

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Tuesday, November 12, 2019** at 6:30 p.m. in City Hall Courtroom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Hudson recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Curtis Brown, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Henry Smith Jr.

MEMBERS ABSENT: Ann Radcliffe, Randy Parks.

TOWN STAFF PRESENT: Planning Director Jack Meadows, and Interim Permit Specialist Justin Bridges.

TOWN STAFF ABSENT: Town Attorney William Morgan.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Meadows requested to strike discussion item 5.a) UDO Amendment-N.C.G.S. and replace it with a discussion on Inert Debris Beneficial Fill. A motion to approve the adjusted agenda was made by Brown, seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, October 14, 2019 Minutes was made by Kolpack-Martindale, seconded by Alston and unanimously approved.

NEW BUSINESS

Conditional Use District Rezoning – 1110 Greensboro Ave.

Meadows shared that Marsh Auto Parts requests a conditional use district rezoning to rezone ~ 1.218 acres from Residential (R-10) to Highway-Commercial (H-C). The proposed conditional use is a temporary storage area for receiving inventory for salvage yard operations. The subject property is located at 1110 Greensboro Ave. and is identified as tax parcel # 16464.

Meadows shared the staff recommendation on Conditional Use Permit:

The application is complete. The proposal meets the development criteria of the Unified Development Ordinance. If the Board grants the application, then Staff recommends the following conditions:

1. No buildings are proposed;
2. Temporary storage lot for receiving, unloading, and processing vehicle inventory;
3. Storage lot will be surfaced with grass;
4. Final destination for vehicle inventory is the current adjacent facility;
5. Inventory will arrive no more than twice a week;
6. No deliveries when weather is adverse;
7. Propose an 8' tall opaque fence;
8. Opaque fence is located 10' from both side property lines and 50' from the pavement edge of Greensboro Ave.;
9. Install crepe myrtles and fir trees 10' on center within the 10' buffer yard;
10. Crepe myrtles will be a minimum 6' tall at the time of planting;
11. Fir trees shall be a minimum of ¾" caliper and at least 6' tall at the time of planting.

12. Minor grading on site to abate holes and low areas that are currently ponding rain water;
13. New impervious area is less than 7%;
14. Total area of disturbance is less than 1 acre; and
15. No dumpster for garbage collection.

A motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends: mixed use for the subject property; these areas are often near major streets and highways; encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks; encourage attractive commercial development in appropriate locations suitable for commercial purposes; encourage efficient use of transportation networks; preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites was made by Brown, seconded by Kolpack-Martindale and unanimously approved.

A motion that the application is complete was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

A motion that the application complies with all applicable requirements of the Unified Development Ordinance was made by Brown, seconded by Smith Jr. and unanimously approved.

A motion to grant the application, subject to the following conditions: The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in City Hall; and if any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and the conditions recommended by Staff was made by Brown, seconded by Andrews and unanimously approved.

Rezoning – 173 N. Hillcrest Rd. – Agricultural Residential (A-R)

Michael P & Carolyn A. Jokinen proposes to rezone ~ 1.153 acres from Residential (R-10) to Agricultural-Residential (A-R). The subject property is located at 173 N. Hillcrest Rd. and is identified as parcel # 74935 & 78666.

A motion, that the map-amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: low density residential for the subject property; these are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater; permit residential development at a low density in keeping with the character of many existing neighborhoods in the town; maintain the integrity of existing neighborhoods; 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 was made by Kolpack-Martindale, seconded by Smith Jr. and unanimously approved.

DISCUSSION


- a) Inert Debris Beneficial Fill (No permit required if less than 1 acre is disturbed)
Planning Board recommended initiating the text amendment at the next Planning Board meeting on January 13, 2020

PLANNING DIRECTORS REPORT

Meadows discussed the member roster, letting the members know that Brown is moving to the Town Board, that Frank will be eligible to fill this position, that Andrews is in his last term, that Smith Jr. will be eligible to fill this position and that Alston is up for reappointment next term. He also discussed the planning department monthly report, along with the next meeting being held on January 13, 2020. The Planning Board agreed to cancel the December 9, 2019 Planning Board meeting because the Planning Director will be unable to attend and there are no applications to process.

ADJOURNMENT

A motion to adjourn at 7:20pm was made by Brown, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Interim Permit Specialist