning standards which accommodate the wide variety of land uses in CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking and signage standards, seconded by Kolpack-Martindale, unanimously approved.

2. Kolpack-Martindale made a motion to approve the map amendment: a) because of changed or changing conditions in a particular neighborhood or community as a whole: and b) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Brown, and unanimously approved.

C. Rezoning – 309 N 4th Ave – 0.13 – H-C to B-I: Meadows reported the Town of Siler City requests to rezone ~0.13 acres from H-C to B-1. The subject property is addressed as 309 N. 4th Ave. and identified as tax parcel 14987. The subject property is: 1) owned by Assets West LLC (Joseph Thomas); 2) located inside the Town's Corporate Limits; 3) located with Central Chatham fire district; 4) located within the Duke Energy progress electric service district; and 4) not located within a special flood hazard area. The size of the subject tract is 0.13 acre, with one property owner and one tax parcel. The size of surrounding tracts is an average 0.38 acre.

Meadows referred to the memo concerning the compatibility with existing Land Development Plan. The property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 3 rd St.	0	2	State	35	5,200
N. 4 th Ave.	70	2	Town	35	NA

The pedestrian master plan recommends a sidewalk along N. 4th Ave. and E. 3rd St.

Meadows explained that the existing single family residential use is a nonconforming use within the current H-C zoning district. The existing single family residential use will be a permitted use within the proposed B-1 zoning districts. The proposed B-1 zoning allows a list of uses that range from residential to restaurant. Meadows stated that the current use of the property is single family residential, the property is surrounded by single family residential and offices uses, and surrounded by R-10 and H-C zoning. Meadows asked the board to consider the entire range of permitted, special and conditional uses for the existing and proposed zoning district as listed in the Table of Uses. Meadows directed the board to their worksheet for a recommendation to Town Board.

Rezoning Worksheet:

- Parks 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) general commercial and general residential development for the subject property; and 2) residential goals objectives, and strategies; seconded by Brown, and unanimously approved.*
- Kolpack-Martindale made a motion to approve the map amendment: a) to correct manifest error with the zoning map; and b) because of changed or changing conditions in a particular neighborhood or community as a whole; seconded by Harris, and unanimously approved.*

D. Rezoning – 320 West 11th St – 8.6 – R-6-C to R-6: Meadows reported the Town of Siler City requests to rezone ~8.6 acres from R-6-C to R-6. The subject property is addressed as 320 W. 11th St. and identified as tax parcel 15556. The subject property is: 1) owned by Stonecrest Apartments II LLC (Barry D Hackett); 2) located inside the Ton’s Corporate Limits; 3) located within Central Chatham fire district; 4) located within the Duke Energy Progress electric service district; and 5) not located within a special flood hazard area. The size of the subject tract is 8.6 acres and includes one property owner and one tax parcel. The size of surrounding tracts is an average of 3.3 acres.

Meadows referred to the memo concerning the compatibility with existing Land Development Plan. The property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 11 th St.	790	5	State	45	12,000

The pedestrian master plan recommends sidewalks along both sides of W. 11th St.

Meadows explained that the R-6-C zoning has expired. The proposed use was an addition 24 multifamily residential units. The proposed R-6 zoning allow a list of uses that range from single family residential to multi-family residential. Meadows stated that the current use of the subject property is multi-family residential, surrounded by single family residential, multi-family residential, church, railroad, and vacant land uses, and surrounded by R-10, L-I and R-6-C zoning. Meadows asked the board to consider the entire range of permitted, special and conditional uses for the existing and proposed zoning district as listed in the Table of Uses. Meadows directed the board to their worksheet for a recommendation to Town Board.

Rezoning Worksheet:

- 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) general residential development for the subject property; and 2) these areas are suitable for general residential development at densities supported by public utilities; seconded by Harris, and unanimously approved.*

2. *Kolpack-Martindale made a motion to approve the map amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Brown, and unanimously approved.*

DISCUSSION

- A. **Powers & Duties of Planning Board & Advisory Committee:** Meadows directed the Board to a memo that explained the powers and duties of the Planning Board and Advisory Committee.
- B. **NCDOT Questions:** Meadows asked NCDOT the following questions and received responses:
1. **Question: Why was Quality Oil required a right in/right out onto US 64 and it appears that this requirement is not implemented consistently in Chatham and Randolph counties?** Response: It appears that the driveway would not meet our requirements as noted in the letter of March 26, 2008. I don't follow the statement about "requirement is not implemented consistently in Chatham and Randolph Counties". One has to look at each access separately as to when the facility was opened, what the existing roadway cross-section was at the time, traffic generated by said facility, road frontage owned by facility, roadway improvements since facility was constructed existing traffic volume, accident history, volume of truck traffic and standard at the time facility was constructed. If I knew more specific location of concern I might could address them.
 2. **Question: The weeds on traffic island in Siler City are not being maintained?** Response: I agree that the weeds look bad, problem is having the manpower to address this issue. Potholes must be filled in 48 hours. Safety items are number one priority.
 3. **Question: The red light changes too quickly at the intersection of Martin Luther King, Jr. Blvd and US 64 for the MLK traveling motorist?** Response: The signal timing at MLK and US 64 will need to be looked at by traffic services. I personally have not observed a problem at this location. I might could see the lefts having trouble clearing since they are not protected and must yield to the through traffic.

ADJOURNMENT: *Brown made a motion to adjourn at 7:23 pm, seconded by Harris, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Jack Meadows, Recording Secretary