

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, June 8, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Butch Hudson, JP Joyner (Chair), Linda Kolpack-Martindale, and Ann C. Radcliffe

MEMBERS ABSENT: Dacia Hayes (Vice Chair)

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

MEETING CALLED TO ORDER: Joyner called the meeting to order at 7:00 pm. Harris gave the invocation and Joyner 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: *Crotts made a motion to approve the consent agenda including the minutes of May 11, 2015, Hudson seconded, and unanimously approved.*

OLD BUSINESS:

a. Conditional Use Rezoning – Vineyard Ridge – Quarry – H-I-C & A-R to A-R-C: Meadows reported that the Planning Board recommended approval for the conditional use rezoning for Vineyard Ridge Quarry at their May 11th meeting. The Town Board held the public hearing on June 1st. There was a lot information provided by the applicant, questions asked by the board, and folks that were in opposition. The board recessed the public hearing until June 15th. The board asked staff to seek additional information from the Planning Board on how the map amendment is consistent with the adopted LDP and any other officially adopted plan.

Meadows then reviewed with the board some new information that he provided in the agenda. The land development plan recommends the following other goals, objectives, and strategies; a) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas; b) improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas; c) improve vehicular access to commercial areas through the development of driveway standards; d) attract diverse industrial development that will stimulate the economy; e) encourage industrial development that is environmentally friendly; and f) encourage industrial land uses that require appropriate amounts of public water for their manufacturing processing.

The land development plan makes the following references made of agriculture: a) agriculture employment by economic sector: a) Agriculture is 1.3% in Town, 2.7% in County (including ETJ), and 1.6% Statewide; b) the town has historically played a major role in county agriculture by serving as a supply and support center for farms within the area. While agriculture statewide has continued to decline, it remains an important part of Chatham County's economy. The poultry business was promoted in the 1920's to help supplement row crops and still play's a significant role in the local economy. Townsend's Inc. is one of Chatham County's largest employers. Many farmers have participated in agricultural preservation by voluntarily placing their farms in state agricultural districts. Siler City's extra-territorial planning jurisdiction (ETJ), expanded in 2002 to three miles, includes many working farms. The Land Development Plan supports the continuation of agro-business in rural portions of the Town's ETJ; and c) downtown supported retail as well as regional agricultural businesses. Downtown's former importance as an agricultural center is still evident today. Farm implement dealers and support businesses are still located within the downtown core.

Meadows stated that mining or quarry operations (including on-site sale of products) is allowed within the Agricultural-Residential (A-R) zoning district with special use permit approval. Mining or quarry

operations are located within the Table of Uses use classification titled: Agricultural, Mining, Quarry Operations.

Meadows reported that the proposed project is located ~5.4 miles from the Chatham-Siler City Advanced Manufacturing Site, ~1.7 miles from the Siler City Corporate Limits, and ~1.6 miles from the nearest school (Chatham Middle). The proposed quarry is located ~20 minutes from the quarry near Glendon, ~24 minutes from the quarry near Pittsboro, and 33 minutes from the quarry near Asheboro. The highest elevation of the site is 654 feet (the elevation at City Hall is 616 feet). Proposed water usage for the proposed operation is between 10,000 gallons per day and 100,000 gallons per day. The fee for a State Mining Permit is \$5,000 and is valid for only 10 years. The proposed project is a 30 year pit. The State requires that a bond is posted and the fee (estimated at \$190,000) is determined by total disturbed acreage and activity (haul roads, stockpiles, excavated areas, etc.).

Meadows stated that the Town Board recessed the public hearing on June 1, 2015 until June 15, 2015. During the hearing the Town Board asked Staff to seek additional information from the Planning Board on how the map amendment is consistent with the adopted LDP and any other officially adopted plan. Meadows said there is a statement from Stan Malette, minutes from the ISP rezoning, a copy of the ISP permit, and the answers the applicant provided with the conditional use permit included in their agenda. He also passed out a map that the applicant provided showing distance around the pit.

Morgan helped explain to the planning board that that Town Board would like more information on how the amendment is consistent with the adopted LDP and any other officially adopted plan. The planning board discussed with Morgan and Meadows what the Town Board is requesting.

Brown made a motion that mining or quarry operations (including on-site sale of products) is allowed within the Agricultural-Residential (A-R) zoning district with special use permit approval, seconded by Harris, and unanimously approved.

NEW BUSINESS:

a. UDO Amendment – UDO Review Committee Recommendations: Meadows reported that the Town of Siler City proposes text amendments to §307 Retention and Protection of Large Trees (exemptions, survey, credits, mitigation, fees). The proposed amendments developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings since May of 2014. He reviewed the attached documents: Draft ordinance amending Article 19

Discussion: With no further discussion, Joyner 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) look at planting plan for street lines along public rights-of-way; 3) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas; 4) develop flexible zoning standards which will insure quality development through landscaping; 5) develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on buffering of parking and service areas; 6) improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas; and 7) develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses; seconded by Hudson, and unanimously approved.*
- 2. Hudson made a motion to approve the text amendment: a) to correct manifest error with the zoning ordinance; 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; and d) to promote the general health, safety and welfare of the citizens of Siler City; seconded by Brown, and unanimously approved.*

b. Certificate of Appreciation: Meadows presented JP Joyner with a certificate of appreciation for his many years (2008-2015) 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.

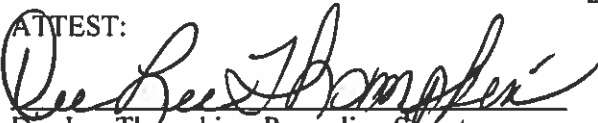
PLANNING DIRECTOR'S REPORT: Meadows directed the Board to review the memo. The Loves Creek Greenway Trail project was discussed.

ADJOURNMENT: *Brown made a motion to adjourn at 7:40 pm, seconded by Hudson, and unanimously approved.*



Dacia Hayes, Vice-Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary