

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, March 11, 2013 at 7:00 p.m. Wallace Matthews called the meeting to order and led the board with the Pledge of Allegiance. Mary Harris gave the invocation. Mr. Matthews asked for a motion to approve the minutes of February 11, 2013. *Motion made by JP Joyner, Dan McMasters seconded, followed by unanimous consent.*

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

MEMBERS ABSENT: Harold Hart (Chair) and Chris Murchison.

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

REZONING REQUEST – 1365 HAROLD ANDREWS ROAD – DARRELL RAY ANDREWS:

Planning Director's Report: Mr. Meadows reported that Darrell Ray Andrews requests to rezone 11.177 acres from Agricultural-Residential to Light Industrial. The subject property is located at 1365 Harold Andrews Rd. and is identified as tax parcel number 13678 and portions of 79449, 13632, 68942, & 13675.

Mr. Meadows stated that he did not have anything to add since the public hearing and that the only comment made during the hearing was that the owner plans to continue operation of the trucking business as it has since 1970 and add a 30'x80' addition to the existing truck shop.

Discussion: With no further discussion, Mr. Matthews directed the board to their worksheet to go through each finding.

Rezoning Worksheet:

1. Mr. Matthews read when adopting or rejecting any zoning amendment, the Planning Board shall approve a statement describing whether its action is consistent with the adopted Land Development Plan and any other officially adopted plan this is applicable.. *Motion by Dan McMasters, seconded by JP Joyner, followed by unanimous consent.*
2. Mr. Matthews asked for a motion to recommend approving the rezoning. *Motion by Dan McMasters to recommend approving the rezoning in order to correct manifest error with the zoning map, seconded by JP Joyner, followed by unanimous consent.*

UDO TEXT AMENDMENT – REVISE THE MEETING PROCESS FOR TEXT/MAP AMENDMENTS AND CONDITIONAL USE PERMITS:

Planning Director's Report: Mr. Meadows reported that the Town of Siler City proposes text amendments to the UDO to revise the meeting process for a text amendment, rezoning, conditional use rezoning, and conditional use permit. The following sections are proposed to be amended: §52 Recommendation on Conditional Use Permit Application; §91 Hearing required on appeals and applications; §92 Notice of hearing, §314 Application submittal requirements; §316 Public hearings, §317 Review & recommendations of the Planning Board; §318 Town Board action; §332 Changes in use; §333 Revocation of Conditional Use Permit.

Mr. Meadows explained that the proposed text amendments are attached. The texts in red and underlined are new. Texts with strike through are to be deleted. The reasons for the proposed text amendments are to expedite the meeting process for rezonings, text amendments, conditional use permits and conditional use rezonings. The minimum number of meetings held will be reduced from three to two. The minimum number of meetings each Board (Town and Planning) holds will be reduced from two to one. The proposed process coincides with the process followed by many municipalities in NC.

Mr. Meadows explained that the LDP recommends modifying the development ordinances to be more user friendly where possible. The public hearing notices in the newspaper and adjoining property owner letters will include the date of the Planning Board meeting and date of the Town Board public hearing.

Discussion: With no further discussion, Mr. Matthews directed the board to their worksheet to go through each finding

Text Amendment Worksheet:

1. Mr. Matthews read when adopting or rejecting any zoning amendment, the Planning Board shall approve a statement describing whether its action is consistent with the adopted Land Development Plan and any other officially adopted plan this is applicable.. *Motion by Dan McMasters, seconded by Mary Harris, followed by unanimous consent.*
2. Mr. Matthews asked for a motion to approve or deny the text amendment.
Motion by Curtis Brown to recommend approving the text amendment to correct manifest error in the zoning ordinance, seconded by Dan McMasters, followed by unanimous consent.

PLANNING DEPARTMENT ACTIVITY UPDATE: Mr. Meadows reviewed the planning department activity memo.


Discussion: Dan McMasters asked if the process like the rezoning for Darrell Andrews could be changed to where the Town Manager and Planning Director could meet and approve the rezoning instead of coming before the Planning Board and Town Board. Mr. Meadows stated that state legislature requires a public hearing when you are changing the zoning. He added that there is no quick way. Curtis Brown stated that you can not deny the public to make comments.

Dan McMasters asked what was going on with the house at 31 Pinewood Drive. He added that no one has done any work on the house in over a year. Mr. Meadows stated he would have Mr. McLaurin to call him because the house does have an active building permit.

Steve Crotts asked about the megasite that was in the Greensboro News & Record. Mr. Meadows responded that there are two sites that they are preparing to put together so if a major manufacture wants to locate here the site will be ready for them. The property owners are being proactive so the site will be ready to develop if a potential company is looking to locate in North Carolina.

ADJOURNMENT: With no further business, *motion made by Curtis Brown, Dan McMasters seconded, followed by unanimous consent for adjournment at 7:35 p.m.*


Wallace Matthews
Vice Chair

ATTEST:

Dee Lee Thompkins
Recording Secretary