

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, March 9, 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, February 10, 2020 Minutes was made by Kolpack-Martindale, seconded by Frank and unanimously approved.

NEW BUSINESS

a) UDO Amendment

Town of Siler City proposes text amendments to §147 Table of Permissible Uses (motor vehicle repair/maintenance outside completely enclosed structure, motor vehicle painting/body work/towing, and storage outside completely enclosed structure within C-C & G-C zoning districts), §168 Residential Density (C-C zoning district), and §172 Building Height Limitation (O-I zoning district) of the UDO. The proposed amendments related to outside storage were first discussed and recommended by the Downtown Advisory Committee. The proposed amendments related to height in O-I and density in C-C were first discussed by developers. Town staff shared the discussions with the Planning Board at the February 2020 meeting. The Planning Board initiated the proposed amendments at the February 2020 meeting. The Board discussed §172 Building Height Limitation (O-I zoning district) and decided to change the proposed 40' height limitation to a proposed 45' height limitation.

Kolpack-Martindale made a motion, seconded by Parks and unanimously approved that the text amendments are approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends: Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances; 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete; modify the development ordinances to be more user-friendly where possible.

DISCUSSION

a) UDO Amendment – Front Building Setback

The planning director gave an example of a recent situation in which a property owner on W. Raleigh St. desired to put a 60'-70' foot wide modular home on a 60' wide lot. Since it wouldn't fit they asked to be able to turn the home sideways on the lot. The planning director explained

that the wording of the ordinance is conflicting concerning set-backs. He stated that the ordinance says that the front street set-back has to be 35', side & rears 15'. In the example given from W. Raleigh Street the property owners would have to meet the front set-back if they are facing a side lot line because that is the way the ordinance currently reads. The planning director stated that the ordinance should not contain the word 'front' for set-backs, but that we should just have street and property line set-backs. This is an unnecessary complication and the ordinance can be simplified with a text amendment. The Board agreed to bring this text amendment to the April meeting.

b) UDO Amendment – Off-Premise Advertising

The planning director shared what Mr. Plyler put together as potential ordinance changes to sign regulations. It was encouraged that the Board read the handout to think about the impacts and bring this back for future discussion. It was also noted that it will be good to have Mr. Plyler come and talk through the information from the handout. Share regulations from Liberty and Graham at the next meeting.

c) UDO Amendment – Stormwater

The planning director discussed the two state requirements from the hand out. That being, new developments exceeding 7% imperviousness shall install stormwater controls & any development that disturbs one acre or more of land shall obtain a general permit to discharge stormwater from the NCDEQ. Exemptions were discussed that may be a help to the Town. The cost associated with these requirements for local and small business owners in town was discussed. The planning staff will do research for the April meeting concerning past pre development meetings and how many of those meetings mentioned impervious requirements. The point being to see if these requirements have been a deterrent for potential development. The planning director also informed the Board that the Town has options, and that the State, County, or Town can handle these processes. He discussed these possibilities and how it would be more efficient for developers to have the Town handle these processes than the state. Further discussion will happen at the April meeting.

PLANNING DIRECTORS REPORT

The next Planning Board meeting will be held on April 13, 2020.

ADJOURNMENT

A motion to adjourn at 7:46 p.m. was made by Kolpack-Martindale, seconded by Frank and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist