

**Town of Siler City Planning Board
October 10, 2011 Meeting Minutes**

The Siler City Planning Board met on Monday, October 10, 2011 at 7:25 p.m. Chair Harold Hart called the meeting to order. Mr. Hart asked for a motion to approve the minutes of September 12, 2011. *Motion by Wallace Matthews, seconded by JP Joyner, followed by unanimous consent.*

MEMBERS PRESENT: Curtis Brown, Mary B. Harris, Harold Hart (Chair), Dacia Hayes, JP Joyner, Wallace Matthews, Dan McMasters, and Mickey Pore (Vice Chair)

MEMBERS ABSENT: Patty Poe

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

UDO TEXT AMENDMENT - LIGHTED WINDOW SIGNS: Mr. Hart asked the Planning Director to give his report.

Planning Director's Report: Mr. Meadows reported that the proposed amendment will allow interior window signs to be illuminated, flash, blink, scroll, LED, intermittent lights, and lights of changing intensity to be permitted without requiring a sign permit. The current UDO: 1) requires that a sign permit be issued prior to the installation of an interior lighted window sign; and 2) does not allow signs that display flashing, blinking, or intermittent lights or lights of changing intensity.

Mr. Meadows stated at the Joint Public Hearing on October 3, 2011, Zoann Adams, President of the Siler City Merchants Association asked if 75% window coverage for signage was too much. The question was raised because of concern for safety for the general public due to lack of visibility in stores and also safety for motorist due to visual interference from flashing and blinking lights. Commissioners asked how does staff determine the percentage of window coverage. Mr. Meadows referenced §259(c)(ii) which says that signage "collectively" may not cover more than 75%. Commissioners asked if there are regulations that would prevent a business from tinting windows and making it impossible to view inside the business. Mr. Meadows stated that the Town's sign ordinance does not regulate window tinting or any other window covering that is not considered signage. The North Carolina Fire Prevention Code regulates how much combustible window covering you can have (factors are type of occupancy, size, building material, etc.).

Text Amendment Worksheet: Mr. Hart asked for a motion to approve the Land Development Plan Consistency Statement. *Motion by Mickey Pore, seconded by Dan McMasters, followed by unanimous consent.* Mr. Hart asked for a motion to recommend approving the text amendment. *Motion by Dan McMasters to recommend approving the text amendment: 1) to promote and forward the purposes of the adopted Siler City Land Development Plan; and 2) to promote the general health, safety, and welfare of the citizens of Siler City, seconded by JP Joyner, followed by unanimous consent.*

COMPREHENSIVE TRANSPORTATION PLAN (CTP): Mr. Meadows reported that there was no new business.

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

ADJOURNMENT: With no further business, Mr. Hart asked for a motion to adjourn. *Motion by Mickey Pore, seconded by JP Joyner, followed by unanimous consent.* Adjourned at 7:35 p.m.

ATTEST:


Dee Lee Thompkins, Recording Secretary


Harold Hart, Chair