

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, October 13, 2014 in the courtroom at City Hall.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner (Chair) 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. Crofts gave the invocation and Joyner led with the Pledge of Allegiance.

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

CONSENT AGENDA: *Andrews made a motion to approve the consent agenda including the minutes of September 8, 2014, Brown seconded, and unanimously approved.*

NEW BUSINESS:

a. Rezoning – William Goins – 446/448 Stockyard Road: Meadows reported that William Goins requests to rezone 1.379 acres from A-R to B-1. The subject property is located at 446/458 Stockyard Rd and is identified as tax parcel # 12842 & 90106. The subject property; 1) is located outside the Town's Corporate Limits; 2) is connected to Town water and sewer; 3) contains an existing single family residential dwelling and a funeral home; 4) is surrounded by A-R and H-I zoning; 5) is surrounded by the following land uses; single family residential, forestry, slaughterhouse, stockyard, restaurant, and church; and 6) is located along Stockyard Road which has 670 average daily trips.

Meadows stated that the LDP recommends: 1) general residential and general commercial development for the subject property and mixed use development on the west side of Stockyard Road; 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) 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; 5) improve the appearance/aesthetics of general commercial areas by providing landscaping to buffer parking lots; 6) the mixed use development area is appropriate for general commercial development; and 7) encourage planned, mixed-use development instead of incremental, small lot development.

Meadows noted to the Board that they 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. He further stated that the Board action was to recommend approval or denial using attached worksheet or table request.

Discussion:

Andrews asked if there were any responses from adjoining property owners. Meadows replied that there was not. With no further discussion Joyner directed the Board to the rezoning worksheet.

Rezoning Worksheet:

1. *Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it encourages planned, mixed-use development instead of incremental, small lot development, seconded by Matthews, and unanimously approved.*

2. *Andrews made a motion to approve the map amendment: (b) because of changed or changing conditions in a particular neighborhood or community as a whole, seconded by Crofts, and unanimously approved.*

b. UDO Text Amendment – UDO Review Committee recommendations: Meadows reported that the Town of Siler City proposes text amendments to §172 Building Height. The proposed amendments include increasing the building height limitation in the downtown commercial and industrial zoning districts to 90 feet. 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, and September 23, 2014. The attached documents included: 1) draft ordinance amending Article 12 (using track changes with strikethrough and italics/underline); and 2) text amendment worksheet.

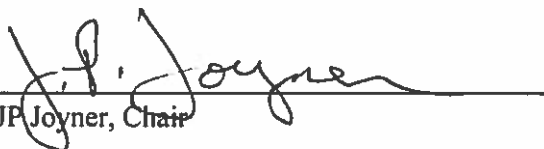
Meadows stated the LDP recommends modifying the development ordinances to be more user friendly where possible. He further stated that the Board action was to recommend approval or denial using attached worksheet or table request. With no further discussion, Joyner directed the board to their worksheet.

Worksheet:

1. *Brown made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it simplifies and gives flexibility to the UDO, seconded by Matthews, and unanimously approved.*
2. *Andrews made a motion to approve the text amendment: (c) to promote and forward the purposes of the adopted Siler City Land Development Plan, seconded by Hayes, and unanimously approved.*

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to report in their agenda packet. He also reported that the Town has accepted Chris Murchison's and Burton Wood's resignation of the Planning Board.

ADJOURNMENT: *Harris made a motion to adjourn at 7:27 pm, seconded by Andrews, and unanimously approved.*


JP Joyner, Chair

ATTEST:


Dee Lee Thompkins, Recording Secretary