

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, June 13, 2016 in the courtroom at City Hall.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Curtis Brown, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Steve Crotts and Mary Harris

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. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

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

CONSENT: *Brown made a motion to approve the consent agenda including the minutes of May 9, 2016, Kolpack-Martindale seconded, and unanimously approved.*

NEW BUSINESS

A.Rezoning – 13418 US 64 West – 1.685 acres – H-C-C to A-R: Meadows reported the Town of Siler City requests to rezone ~1.685 acres from H-C to A-R. The subject property is addressed as 13418 US 64 West and are further identified as tax parcel # 14864. The subject property is: 1) owned by Paul A & Tonya R Shelton; 2) located outside the Town's Corporate Limits; 3) located within Central Chatham fire district; 4) located within Duke Energy Progress electric service districts; and 5) not located within a special flood hazard area. The size of the subject tract is 1.685 acres, with one property owner and one tax parcel. The size of surrounding tracts is an average of 19.9 acres.

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plans.

The property is served by private water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
US 64	280	5	State	55	20,000
Silk Hope Rd	315	2	State	55	3,000

The pedestrian master plan recommends a multi-use side path along US 64.

Meadows explained that the H-C-C has expired. The proposed use was the sale of good, merchandise, and gasoline with an accessory residential dwelling. The proposed A-R zoning allows a list of uses that range from residential to agriculture.

Meadows stated the current use of subject property is; 1) single family residential; 2) surrounding land uses include; agriculture, cemetery, vacant, single family residential and garbage collection center; and 3) surround by A-R 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 decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Rezoning Worksheet:

1. *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) rural*

residential development for the subject property; 2) a) rural residential: these 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; seconded by Andrews, and unanimously approved.

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

B. Unified Development Ordinance (UDO) Text Amendment - Meadows reported Town of Siler City proposes text amendments to §136 Definitions (beauty salon, consignment, crematorium, emergency management operation, residence, residential, tourist home), §147 Table of Permissible Uses (community college, miniature golf course), §170 Building Setback Requirements (highway commercial), §279 Parking Requirement (consignment store, beauty salon).

Meadows explained that the proposed amendments come from staff and planning board. He then reviewed the proposed amendments with the board.

Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

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; 3) develop flexible zoning standards which accommodate the wide variety of land uses in CDB which will assist in the adaptive reuse of building as well as insure quality development through landscaping, lighting, parking and signage standards, seconded by Andrews, unanimously approved.

2. Andrews 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) Comprehensive Transportation Plan Workshop - Meadows shared with the board that A Comprehensive Transportation Plan is being developed for Chatham County. The study is intended to produce a long range multimodal planning document that will assist the local government and its representatives in making transportation decisions over the next 25-30 years. The workshop will be Wednesday, June 22nd from 5pm to 7pm at The Earl B Fitts Community Center and would like to have public input.
- b) Green Growth Tool Box Meeting – Meadows shared that the N.C. Wildlife Resources Commission will be having a Green Growth Toolbox Meeting at The Earl B Fitts Community Center, Thursday, June 23rd from 4pm to 7pm. He said that Siler City is using the Green Growth Toolbox to guide the development of a conservation plan to protect water resources in the community. Meadows told board they would learn what Siler City is doing to protect natural resources and to provide your input.
- c) Rural Home Occupation Definition – Meadows explained that he has had an applicant that would like to apply for a rural home occupation permit. The applicant does not have 4 acres and his accessory building which he would like to use for an office is closer than 75 feet from rear property line. The board agreed for staff to work on this text amendment but a heavy use occupation should meet this requirement.
- d) Street building setback for existing industrial zoned buildings - Meadows explained that our ordinance requires a 40' street setback and he suggested changing the ordinance just for exiting industrial zoned building and street right-of-way. The board agreed for Meadows to do a text amendment to help with existing industrial zoned buildings.
- e) Bed & Breakfast in R-20 – Meadows explained that our ordinance does not allow for a bed & breakfast in R-20 zoning. After discussing with the board, they decided that if an applicant in R20

wishes to do a bed & breakfast the applicant would need to insinuate the process instead of the board amending the ordinance.

- f) Corporate Flags – Meadows explained that if a corporation wanted to flag their corporate flag they would need a sign permit and have to meet all of our sign requirements. After discussing, the board decided that they should be able to flag their flag without having to have a sign permit as long as it is of reasonable size.
- g) Rezoning -320 W 11th Street – Meadows explained that the conditional use rezoning permit has expired on this property. The board discussed the zoning and decided the property need to be rezoned from R-6-C to R-6. Meadows stated that staff will start the process to rezone the property.
- h) Rezoning – Village Lake Road – Meadows stated that the conditional use rezoning permit has expired on this property also. He stated that staff will start the process to rezone this property.

Planning Director Report

Certificate of Appreciation: Meadows presented Dacia Hayes with a certificate of appreciation for her many years of dedicated service on the Planning Board and Board of Adjustment. The certificate was signed by Dee Lee Thompkins, Jack Meadows, Bryan Thompson, and Mayor John F. Grimes.

ADJOURNMENT: *Hayes made a motion to adjourn at 7:35 pm, seconded by Kolpack-Martindale, and unanimously approved.*



Butch Hudson, Chair

ATTEST:


Dee Lee Thompkins, Recording Secretary