

**Town of Siler City Planning Board**

The Siler City Planning Board met on Monday, May 9, 2016 in the courtroom at City Hall.

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

**MEMBERS ABSENT:** Albert Alston

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

**MEETING CALLED TO ORDER:** Hudson called the meeting to order at 6:30 pm. Hayes gave the invocation and Hudson led the Pledge of Allegiance. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

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

**CONSENT AGENDA:** *Brown made a motion to approve the consent agenda including the minutes of April 11, 2016, Harris seconded, and unanimously approved.*

**NEW BUSINESS**

**A.Rezoning - East Raleigh Street – 3.52 acres – H-C & R-6 to B-1:** Meadows reported the Town of Siler City requests to rezone ~3.52 acres from H-C & R-6 to B-1. The subject properties are addressed as 1401, 1403, 1405, 1406, 1407, 1408, & 1409 E. Raleigh St. and are further identified as tax parcel # 14349, 14340, 14230, 14121, 14348, 14346, and 74589. The subject property is: 1) owned by Vivian Johnson, Victor Zepeda, Larry Brewer, Pamela Roberts, Natasha Maness, Milton Sanchez, Adriana Salinas, Ruby Johnson; 2) located inside the Town’s Corporate Limits; 3) located within Central Chatham fire district; located within Duke Energy Progress electric service districts; and 5) not located within a special flood hazard area. The size of the subject tract is 3.52 acres, with seven property owners and seven tax parcels. The size of surrounding tracts is an average of 4.4 acres.

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plans.

The property is served by Town water (6”) and sewer (8”). The nearest fire hydrant is located behind CVS. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Raleigh St.	650	2	State	35	6,500

The pedestrian master plan recommends a multi-use side path along Raleigh Street.

Meadows explained that the impact on landowners, immediate neighbors, and surrounding community is all existing single family residential uses are nonconforming uses within the H-C zoning district. All of the existing single family residential uses will be permitted uses within the proposed B-1 zoning District. The proposed B-1 zoning allows a list of uses that range from residential to restaurant. Meadows explained to the board they have an attached list to their agenda.

Meadows stated the current use of subject property is; 1) single family residential; 2) surrounding land uses include; pharmacy, bank, restaurant, retail, motor vehicle towing, NCDOT, manufactured home park, beauty salon; and 3) surround by H-C, R-6, and L-I zoning.

Meadows asked the Board to consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

**Rezoning Worksheet:**

- Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) general commercial and general residential development for the subject property; 3)b) these areas are suitable for general residential development at densities supported by public utilities; and d) maintain the integrity of existing neighborhoods; seconded by Hayes, and unanimously approved.*
- Andrews made a motion to approve the map amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Brown, and unanimously approved.*

**B. Rezoning – Old US 421 S. – 1,075.47 acres – H-I-C to A-R:** Meadows reported the Town of Siler City requests to rezone ~1,075.47 acres from H-I-C to A-R. The subject properties are located along the northern right-of-way (ROW) of Mt. Vernon Springs Rd., eastern ROW of Siler City Glendon Rd., and western ROW of Old US 421 S. and are further identified as tax parcel # 79448, 14529, 62996, 75826, 79663, 13898, 14724. The subject property is: 1) owned by Helen Hancock, Doris Hancock Allen, John F. Grimes III, Smith Family LTD Partnership, Foothills Land Conservancy, James Doug Ellis, Unknown Owner; 2) located outside town’s corporate limits; 3) located within Central Chatham and South Chatham fire district; 4) located within the Duke Energy Progress electric service districts, and 5) located within a special flood hazard area. The size of the subject tract is 1,075.47 acres with seven property owners and seven tax parcels. The size of surrounding tracts is an average of 24.7 acres.

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plans.

The property is served by private water and sewer. The nearest fire hydrant is located at the intersection of S. 2<sup>nd</sup> Ave and Dan Henry Siler Rd. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Old US 421 S.	1,800	2	State	55	1,600
Mt. Vernon Springs Rd.	5,100	2	State	55	230-610
Siler City Glendon Rd.	1,719	2	State	55	1,300

The pedestrian master plan does not recommend any facilities adjoining the subject property.

Meadows explained that the H-I-C zoning has expired. The proposed use was a quarry operation with the manufacturing of roofing granules that included an 86 acre quarry, 145,900 square feet building, and 150 jobs. The proposed A-R zoning allows a list of uses that range from residential to agriculture. An attached list of the A-R zoning is include with their agenda.

Meadows stated the current use of subject property is agriculture, conservation, and vacant. The surrounding land uses include: agriculture, conservation, vacant, single family residential, railroad, sawmill, rural home occupation. The property is surrounded by A-R zoning and unzoned property within Chatham County jurisdiction.

Meadows asked the Board to consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

**Rezoning Worksheet:**


- Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) rural residential and general residential development for the subject property;2)a) rural residential: 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, seconded by Andrews, unanimously approved.*


2. *Andrews made a motion to approve the map amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Hayes, and unanimously approved.*

**DISCUSSION**

- a) Signs Regulations - Meadows reviewed the amended sign regulations with the board. He asked the board to look over the amendments and they will discuss at the June Meeting.
- b) Miniature golf – Meadows stated that he has been contacted about reopening the miniature golf park downtown. He explained that miniature golf is not allowed in Central Commercial zoning district and it has lost its non-confirming status. He asked the board if miniature golf should be a permitted use in C-C. The board discussed it and decided that it should be a permissible use in C-C district.
- c) Gravel parking surface – Meadows explained that the town ordinance require you to pave your parking lot unless it only used five days a week or it does not require more than ten parking spaces. If you can meet either of those criteria than you can gravel your parking lot. He has done some research with some other towns and they allow some addition exceptions. Meadows also explained they we could create a third category that allows for a combination of pavement and gravel. The board decided they would like for Meadows to that a closer look at what other towns are doing and bring that information back to them.
- d) Parking requirements: consignment store, beauty salon and indoor storage – Meadows explained that our ordinance parking standards are old and dated. He would like to amendment the ordinance to change the parking standards to a better formula. He will be looking at other towns and see what their ordinance requires. The board agreed that our ordinance needs to be amended.
- e) H-C street setback – Meadows stated that our ordinance requires a 40’ street setback and he suggested a 10’ setback to increase more flexibility for a developer. The board agreed for Meadows to do some research on H-C street setback.

**ADJOURNMENT:** *Harris made a motion to adjourn at 7:28 pm, seconded by Hayes, and unanimously approved.*

  
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Butch Hudson, Chair

ATTEST:  
  
Dee Lee Thompkins, Recording Secretary