

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, March 10, 2014 in the courtroom at City Hall.

**MEMBERS PRESENT:** Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner, Wallace Matthews (Chair), and Dan McMasters.

**MEMBERS ABSENT:** Darrell Andrews and Chris Murchison

**UDO REVIEW COMMITTEE MEMBERS PRESENT:** Charles Eliason, Pamela Hawe (Chairperson), Richard Kernodle, John Morris, Mickey Pore, Jimmie Pugh, and Bill Walden (Vice Chairperson)

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

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

**CONSENT AGENDA:** *Motion made by Joyner to approve the consent agenda including the minutes of November 11, 2013, McMasters seconded, followed by unanimous consent.*

### **NEW BUSINESS**

#### **A. Land Development Plan Amendment – Chatham Randolph Megasite:**

**Planning Director Report:** Meadows reported that Chatham EDC, Taylor & McChesney, and Samet Corp request to amend the Town's Future Land Use Map from Agricultural/Rural Residential and General Residential to Industrial/Office. The subject property is known as the Chatham-Randolph Megasite and contains ~1,797 acres. The property has frontage on US 64, Stockyard Rd, Bish Rd, Zion Church Rd, and J.C. Teague Rd.

Meadows stated that the subject property: 1) is located outside of the Town's Corporate Limits; 2) has access to Town water; 3) access to sewer is currently being designed, 4) is surrounded by A-R and L-I zoning, 5) is surrounded by the following land uses; single family residential, agriculture, railroad, metal recycler, and vacant

Meadows explained that the Land Development Plan (LDP) is a long-range plan designed to help guide the Town with future growth and development. The LDP includes two essential parts: the document (describes the goals and objectives of various land use categories) and the map (delineates where the Town desires those land use categories to be located). The LDP represents the Town's desires for future growth and development over a 10 to 15 year period. It is a tool for decision making by town boards and planning staff. As a guide, the plan is not a zoning map and no property will be rezoned as a result of amending the Land Development Plan.

Meadows reviewed the following Land Use Classifications:

- Agricultural/Rural Residential Land Use Classification: 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.
- General Residential Land Use Classification: These areas are suitable for general residential development at densities supported by public utilities
  - Residential Goal: Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
- Industrial/Office Land Use Classification: This area is suitable for a variety of light manufacturing and warehouse/distribution uses. This category may also include office development in a planned "business park" type of setting. Uses in this category do not place a heavy burden on public utilities or the environment, and have relatively few off-site impacts.
  - Industrial Goal: Attract diverse industrial development that will stimulate the economy.

Meadows stated that Board action is requested. The Board could recommend approval, denial, or table request.

**DISCUSSION**

McMasters asked who requested the amendment. Meadows answered that the property owners requested the amendment. McMasters asked if the adjoining land owners had been notified. Meadows explained that the request was advertised in the Chatham News.

*Motion made by McMasters to recommend approval of the Land Development Plan Amendment, Joyner seconded, followed by unanimous consent.*

**B. UDO Review Committee – Presentation of findings and recommendation**

**Planning Director Report:** Meadows reported that the Siler City UDO Review Committee was established by the Board of Commissioners on October 7, 2013 (see attached resolution). The purpose of the Committee was to conduct a review of and make presentation of findings and recommendations on the Town's Unified Development Ordinance. The Committee was comprised of seven (7) members (Charles Eliason, Pamela Hawe (chairperson), Richard Kernodle, John Morris, Mickey Pore, Jimmy Pugh, and Bill Walden (vice chairperson). Town Manager Bryan Thompson and Director of Planning and Community Development Jack Meadows provided staff support and assistance.

Meadows reported that the Committee met sixteen (16) times between October 17, 2013 and February 26, 2014 (minutes of the meetings can be found at silercity.org). The Committee was unable to make recommendations to the Planning Board on January 13, 2014. The Committee has received two (one month) extensions from the Town Board of Commissioners. The Committee has made recommendations on nearly all UDO articles and appendices (see recommendation list attached).

Meadows said that there was no need for board action tonight. The board can take their time reviewing the findings and make their recommendations to the Town Board at their May 12<sup>th</sup> meeting. Meadows then turned the meeting over to Pam Hawe Chairperson for a power point presentation.

