

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday August 8th , 2022**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Frank presiding.

MEMBERS PRESENT: Dennis Brooks, Linda Kolpack-Martindale, Ann Radcliffe, Travis Patterson, Darryl Andrews, and Garrett Frank

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

APPROVAL OF AGENDA

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

MEETING MINUTES A motion to approve the consent agenda which includes, July 11th, 2022 Minutes was made by Patterson and seconded by Kolpack-Martindale and unanimously approved.

DISCUSSION

- a) UDO Amendment – Nonconforming Street widths Meadows stated that new Developments need larger roads. Roads within town that are 16" do not receive Powel Grant funding. There are two options for the developer to consider:
 - 1. Developer to Widen the Roads to Standard
 - 2. The street can become a one-way streetWas agreed this matter needs further research questions arose, of who maintains the streets, what is the process of making a road one way?

- b) UDO Amendment -sidewalks- Meadows provided information obtained during research of other towns of triggers to require sidewalks on both sides of the streets. Frank wants to know who performs inspections on town sidewalks and town roads. Frank and Andrews had concerns on the recent shape of sidewalks within the town limits and how can we take on more sidewalks? It was agreed that more information is needs on sidewalks and item will be brought back to the Planning Board for further discussion.

- c) UDO Amendment-Sight Distance Triangle- Meadows stated per Page 36 of Agenda Packet the definition of Sight Distance being any setback line shall be designed to provide those measurements for sight distances at street intersections, including sight triangles, must begin at the edge of payment of proposed or existing streets. Sight distance triangles shall be measured at all driveways and intersections, at a minimum, fifteen fee (15") from the edge of the pavement of the nearest through lane (~ location of driver's eye) and 150' looking left and right of the driveway/intersection. A motion was

driver's eye) and 150' looking left and right of the driveway/intersection. A motion was made to approve by Darrel Andrews and Seconded by Kolpack-Martindale and all were in favor.

- d) Variance Meadows referenced the term on Page 38 of the Agenda Packet and a variance is defined as a grant of permission by the board of adjustment that authorizes the recipient to do that which, according to the strict letter of this ordinance he could not otherwise legally do. Meadows went on further to explain that Variances can be particularly rare, one example is an applicant may have purchased property in a Flood Zone and would need permission to develop in said Flood Zone et.al.

PLANNING DIRECTORS REPORT

- a) Member Roster
b) Monthly Report: was provided in the agenda packet.
c) Next Meeting: Will be held at the library 6:30pm on September 12th, 2022

ADJOURNMENT

A motion to adjourn at 7:32 p.m. was made by Darrell Andrews, seconded by Travis Patterson and unanimously approved.

ATTEST:



Kimberly Pickard, Permit Specialist



Garrett Frank, Chair