

**Town of Siler City Planning Board  
October 8, 2012 Meeting Minutes**

The Siler City Planning Board met on Monday, October 8, 2012 at 7:18 p.m. Harold Hart called the meeting to order. Mr. Hart asked for a motion to approve the minutes of July 9, 2012. *Motion made by JP Joyner, Patty Poe seconded, followed by unanimous consent.*

**MEMBERS PRESENT:** Curtis Brown, Harold Hart (Chair), Dacia Hayes, JP Joyner, Dan McMasters, and Patty Poe.

**MEMBERS ABSENT:** Mary B. Harris and Wallace Matthews (Vice Chair)

**ELECTED OFFICIALS PRESENT:** Mayor Charles Johnson

**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 – SETBACKS FOR TRELLIES, PERGOLAS, AND HANDICAP RAMPS**

**Planning Director's Report:** Mr. Meadows reported that Mayor Charles J. Johnson proposes text amendments to §136 Definitions and §170 Building Setback Requirements of the Unified Development Ordinance (UDO). The proposed amendment will not require trellises, pergolas, and handicap ramps to meet specified yard building setbacks. Mr. Meadows reviewed the proposed text amendment with the members. He explained that the italicized and larger font texts are new. The texts with strike through are to be deleted.

Mr. Meadows reported that the LDP recommends to maintain the integrity of existing neighborhoods and to modify the development ordinances to be more user friendly where possible. Mr. Meadows requested the Planning Board to take the following action; recommend approval or denial to the Town Board or table request.

**Discussion:** Harold Hart asked if the proposed amendment was changing the fence height requirement from six feet to eight feet. Mr. Meadows answered that any fence eight feet or taller and substantially opaque has to meet all yard building setbacks on the side and rear. Dan McMasters asked why it's six feet along the road and not eight feet. Mr. Meadows answered that it could be eight feet but the property owner would be required to get a building permit. William added that once it gets over a certain height it is considered a structure. With no further discussion, Mr. Hart directed the board to their worksheet to go through each finding.

**Text Amendment Worksheet:**

1. Mr. Hart asked for a motion to approve a statement describing whether its action is consistent with the adopted Land Development Plan or any other officially adopted plan that is applicable.  
*Motion by Dan McMasters, seconded by Curtis Brown, followed by unanimous consent.*
2. Mr. Hart asked for a motion to approve or deny the text amendment.  
*Motion by Curtis Brown to recommend approving the text amendment to promote and forward the purposes of the adopted Siler City Land Use Plan and to promote the general health, safety, and welfare of the citizens of Siler City, seconded by Dan McMasters, followed by unanimous consent.*

**UDO TEXT AMENDMENT – TOWN OF SILER CITY FACILITIES, OPERATIONS AND USES**

**Planning Director's Report:** Mr. Meadows reported that the Town of Siler City proposes a text amendment to Table 1: Table of Permissible Uses of the UDO. The proposed amendment will create a new use classification identified as 13.5 (Town of Siler City facilities, operations, and uses) and be permitted within all zoning districts. Mr. Meadows reviewed the proposed text amendment with the members. He explained that the italicized and larger font texts are new.

Mr. Meadows reported that the LDP recommends modifying the development ordinances to be more user friendly where possible. Mr. Meadows requested the Planning Board to take the following action; recommend approval or denial to the Town Board or table request.

**Discussion:** Patty Poe asked what does the text amendment change or correct. Mr. Meadows stated that staff feels that this use is missing from the permissible use table. Mr. Meadows explained that some uses per today's ordinance, such as a greenway, would require a conditional use permit. Staff feels that if the Town Board would have to issue a conditional use permit to itself, then that process maybe illegal or improper. This text amendment would clear this up. Mr. Meadows added that all town projects go through several public meetings prior to construction. With no further discussion, Mr. Hart directed the board to their worksheet to go through each finding

**Text Amendment Worksheet:**

1. Mr. Hart asked for a motion for to approve a statement describing whether its action is consistent with the adopted Land Development Plan or any other officially adopted plan that is applicable.  
*Motion by Curtis Brown, seconded by Dan McMasters, followed by unanimous consent.*
2. Mr. Hart asked for a motion to approve or deny the text amendment.  
*Motion by Patty Poe to recommend approving the text amendment to promote and forward the purposes of the adopted Siler City Land Use Plan, seconded by Dan McMasters, followed by unanimous consent.*

**DISCUSSION ON OUTDOOR STORAGE WITHIN DOWNTOWN OVERLY DISTRICT**

Mr. Meadows reported that at the September 17, 2012 Town Board meeting, Town staff was directed to develop an ordinance that would address certain visible outdoor storage within the Downtown area. Town staff presented the ordinance to the Town Board on October 1, 2012. The Town Board has directed Town staff to send the draft ordinance to property and business owners within the designated Downtown area for their review and comment. The Town Board is inviting the public to provide input on the draft ordinance at their November 5, 2012 regular meeting. Mr. Meadows stated that town staff is submitting the draft ordinance to the Planning Board for your review and comment. Mr. Meadows stated that the UDO and zoning map will have to be amended. Mr. Meadows explained the boundaries of the Downtown District Overlay map as being west of Third Avenue, east of Railroad, north of Beaver Street and south of Third Street.