Hawe reviewed with the board the Authority, Schedule & Results

- First convened on October 17, 2013 and established schedule, goals, and structure of Committee;
- Meetings averaged once a week
- Requested two extensions based on administrative and weather constraints
- Final recommendation approved February 26, 2014
- Commissioners left the review approach open to the Committee need and choice of exploration
- Staff hours provided as resource for research, administrative functions and guidance/advice
- Committee requested staff identify sections and appendices
- Not all section were changed
- Some sections required multiple reviews
- A couple of sections invoked a passionate review
- Definitions show up inconsistently throughout the document; and imply some kind of structure
  - Article II acts as primary glossary, but some sections have definitions as well. Recommend an approach be adopted that ensures complete definition across applicable Articles or Appendices

- Note exceptions to the standard definition (Article II) where included in a Article or Appendix
- Appendices should be incorporated into the main text; especially where the Article is simply a reference to the Appendix
- Staff identified Articles and their related Appendix that are considered too restrictive, confusing, exempt or ill defined, and often result in granting exceptions, fines or loss of time and money to the stakeholders.
- Adopt a strategy to allow flexibility and increase incentives toward business and community growth; while adhering to the requirements and vision
- Incorporate better definitions and relevant text in main body of document as suggested. Consider visual aids in determining applicant requirements for zoning, signs, etc.
- Better educate public on permitting process and requirements, collect better information during process
- Next Steps
  - Act as consultants to Siler City Planning Board and Commissioners if required
  - Suggest review of other Town documents and standards which establish regulation
  - Recommend a volunteer citizen group be formed to help with the UDO update and other documents or processes
- Have stated that the committee also did focus on two aspects of business in Siler City, keeping and attracting. To this end there were suggestions concerning fees, taxes, grants, etc. These are some specific recommendations:
  - Do not require businesses and manufactures to provide total gross sales when determining Business (Privilege) License fees
  - Provide economic development incentives other than “Property Tax Grants”
  - Enforce on street parking violations in residential neighborhoods where the streets are not wide enough for on street parking
  - Enforce parking violations in downtown related to 2 hours restricted parking
  - Review Primary Fire District regulations
  - Update the Town’s 2003 Land Development Plan

### **DISCUSSION**

McMasters asked Howe which sections required the most debate. Howe answered that it was signage and zoning. McMasters asked what is going to happen to these recommendations. Meadows explained that the Planning Board will review the recommendations and they can add to, delete or revise the recommendations. McMasters stated that it did not seem fair to the committee after all the work that they have done.

Kernodle commented that the recommendations are just going to make things better for businesses, people, industries, and community. Kernodle said they did not change the rules but just made them better and positive for the community. Kernodle asked that the board look at the non UDO recommendations, especially the Business (Privilege) License fees. He does not think that it is fair for businesses licenses to be based on total gross sales when determining their fee.

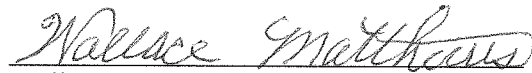
Hayes said that when she reviewed the recommendations she thought they were a lot more citizen and business friendly. Morris said that the recommendations are a positive step to let people know that Siler City is business friendly. Morris added that there are restrictions but not to strict. Pugh asked how the planning board members feel about the recommendations. Mathews replied that he thought the committee did a real good job. Eliason said that the committee wanted to make the UDO more readable and remove things that were confusing. Eliason said a lot of the changes were to organize and make it flow better. Harris said that the recommendations are very comprehensive. Harris added it was a thorough document and the committee has done a lot of hard work.

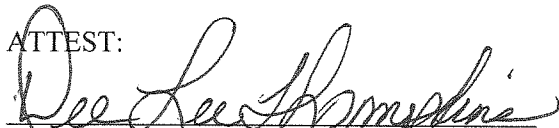
Morgan suggested that the planning board review the committee findings and recommendations before the next meeting in April. McMasters said he did not think anyone would do that. McMasters said that he trusted the committee. McMasters stated that the Committee had the help of staff and thinks the Committee had done a good job. Joyner agreed with McMasters about the committee doing a good job. Hayes added that she knows everyone on the committee. Hayes continued by saying the members of the Committee has common sense and could not imagine not being on the same page as the committee.

*Motion was made by McMasters to accept and recommend to the Town Board the committee recommendations with a strong emphasis on the non UDO recommendations, Joyner seconded, followed by unanimous consent.*

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

**ADJOURNMENT:** With no further business, *motion was made by McMasters to adjourn at 8:04 p.m., Joyner seconded, followed by unanimous consent.*

  
Wallace Matthews, Chair

ATTEST:  
  
Dee Lee Thompkins, Recording Secretary