

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, January 13, 2020** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Alston gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

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

MEMBERS ABSENT: Randy Parks, Ann Radcliffe & 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 Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, November 12, 2019 Minutes was made by Andrews and seconded by Kolpack-Martindale and unanimously approved.

NEW BUSINESS

a) Elect Vice Chair

A motion to nominate Kolpack-Martindale was made by Hudson and seconded by Alston and unanimously approved.

b) Rezoning – Loves Creek Church Rd.

William & Maureen White proposes to rezone ~1.74 acres from Agricultural-Residential (A-R) to Highway-Commercial (H-C). The subject property is located along the eastern boundary of Loves Creek Church Rd. and is identified as parcel # 14372.

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, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Mixed use objectives and strategies: limit impacts of development of the environment and promote sustainability; 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 was made by Hudson, seconded by Kolpack-Martindale and unanimously approved.

c) UDO Amendment- Article II Basic Definition and Interpretations, Article X Permissible Uses, and Article XI Supplementary Use Regulations

Town of Siler City proposes text amendments to §18 Definitions (Substantial Clearing, Grading, or Excavation), §136 Definitions (Inert Debris Beneficial Fill), and §154 Inert Debris Beneficial Fill of the UDO. Attached documents:

- 1) draft ordinance amending Article 2, 10, and 11
- 2) aerial photo of 120 Loves Creek Church Rd. & 901 E. 11th St.
- 3) Simplified Overviews of the Sedimentation Pollution Control Act of 1973
- 4) worksheet

The proposed amendments were first discussed with property owners who recently brought in inert debris beneficial fill. Town staff shared the discussion with the Planning Board at the November 2019 meeting. The Planning Board initiated the proposed amendments at the November 2019 meeting.

A motion that the text amendments to §18 Definitions (Substantial Clearing, Grading, or Excavation), §136 Definitions (Inert Debris Beneficial Fill), and §154 Inert Debris Beneficial Fill of the UDO is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinance; amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete; modify the development ordinances to be more user-friendly where possible was made by Frank, seconded by Andrews and unanimously approved.

DISCUSSION

a) UDO Amendment - Off-premise advertising

Planning Board discussed the item and the Planning Director will continue to work on this for future discussion.

b) 362 Old Walden Road

Planning Board discussed and recommended submitting a variance application.

c) Dogwood Downs Lot 7

Planning Board discussed and recommended submitting a variance application.

PLANNING DIRECTORS REPORT

Meadows discussed the member roster, letting the members know that Frank is being considered to replace Brown, and then potentially start his first term, Andrews is on his final term, and Alston will be coming up to be considered for his second term. The next Planning Board meeting will be held on February 10, 2020.

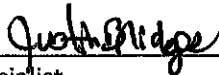
ADJOURNMENT

A motion to adjourn at 7:23 p.m. was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist