

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, September 8, 2014 in the courtroom at City Hall.

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

MEMBERS ABSENT: Chris Murchison and Burton Wood

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 7:41 pm.

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

CONSENT AGENDA: *Hayes made a motion to approve the consent agenda including the minutes of August 11, 2014, Brown seconded, and unanimously approved.*

NEW BUSINESS:

A. UDO Text Amendment – UDO Review Committee recommendations: Meadows reported that the Town of Siler City proposes text amendments to §11 Miscellaneous, §136 Definitions, §147 Table of Permissible Uses, §151 Special Events, §156 Reoccurring Special Events. The proposed amendments include addressing word interpretation and consolidating special events and reoccurring special events. Meadows stated that 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, and July 15, 2014. The attached documents included: 1) excerpt from UDO Review Committee recommendation; 2) draft ordinance amending Article 1, 10, and 11 (using track changes with strikethrough and italics/underline); and 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 this amendment clarifies and simplifies the UDO, seconded by Hayes, 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; and (d) to promote the general health, safety and welfare of the citizens of Siler City, seconded by Matthews, and unanimously approved.*

B. Façade – Streetscape Grant Program – Meadows reported that during a recent Board workshop, staff was directed to identify funding for façade/ streetscape programs. Staff contacted Liz Parham, Director of NC Main Street Program located within the Office of Urban Development at the NC Department of Commerce. She is not aware of any funding resources specifically for façade improvements.

Meadows added that in July of 2012, the NCSTEP Community Leadership Team organized a committee to promote downtown improvements with an incentive of grant funding to finance a portion of the cost of improvements. Guidelines were established for the grant award based on visible façade improvements by the owners of properties in a designated area of Downtown Siler City. Twenty-three (23) properties were

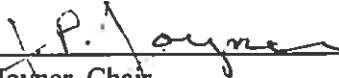
awarded grants totaling just under \$21,000. The direct total investment in Downtown due to the program between July 2012 and December 2013 was almost \$53,000. The Committee also identified at least 8 additional properties within the nine block target area in which improvements were funded 100% by the property owners. Many persons today feel that Downtown Siler City is showing a new face due to the Façade Grant Program.

Meadows reported that the FY 2014/2015 Town budget includes an allocation of \$2,500 for Downtown Façade/ Street Improvement Program (10416-4000 Special Projects). At the August 18, 2014 Town Board meeting, the Board approved the following: 1) FY 2014/2015 Façade/Streetscape Grant Program (attached); and 2) designated the Planning Board to serve as the Façade/Streetscape Grant Committee

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to report in their agenda packet. He also reported on the Oldham property located at 923 and 925 Cottage Grove Avenue. The house at 925 has been demolished and all debris removed. Town Attorney Morgan has drafted a law suit against Mr. Oldham to get the house at 923 demolished and removed. Meadows reported that the Merchants Association has adopted Cottage Grove Avenue and Memorial Drive.

BOARD MEMBER COMMENTS: Crotts asked if the Mega Site in Greensboro is in direct competition with the Chatham-Randolph Mega Site. He commented that it looks like the Governor is throwing all his support to the Greensboro site. Meadows explained that any site in the United States is in competition.

ADJOURNMENT: *Brown made a motion to adjourn at 8:18 pm, seconded by Harris, and unanimously approved.*



JP Joyner, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary