

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, March 14, 2022** at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Darryl Andrews, Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Randy Parks and Garrett Frank

MEMBERS ABSENT: Travis Patterson and Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, Permit Specialist Kimberly Pickard and Planner I Dalton York.

TOWN BOARD PRESENT: Commissioner Curtis Brown via Zoom

APPROVAL OF AGENDA

A motion to approve the agenda was made by Alston, seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, February 14, 2022 Minutes was made Parks, seconded by Kolpack-Martindale and unanimously approved.

NEW BUSINESS

a) Conditional Zoning- 140 Silk Hope Road- H-C-C

Meadows began with going over the Memorandum that outlines the Conditional Zoning Proposal to the Planning Board. Bryce Terrell Horton proposes to re-zone 7.592 acres from AR (Agriculture Residential) to H-C-C Highway-Commercial-Conditional.

Andrews, stated that truck wash stations are governed by the EPA, and the water must be contained ie: have own septic tank system. Nancy Hersh (lives on Dorsett Road), stated she was opposed to the Conditional Zoning because she does not want to see the junk and the junk going into the water. Doug Foster (recently purchased 50 acres from Danny Hudson on Dorsett Road), stated that he and his son are going to build two homes and farm. Foster is concerned that if Mr. Horton is not already following the rules that were initially set forth, then how can he follow more conditions? Foster wants heavier restrictions, agrees with the buffer and a water run off facility governed by the EPA. Frank asked if there were future land development plans in place for this area. Frank stated it is important to have future plans.

Hudson made a motion to approve the conditional zoning including the conditions consented by the applicant and that the request is consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends bulleted items 3.b., 3.e., 3.k., 3.r., and 3.t. on page 1 of the Planning Directors memorandum dated March 8, 2022, Seconded by Andrews, and approved by a vote of 6-1 (Frank opposed).

DISCUSSION

- a) UDO Amendment – subdivision, other exceptions
Planning Board initiated an amendment that the remaining tract of a development that is used for open space, etc. and owned by a HOA would not be considered as a separate lot. The Planning Board also requested that the planning department draft an amendment for discussion to §199(h) that would require at least a minimum street width for developments that contain less than 13 dwellings.
- b) UDO Amendment – access to lots
Planning Board initiated an amendment to exclude overflow parking lots with 10 or less parking spaces from connecting directly to a paved street that is constructed to Town/State standards.
- c) UDO Amendment – manufactured home park
a. Planning Board initiated an amendment to allow homes that meet the NC Building Code within manufactured home parks.
b. Currently RVs are not allowed in a MHP. All units must have a HUD label. Monty Justice and Kent Suits both stated that right now you cannot find mobile homes and, they are currently 6-12 months out. People need somewhere to live. Also, regular mobile homes have doubled in cost, therefore RVs would make housing more affordable. Frank, stated that currently Chatham County does not allow RV's as permanent residences, so what does the town need from the County? State Building codes do over rule local and county codes, so how are places like Badin Shores Resort getting by with this? It was recommended these parks be researched and information given to the Board.
- d) UDO Amendment - planned unit development
Planning Board requested that the planning department draft an amendment for discussion to §149 that would provide more flexibility in the development of the nonresidential portions within a PUD

PLANNING DIRECTORS REPORT

- a) Monthly Report: was provided in the agenda packet.
b) Next Meeting: Will be held at the library 6:30pm on April 11, 2022

ADJOURNMENT

A motion to adjourn at 8:20 p.m. was made by Linda Kolpack-Martindale , seconded by Andrews and unanimously approved.



Butch Hudson, Chair

ATTEST:



Kimberly Pickard, Permit Specialist