Dan McMasters asked for Mr. Meadows to explain §139(d)(a)(ii) *These findings shall be based on a balancing of the monetary loss of the apparent owner against the corresponding gain to the public by promoting or enhancing downtown appearance.* Mr. Meadows answered that it could mean that there could be some expense to the property owners for some of the proposed requirements. Mr. McMasters stated that the amendment sounds like just another attempt to go after what business we have left in Siler City. JP Joyner agreed with Mr. McMasters. Mr. McMasters asked were there any specific areas that the Town Board wanted to target. Mr. Brower stated the appearance of the intersection of North Second Avenue and East Second Street has been questioned.

Curtis Brown asked what the business owners would have to do. Mr. Meadows added that the Town Board has directed staff to look at ordinances from other towns. Mr. Meadows stated that this a draft ordinance and it is based on complaints that the Town Board has received from the general public. He added that the issues addressed in the proposed ordinance include vehicles that do not have a current license plate, a vehicle that has been dismantled/wrecked, tires, cardboard boxes, and barrels. Mr. Meadows stated outdoor storage items would be allowed if located behind a sturdy opaque fence, enclosed building/structure, or opaque evergreen landscaped screen. Mr. Meadows then reviewed the amortization period on how much time the business would have to comply with the proposed ordinance.

Patty Poe asked how the perimeter draft downtown overlay district map was decided and why did the map include the downtown and not the entire city limits. Mr. Meadows explained that the Town Board looked at several maps, including historic designated properties, central business zoning district, and the map in the agenda. He added that the NC STEP team is working on several projects and they have designated a 9 block area as the focus area for the Façade Grant Program and Downtown Master Plan project. The reason this district was chosen was by the NC STEP Team was to make a big impact in a small area.

Dan McMasters commented that from what he has heard tonight that he is not in favor of the ordinance because it is something else to go after the towns remaining business. Patty Poe added that junk piles should not be allowed downtown and she feels like the expense to comply with the ordinance would not be

that much. She stated that she did not see downtown or residential neighborhoods as a place to store things when they are such an eye sore. Dan McMasters stated that we have certainly let a lot of neighborhoods go. Mrs. Poe added that she would be interested in hearing what the business and property owners have to say. Mr. Meadows stated that the letter encouraging people to come to the November 5<sup>th</sup> meeting went out today. The letter also encourages anyone that could not attend the meeting to send their comments to Mr. Meadows either by mail, email or deliver to his office. Dacia Hayes commented that it appears that if the Town Board adopts this ordinance they are going to allow the business a lot of time to be in compliance. Mr. Meadows stated that a time had not been set.

Mr. Meadows added that one community that sent him information described a program that would provide matching grants for business to screen their outdoor storage. He added that there are some very creative ways to help the business with their storage problems. Mr. Hart asked if there any more comments before we move on.

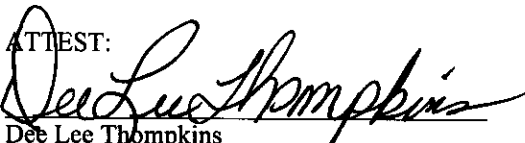
**PLANNING DEPARTMENT ACTIVITY UPDATE:** Mr. Meadows reviewed the planning activity update memo with the board members

**COMPREHENSIVE TRANPORATION PLAN (CTP):** Brendan Merithew from NCDOT shared a capacity deficiency map in which a computer model (accounting for projected development and population growth) provided that portions of US 64 and Old US 421 North would be over capacity in 2040. Mr. Merithew noted that US 64 is listed as strategic highway corridor by NCDOT because it serves as a reliever to I-40 and an evacuation route. This information is being presented to the County, Pittsboro, Siler City, and Goldston elected officials. Mr. Merithew stated that his main reason for being here tonight was to inform the Planning Board of two public meetings that will be held at the Earl B. Fitts Community Center on November 15<sup>th</sup>. NCDOT will be collecting input regarding future transportation plans for Siler City. He asked the Planning Board to help spread the word about the public meeting. Dacia Hayes stated she would be glad to pass this information to her husband who runs the radio station.

**ADJOURNMENT:**

With no further business, *motion was made by Curtis Brown, JP Joyner seconded, followed by unanimous consent for adjournment at 8:15 p.m.*

  
Harold Hart  
Chair

ATTEST:  
  
Dee Lee Thompkins  
Recording Secretary