

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, June 10, 2013 at 7:00 p.m. Harold Hart called the meeting to order and led the board with the Pledge of Allegiance. Dacia Hayes gave the invocation.

MEMBERS PRESENT: Curtis Brown, Steve Crotts, Harold Hart (Chair), Dacia Hayes, JP Joyner, and Wallace Matthews (Vice Chair).

MEMBERS ABSENT: Mary Harris, Dan McMasters, and Chris Murchison

STAFF PRESENT: Jack Meadows (Planning Director) and Dee Lee Thompkins (Administrative Support Specialist)

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Motion made by JP Joyner to approve the agenda, Wallace Matthews seconded, followed by unanimous consent.*

CONSENT AGENDA: Mr. Hart asked for motion to approve the consent agenda including the minutes of May 13, 2013. *Motion made by Curtis Brown to approve the consent agenda including the minutes of May 13, 2013, JP Joyner seconded, followed by unanimous consent.*

NEW BUSINESS

A. Certificate of Appreciation: Mr. Meadows presented Harold Hart with a certificate of appreciation for his years of service on the Planning Board and Board of Adjustment. Staff and board members thanked Mr. Hart for his dedication to the Boards.

B. Text Amendments – §136 Definitions, §139 Permissible Uses and Specific Exclusions, §147 Table of Permissible Uses

Planning Director's Report: Mr. Meadows reported that the Town of Siler City proposes text amendments to:

§136 Definitions

1. cottage industry
2. high-volume traffic generation
3. low-volume traffic generation
4. slaughterhouse

§139 Permissible Uses and Specific Exclusions (slaughterhouse)

§147 Table of Permissible Uses

1. sales and rental of goods merchandise and equipment
 - a. no storage or display of goods outside fully enclosed building
 - i. high volume traffic generation
 1. miscellaneous
 2. convenience stores
 - ii. low volume traffic generation
 - iii. wholesale sales
 - b. storage and display of goods outside of fully enclosed building
 - i. high volume traffic generation
 - ii. low volume traffic generation
 - iii. wholesale sales
2. manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise, and equipment
 - a. all operations conducted entirely within fully enclosed building
 - i. majority of dollar volume of business done with walk-in trade
 - ii. majority of dollar volume of business not done with walk-in trade
 - iii. cottage industry
 - b. operations conducted within or outside fully enclosed building
 - c. slaughterhouse

Mr. Meadows stated that the Town Board recently unanimously approved a resolution in support of sale of assets of Townsend/Omtron to bidder interested in operating the facility. The processing plant at 1101 East Third Street is a nonconforming use and has been discontinued for a consecutive period of 180 days as

defined by the Town's UDO. Staff recognized that slaughterhouses are prohibited and therefore is proposing the UDO be amended to be consistent with the Board's resolution.

Mr. Meadows reported that staff has identified several errors/economic development opportunities in the Table of Permissible Uses such as: 1) Allowing sales and rental of goods, merchandise, and equipment outside fully enclosed building within the Light and Heavy Industrial zoning districts; 2) Wholesale sales outside fully enclosed building is currently not allowed within in any zoning district; 3) Allowing manufacturing where the majority of dollar volume of business done with walk-in trade within the Central and Highway Commercial zoning districts; 4) Allowing cottage industry within the Central Commercial zoning district. Mr. Meadows explained that the proposed text amendments are attached. The texts italicized and underlined are proposed and the texts with strikethrough are to be deleted.

Mr. Meadows added that the LDP recommends: 1) Modifying the development ordinances to be more user friendly where possible; 2) Support existing industry; 3) Encourage water reuse and industrial recycling for new and existing industry; 4) Develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses; 5) Encourage warehousing and assembly uses; 6) Encourage industrial land uses that require appropriate amounts of public water for their manufacturing processing; 7) Explore the conversion of vacant industrial property into an active "arts market" to provide marketing space and take advantage of a growing arts community; 8) Reuse of architecturally significant, vacant industrial buildings is encouraged.

Board Action: Mr. Meadows stated that the Board could approve, deny, or table request (worksheet attached).

Discussion: Dacia Hayes asked if someone wanted to buy Townsend, then would approving the text amendment make it easier. Mr. Meadows answered that it would. Mr. Hart complimented staff for doing the text amendment. With no further discussion, Mr. Hart directed the board to their worksheet to go through each finding.

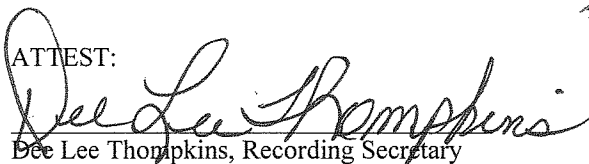
Text Amendment Worksheet:

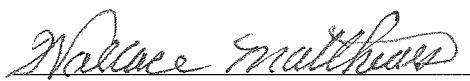
1. *Motion made by Wallace Matthews that the text amendment is consistent with the adopted Land Develop Plan and any other officially adopted plan because it is consistent with the Land Development Plan, Steve Crofts seconded, followed by unanimous consent.*
2. *Motion made by Curtis Brown to approve the text amendment to correct manifest error with the zoning ordinance, Dacia Hayes seconded, followed by unanimous consent.*

PLANNING DEPARTMENT ACTIVITY UPDATE: Mr. Meadows reviewed the planning activity memo that was included in their agenda packets.

ADJOURNMENT: With no further business, *motion made by JP Joyner to adjourn at 7:25 p.m., Wallace Matthews seconded, followed by unanimous consent.*

ATTEST:


Dee Lee Thompkins, Recording Secretary


Wallace Matthews, Vice Chair