

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, June 9, 2014 in the courtroom at City Hall.

MEMBERS PRESENT: Steve Crotts, Mary Harris, JP Joyner, Wallace Matthews (Chair), and Dan McMasters

MEMBERS ABSENT: Darrell Andrews, Curtis Brown, Dacia Hayes (Vice Chair), and Chris Murchison

STAFF PRESENT: Jack Meadows (Planning Director), William C. Morgan (Attorney), and Jenifer Everage (Town Clerk)

Matthews called the meeting to order at 7:00 pm. Crotts gave the invocation and Matthews led with the Pledge of Allegiance.

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

CONSENT AGENDA: *McMasters made a motion to approve the consent agenda including the minutes of April 14, 2014, Joyner seconded, and unanimously approved.*

NEW BUSINESS:

A. **Certificate of Appreciation:** Meadows presented a Certificate of Appreciation to retiring board member Dan McMasters. McMasters served from 2006 to 2014.

B. UDO Text Amendment – UDO Review Committee Recommendations:

Planning Directors Report: Meadows reported that the Town of Siler City proposes text amendments to §46 Staff Consultation Before Formal Application, §57 Completing Developments in Phases, §63 Maintenance of Common Areas, Improvements, and Facilities, §68 Endorsements on Major Subdivision Plats, and §83 Special Exception Permits of the Town's UDO.

Meadows stated that the ideas for the amendments in Article IV were first identified in the Town's Pedestrian Master Plan. The proposed amendments were recommended by the UDO Review Committee and Planning Board. The Town Board consented to the proposed amendments during a workshop meeting on May 15, 2014.

Meadows added that a copy of the draft ordinance amendments was attached. The LDP recommends modifying the development ordinances to be more user friendly where possible. The Board can recommend approval, denial, or table request.

Discussion: Matthews asked, did the owner of the former pilgrims pride chicken plant back out of the scrap metal business? Meadows said no. The business received special use permit approval about 2 years ago. Meadows recently contacted DH Griffin's attorney, Larry Griffin to determine if the permit was still active. From the information the attorney submitted, staff determined that it was still active based on expenditures made since the time of approval. DH Griffin still has plans to open the business but not at this time since scrap metal prices are down. Joyner added that the biggest thing they were going to do was crush cars and sell car parts.

Joyner asked if there was any news on the mega site. Meadows answered, that Town and EDC staff had submitted all documentation that was required for the certified sites application and are currently waiting to hear back from the state. Joyner added that we are in such dire need of something to happen. Meadows explained that site certification is a step in the right direction so we can market the property as a certified site. We will be able to compete against those other states that have certified sites. Matthews asked, are they going to do the rock quarry? Meadows said, that proposal has been postponed.

With no further discussion, Matthews directed the board to their worksheet.

Text Amendment Worksheet:

1. *McMasters made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because this amendment is more user friendly, seconded by Joyner, and unanimously approved.*
2. *McMasters made a motion to approve the text amendment to promote and forward the purposes of the adopted Siler City Land Development Plan, seconded by Harris, and unanimously approved.*

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to a memo in their agenda packet.

ADJOURNMENT: *McMasters made a motion to adjourn at 7:18 pm, seconded by Joyner, and unanimously approved.*



Wallace Matthews, Chair

ATTEST:



Jenifer Everage, Town Clerk