

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, February 10, 2020** at 6:50 pm in City Hall Courtroom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, & Ann Radcliffe

MEMBERS ABSENT: Henry Smith Jr

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, & Permit Specialist Justin Bridges

APPROVAL OF AGENDA

A motion to approve the agenda and was made by Kolpack-Martindale and seconded by Parks and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, January 13, 2020 Minutes was made by Kolpack-Martindale, seconded by Frank and unanimously approved.

DISCUSSION

- a) UDO Amendment - Off-premise advertising
The Planning Director updated the Board of a conversation he recently had with NCDOT, and talked about how the Siler City UDO Review Committee worked on Sign Regulations in January of 2014. The Planning Director noted that this was an opportunity to not only discuss Mr. Hardin's request, but to discuss the Towns off-premise sign regulations as a whole. Mr. Conrad also spoke at length about off-premise advertising, billboards and sign regulations while providing many informative examples to the committee. Off-premise advertising will be an on-going discussion.
- b) UDO Amendment – Storage not permitted in Central-Business (C-C) & General-Commercial (G-C)
This is a Downtown Advisory Committee Item and they are concerned with new businesses only, the existing ones are ok. The Planning Director noted that people will still be able to have these uses for storage, but that they wouldn't be allowed to have storage outside. This has gone before the Town Board and is being worked on for further clarity to be presented to the Town Board again. The item will be a recommendation from the Downtown Advisory Committee. The Planning Director was seeking feedback from the Planning Board.
- c) UDO Amendment – Building Height Limitation in Office-Institutional (O-I)
The Planning Director noted that the height limitation in O-I is 35'. It was discussed that a number of three-story apartment buildings in the county are measured at 37.5' which creates a problem for developers. The Planning Directors suggestion is to change O-I's height limitation from 35' to 40'. The Board agreed to bring this back and take it before the Town Board.

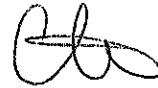
- d) UDO Amendment – Residential minimum square feet requirement in Central Business (C-C)
The Planning Director noted that if we put a density restriction on downtown that it is not going to work for apartments. He gave the example of the Farrar family wanting to do nice downtown apartments. The example was their desire to put in four units in the old Jones Department store. Under current guidelines it is not permissible. The Planning Directors recommendation is to change the restriction for downtown commercial (C-C) from 3,000' to 0', and that this was a recent amendment oversight. It was noted that Raleigh apartment complexes do not have a 3,000' requirement and that it would not make any sense to do so.
- e) Stormwater Control (More than 1 acre)
The Board discussed stormwater ordinances, the complexities of permitting for stormwater controls, and the cost associated.

PLANNING DIRECTORS REPORT

The Planning Director mentioned the in-town Planning Board member vacancy that is being promoted. The next Planning Board meeting will be held on March 9, 2020.

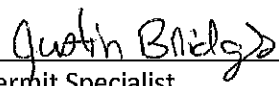
ADJOURNMENT

A motion to adjourn at 8:01 p.m. was made by Kolpack-Martindale, seconded by Alston and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist