

Town of Siler City Planning Board

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

MEMBERS PRESENT: Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair) and JP Joyner (Chair)

MEMBERS ABSENT: Darrell Andrews and Wallace Matthews

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

MEETING CALLED TO ORDER: Joyner called the meeting to order at 7:00 pm. Crotts gave the invocation and Joyner led the Pledge of Allegiance.

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

CONSENT AGENDA: *Crotts made a motion to approve the consent agenda including the minutes of October 13, 2014, Harris seconded, and unanimously approved.*

NEW BUSINESS:

a. Façade/Streetscape Grant Program: Meadows reported that the FY 2014/2015 Town budget includes an allocation of \$2,500 for Downtown Façade/ Street Improvement Program. At the August 18, 2014, the Town Board approved the following: 1) the FY 2014/2015 Façade/Streetscape Grant Program; and 2) designated the Planning Board to serve as the Façade/Streetscape Grant Committee. Meadows stated that request for applications were emailed on August 20, September 17, and October 30 to an email list that includes between 400 and 500 emails. The application was posted on the Town of Siler City website and the program was mentioned in the local media on several occasions. Meadows stated that town staff received three applications prior to the October 10 due date: 1) 143 North Chatham Avenue; 2) 117 East Second Street, and 3) 207/209 South Second Avenue. He added that action is to: 1) review applications; 2) suggest changes, additions, or conditions; and 3) determine grant award amounts (Minimum \$500, Maximum \$2,500) for each application. Morgan suggested that the applicants give a short statement about their application.

Applicant Heidi Lineberry stated that her property was at 207 & 209 S. 2nd Ave. The property was purchased 10 years ago and she has spent a significant amount of money converting it from a duplex into an office. They installed canvas awnings which now need replacing. Lineberry stated that she has an invoice from Quality Blind & Awning in Asheboro for \$775.00. She told the board that they would appreciate any amount of money to offset their cost on this project.

Applicant Sue Szary said her property is at 117 E. 2nd St. and she would like to create a visually pleasing addition to the Historic District by introducing a custom painted mural, public seating and colorful organic plantings. She told about the purpose and history of her property. Szary reviewed bid/option 1 (\$1,048.87) and bid/option 2 (\$2114.48). She then thanked the board for considering her requests.

Applicant Roger Person stated that his property is at 143 N. Chatham Ave. and he proposes a mural of the Chatham Rabbit on the side of his building. The mural would be 8'x16'. His two estimates were \$4,050.00 and \$4,000.00.

Hayes said she was excited to see proposed murals. She thanked the applicants for doing a great job of keeping up their properties. Hayes thinks that murals enhance the downtown. Harris stated that the murals add life to the downtown. Crotts thanked all three applicants for having confidence in Siler City. *Brown made a motion to provide grant amounts of \$387.50 to Lineberry, \$524.44 to Szary, and \$1588.06 to Person, Harris seconded, and unanimously approved.*

b. UDO Text Amendment – UDO Review Committee recommendations: Meadows reported that the Town of Siler City proposes text amendments to §279 Parking Requirement (reduce the number of required parking spaces for nursery schools; day care centers) and §282 Required Widths of Parking Area Aisles and Driveways. The proposed amendments developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings on May 15, June 16, July 1, July 15, September 23, and October 28, 2014. The attached documents included: 1) Draft ordinance amending Article 18 (using track changes with strikethrough and italics/underline); and 2) Text amendment worksheet.

Meadows stated that the LDP recommends: 1) Modifying the development ordinances to be more user friendly where possible; 2) Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas; 3) Permit common and shared off-street parking; and 4) Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.

Meadows asked the board to use attached worksheet for a decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; 2) Approve or deny request. With no further discussion, Joyner directed the board to their worksheet.


Worksheet:

1. *Crotts made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it makes it more user friendly, seconded by Brown, and unanimously approved.*
2. *Hayes made a motion to approve the text amendment: (d) to promote the general health, safety and welfare of the citizens of Siler City, seconded by Harris, and unanimously approved.*

ADJOURNMENT: *Brown made a motion to adjourn at 7:55 pm, seconded by Crotts, and unanimously approved.*

ATTEST:

Dee Lee Thompkins, Recording Secretary


JP Joyner, Chair