

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, October 14, 2013. Wallace Matthews called the meeting to order at 7:00 pm and led the board with Pledge of Allegiance. Mary Harris gave the invocation.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner, Wallace Matthews (Chair), and Dan McMasters.

MEMBERS ABSENT: Chris Murchison

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Motion made by Steve Crofts to approve the agenda, Darrell Andrews seconded, followed by unanimous consent.*

CONSENT AGENDA: *Motion made by Darrell Andrews to approve the consent agenda including the minutes of September 9, 2013, JP Joyner seconded, followed by unanimous consent.*

NEW BUSINESS

A. Chatham County Conceptual Land Use Plan Presentation: Mr. Meadows reported that Dianne Reid President of the Chatham Economic Development Corporation (EDC) is here tonight talk about the development of the County Conceptual Land Use Plan.

Ms. Reid started by sharing some basic facts about the county:

- 709 Square miles
- Population: 63,564
- Median Household Income: \$55,424 (#2 in the state)
- Current Unemployment Rate: 6.1% (July 2013 – 2nd lowest in the state)

County tax base:

Residential	\$6.5 Billion	77.13%
Present-Use	\$1.2 Billion	13.92%
Commercial	\$0.6 Billion	7.49%
Industrial	<u>\$0.1 Billion</u>	<u>1.46%</u>
	\$8.4 Billion	100.00%

Chatham County as a Bedroom Community:

- 55 % of resident labor force commutes to other counties for work
- \$0.64 of every consumer dollar is spent in other counties

Chatham County Conceptual Land Use Plan Team consisted of:

- EDC – Joe Glasson, Keith Hurand, Dianne Reid, Jeffrey Starkweather
- Chatham County – David Hughes, Jeremy Poss, Jason Sullivan
- Town of Goldston – Tim Cunnup
- Town of Pittsboro – Stuart Bass
- Town of Siler City – Terry Green, Jack Meadows

The Need To Plan (Key Issues):

- How do we intend to use and develop our land?
- How will we meet population growth and associated housing needs?
- How will we move people and goods?

- How will we protect and use our environment and natural resources?
- How will we educate and train our current and future workforce/
- How effective and forward thinking will we be in providing municipal infrastructure and facilities?
- How will we attract economic development in a highly competitive marketplace?
- How will we prioritize our vision?

EDC Recommendations

- Endorse the combined Rural Preservation with Targeted Employment Growth scenario as the strategic direction for Chatham County
- Identify a new county-wide strategic growth development plan or merge the new strategic direction with the existing land use plan
- Develop an infrastructure plan that supports the strategic direction
- Consider small area planning for key targeted areas
- Evaluate and integrate existing adopted plans and policies
- Identify other unadopted plans for Board consideration

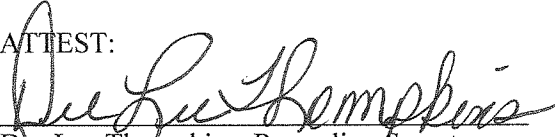
The Chatham County Board of Commissioners endorsed the Chatham Economic Development Corporations recommendation of Rural Preservation with Targeted Employment Scenario as the County's strategic direction on July 15, 2013.

B. Siler City UDO Review Committee: Planning Director Jack Meadows reported that the Town Board of Commissioners established the Siler City UDO Review Committee to review the Town's UDO. Each commissioner appointed a person to the committee. The Committee is to submit recommendations to the Planning Board on January 13, 2014. The Planning Board is to submit recommendations to the Town Board on March 17, 2014. The Town Board will take action on the recommendations in June of 2014.

ADJOURNMENT: With no further business, *motion was made by Steve Crofts to adjourn at 7:40 p.m., Darrell Andrews seconded, followed by unanimous consent.*


Wallace Matthews, Chair

ATTEST:


Dee Lee Thompkins, Recording Secretary