

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, July 13, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Dacia Hayes (Vice Chair), Butch Hudson, and Ann C. Radcliffe

MEMBERS ABSENT: Linda Kolpack-Martindale

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

MEETING CALLED TO ORDER: Hayes called the meeting to order at 7:00 pm. Crofts gave the invocation and Hayes 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 June 8, 2015, Hudson seconded, and unanimously approved.*

NEW BUSINESS:

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

b. UDO Amendment – UDO Review Committee Recommendations: Meadows reported that the Town of Siler City proposes text amendments to §64 Regulation of Subdivisions, §147 Table of Permissible Uses (emergency management operations, mining or quarry operations, solar farm), §194 Access to Lots, §196 Entrance to Streets, §197 Coordination with Surrounding Streets, §198 Relationship of Streets to Topography, §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions, §200 General Layout of Streets, §202 Construction Standards and Specifications, §203 Public Streets and Private Roads in Subdivisions, §204 Road and Sidewalk Requirements in Unsubdivided Developments, §205 Attention to Handicapped in Street and Sidewalk Construction, §206 Street Names and House Numbers, & §274 Special Provisions for Certain Signs (shopping centers). Meadows reviewed the attached documents.

Meadows explained that he had been contacted by people opposing the mining and quarry operations in A-R zoning district. Those persons wanted to know what they could do to prevent mining and quarry operations within the A-R zoning district. He explained that he looked at the model ordinance that the Town adopted in 1993 and found that mining or quarry operations was not allowed within the A-R zoning district. The model ordinance allows for this operation in L-I and H-I with a special use permit. Meadows explained that he informed Mr. Stan Malette to submit letters of support requesting mining or quarry operations not be allowed within the A-R zoning district. If letters were submitted, then staff would process it with the monthly UDO Amendments. Meadows directed the board to their agenda where there was a copy of the model ordinance and also emails and letters supporting removal of mining or quarry operation in the A-R zoning district. Hayes asked if the proposed amendment came from the review committee. Meadows answered that it did not and some of the previous amendments are coming from present issues and concerns. Brown asked if the board was going to just vote one time on all the amendments. Meadows answered yes, but the board has other options. The Board could adopt it as submitted, recommend amendments, omit certain things, table the item, or recommend denial. Brown expressed concern that he would like someone to look at the mining or quarry operation amendment.

Discussion: Meadows informed the board that there were persons in attendance in support of amending the ordinance to not allow mining or quarry operations in the A-R zoning district. Brown voiced some concern about voting on the mining & quarry text amendment. Morgan and Meadows made several suggestions and it was decided that the board would discuss the amendment further. Brown asked if mining or quarry operation is not allowed in A-R zoning district, then where would it be allowed.

Meadows explained that mining and quarry operations would still be allowed within the L-I and H-I zoning district with special use permit approval. Morgan further explained that the property has to be rezoned to L-I or H-I and then apply for a special use permit. Meadows explained that staff had helped process this amendment request with the support of the letters and the model ordinance. He added that it would be illegal to ban mining or quarry operations from the ordinance altogether. Hayes asked if the board could hear from those persons that submitted letters. Stan Malette and Dr. Mary John Baxley both spoke to board of their opposition of a mining or quarry operation. With no further discussion, Hudson directed the board to their worksheet.

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) revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks; 3) promote walkable interconnected neighborhoods; 4) increase pedestrian safety in the downtown area through improvement of sidewalks and handicapped accessibility; 5) explore program of repaving sidewalks with new materials to improve visual design and increase aesthetics; 6) create a greenway system of trails for multiple users; 7) develop a greenway plan and explore use of utility easements and ordinances to provide facilities; 8) improve vehicular access to commercial areas through the development of driveway standards; 9) develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas; 10) develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways; 11) develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on vehicular access; 12) look at planting plan for street trees along public rights-of-way; 13) permit multi-family residential development at a moderate density with good access to larger thoroughfares; 14) promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small business and residential; 15) encourage the continued development of major shopping centers along major thoroughfares; 16) 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 signage standards; 17) improve the appearance of commercial properties abutting major thoroughfares by controlling signs; 18) develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on sign size and location; 19) visually define the downtown area through unified signage and landmarks; 20) rural residential areas are either environmentally sensitive requiring low density development, or are located physically beyond utility service areas projected over the time line of the plan; 21) maintain the integrity of existing neighborhoods; 22) the major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority; 23) preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density; 24) attract diverse industrial development that will stimulate the economy; 25) encourage industrial development that is environmentally friendly; and 26) encourage industrial land uses that require appropriate amounts of public water for their manufacturing processing.; seconded by Crotts, and unanimously approved.*
 2. *Andrews made a motion to approve the text amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; and d) to promote the general health, safety and welfare of the citizens of Siler City; seconded by Brown, and unanimously approved.*
- c. Powers and Duties of Planning Board and Advisory Committees** – Meadows reviewed with the board §27 Powers and Duties of Planning Board; a) the planning board may: 1) make studies and recommend to the town board plans, goals, and objectives relating to the growth, development, and redevelopment of the town and the surrounding extraterritorial planning area; 2) develop and recommend to the town board policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner; 3) make recommendations to the board of commissioners concerning proposed conditional-

use permits and proposed zoning map changes, as provided by §52 and §316; and 4) perform many other duties assigned by the town board; and b) the planning board may adopt rules and regulations governing its procedures and operations not inconsistent with the provisions of this ordinance

d. Introduction of Land Use Course – Meadows explained that the online is a one part of five series. The course provides an overview of the different types of land use decisions in North Carolina. After completing the course, planning board members now understand the basic framework for land development regulation and appreciate the district procedural requirements. Following the module, the planning board provided consensus to continue with part 2 at the next available meeting.

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to review the memo.

ADJOURNMENT: *Brown made a motion to adjourn at 8:25 pm, seconded by Crotts, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Dee Lee Thompson, Recording Secretary