

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, May 13, 2013 at 7:55 p.m. Wallace Matthews called the meeting to order.

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), William C. Morgan (Town Attorney), and Dee Lee Thompkins (Administrative Support Specialist).

CONSENT AGENDA: Mr. Matthews asked for motion to approve the consent agenda including the minutes of April 8, 2013. *Motion made by Dan McMasters to approve the consent agenda including the minutes of April 8, 2013, Curtis Brown seconded, followed by unanimous consent.*

NEW BUSINESS

A. Rezoning – 1006 East Third Street:

Planning Director's Report: Mr. Meadows reported that the Town of Siler City requests to rezone 0.306 acres from R-10 to H-C. The subject property is located at 1006 E. 3rd St. and is identified as tax parcel number 16848. The subject rezoning area: 1) is located inside the Town's Corporate Limits; 2) is connected to Town water and sewer; 3) contains an existing commercial building; 4) is surrounded by H-C, R-10, and O-I zoning; 5) is surrounded by the following land uses (single family residential, office, and dry cleaner/ laundry mat); and 6) is located along Third Street which has 2,600 average daily trips.

Mr. Meadows explained that the LDP recommends: 1) Commercial development for the subject property; 2) Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements; 3) Encourage attractive commercial development in appropriate locations suitable for commercial purposes; 4) Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 5) Improve vehicular access to commercial areas through the development of driveway standards; 6) Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways; 7) Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas; and 8) Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.

Mr. Meadows stated that the Board may consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Attached is a copy of the uses that are allowed within the proposed zoning district.

Board Action: Mr. Meadows stated that the Board could approve, deny, or table request (worksheet attached)

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

Rezoning Worksheet:

1. *Motion made by Dan McMasters that the map amendment is consistent with the adopted Land Develop Plan and any other officially adopted plan because staff said so, JP Joyner seconded, followed by unanimous consent.*
2. *Motion made by Dan McMasters to approve the map amendment to correct manifest error with the zoning map, JP Joyner seconded, followed by unanimous consent.*

B. Rezoning – 1307 South Chatham Avenue:

Planning Director's Report: Mr. Meadows reported that Patricia A. Sullivan requests to rezone 1.388 acres from R-10 to A-R. The subject property is located at 1307 S. Chatham Ave. and is identified as tax parcel number 79916. The subject rezoning area: 1) is located inside the Town's Corporate Limits; 2) is connected to Town water and sewer; 3) contains an existing single family dwelling; 4) is surrounded by R-

10 and A-R zoning; 5) is surrounded by the following land uses (single family residential, agriculture, and vacant); and 6) is located along Chatham Avenue which has 3,100 average daily trips

Mr. Meadows explained that the LDP recommends: 1) General residential development for the subject property; 2) Maintain the integrity of existing neighborhoods; 3) Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density; 4) Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing; and 5) Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.

Mr. Meadows stated that the Board may consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Attached is a copy of the uses that are allowed within the proposed zoning district.

Board Action: Mr. Meadows stated that the Board could approve, deny, or table request (worksheet attached)

Discussion: Applicant Patricia Sullivan said she had been teaching companion dog obedience classes for 20 years. For the past three years she has been offering these classes at Central Carolina Community College in Pittsboro and always has a full class. She feels like her property is the perfect venue for the classes she would like to offer. The classes will be held in the existing garage and will be for 3-6 owners and dogs. The classes will be one hour and class time will be during the day or early evening. Her property has adequate on site parking and should not increase traffic congestion because of the size of her classes. Ms. Sullivan added that one of the biggest reasons dogs end up in shelters is behavioral issues. When owners learn how to properly train, manage, and care for their dogs then the dogs become a member of the family. With no further discussion, Mr. Matthews directed the board to their worksheet to go through each finding.


Rezoning Worksheet:

1. Motion made by Dan McMasters that the map amendment is consistent with the adopted Land Develop Plan and any other officially adopted plan because it maintains the integrity of existing neighborhoods, Dacia Hayes seconded, followed by unanimous consent.
2. Motion made by Dan McMasters to approve the map amendment to correct manifest error with the zoning map, JP Joyner seconded, followed by unanimous consent.

PLANNING DEPARTMENT ACTIVITY UPDATE: Mr. Meadows explained that the planning activity memo was included in their agenda packets. Curtis Brown asked about Little Caesars. Mr. Meadows stated that the owner of Little Caesars was showing interest again. There were also questions about the mega site. Mr. Meadows stated that they working on getting the site certified.

ADJOURNMENT: With no further business, motion made by Dan McMasters to adjourn at 8:20 p.m., JP Joyner seconded, followed by unanimous consent.


Wallace Matthews, Vice Chair

ATTEST:

Dee Lee Thompkins, Recording Secretary