

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, January 11, 2021** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Vice Chair Kolpack-Martindale presiding. Alston gave the invocation and Kolpack-Martindale 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, Linda Kolpack-Martindale, Ann Radcliffe

MEMBERS PRESENT REMOTELY: Butch Hudson at 6:30

MEMBERS ABSENT: Randy Parks

OTHER REMOTE ATTENDEES: Curtis Brown and Daniel Whatley with Withers Ravenel at 6:30 left at 7:20

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

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, November 9, 2020 Minutes was made by Radcliffe, seconded by Alston and unanimously approved.

NEW BUSINESS

a) **UDO Amendment – G.S. 160D – consolidation and clarification of development regulations**

Town of Siler City proposes text amendments, because of the new Chapter 160D of the NC General Statutes, to the following sections of the UDO: §2 Authority (zoning regulations), §3 Jurisdiction, §8 Fees, §11 Word Interpretation, §12 Effect On Prior Laws, §13 Zoning Conflicts with Other Development Standards, §14 Statute of Limitation, §18 Definitions (administrative decision, administrative hearing, bufferyard, building, close familial relationship, comprehensive plan, conditional zoning, decision-making board, determination, developer, development, development approval, development regulation, DBH, due diligence, dwelling, dwelling unity, evidentiary hearing, good faith, governing board, land development regulations, landowner, legislative decision, legislative hearing, loading and unloading area, local act, multi-phased development, perennial waterbody, person, planning and development regulation jurisdiction, property, public water supply system, quasi-judicial decision, site plan, sleeping unity, special use permit, stream, ephemeral stream, intermittent stream, perennial stream, subdivision, subdivision regulation, surface water, tract, vegetative buffer, zoning map amendment, zoning permit, zoning regulation), §19 Lots Divided by District Lines, §24 Meetings of the Planning Board, §25 Quorum and Voting of the Planning Board, §27 Powers and Duties of Planning Board, §28 Advisory Committees, §29 Meetings of the Board of Adjustment, §30 Quorum of the Board of Adjustment, §31 Voting of the Board of Adjustment, §32 Land-Use Administrator, §33 Notice of Determinations, §35 Town Board of Commissioners, §42 Permits Required, §43 No Occupancy, Use or Sale of Lots Until Requirements Fulfilled, §44 Who May

5 Provisions For Flood Hazard Reduction, K-6 Legal Status Provisions (flood). The 160D proposal was developed by the N.C. Bar Association. The legislation was introduced in 2015 and again in 2017. The NC General Assembly and Governor signed S.L. 2019-111 and then incorporated amendments in S. L. 2020-25. The proposed amendments have been drafted by Town staff and reviewed by the Town Attorney. Town staff has attended training workshops, attended conferences, reviewed online training modules, and reviewed a publication on the proposed amendments. Town staff shared the amendments with the Planning Board. The Planning Board initiated the proposed amendments.

Frank made a motion, seconded by Radcliffe and unanimously approved that the text amendment is 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 – primary residence with accessory apartment and boarding house in R-20
Neither use is allowed in R-20. It was noted during the discussion that there is a lot of conversation around the country concerning accessory apartments. The definition and explanation of what a primary residence with accessory apartment and boarding house is, was given. The primary residence with accessory apartment was the more desirable option to continue with as the resident, Ms. Hamilton said she is not interested in the boarding house option at all. The Planning Board asked to have ‘primary residence with accessory apartment’ brought back for more in debt discussion.
- b) UDO Amendment – satellite parking
As of now satellite parking must be within 400’. The discussion has been to extend this to 600’, and specifically Downtown. Exclusions were included in the agenda packet for discussion. Daniel Whatley with Withers Ravenel spoke with the Board about satellite parking. He argued that increasing satellite parking would be good for Downtown Siler City and its economic development. The Planning Board discussed looking at this on a case-by-case review. The discussion will be brought back at the next Planning Board meeting.
- c) Downtown Advisory Committee Recommendations – downtown overlay district, multifamily downtown, fee schedule
 - i. Downtown Overlay District - These are no cost items that can be taken to the Town Board with a recommendation. The first item is to establish in the Towns UDO a Downtown District Overlay. A map was shared with the Board in the agenda packet. The map of Downtown that was adopted by the Town Board in January of 2019 is the map that the Downtown Advisory Committee is wanting to promote. This is simply establishing the district and establishing the boundary.
 - ii. Multifamily Downtown – The recommendation from the Downtown Advisory Committee is that no matter how many units are proposed Downtown it would just be permitted by right as a zoning permit. Also, the DAC is looking to strike (b) (3) from §148 Residential Uses.
 - iii. Fee schedule – the idea here is to provide fee schedule amendments for those developments that are located Downtown. There would be certain fees these developments would be exempted from. This would incentivize and encourage development Downtown.

The Planning Board was happy with what staff and the Downtown Advisory Committee has done with these items and it was advised to move forward with them.

- d) UDO Amendment – limit percentage of residential development in downtown area
After some research it was shared that residential development Downtown is good for tax revenue. Research from 17 NC towns was in the agenda packet for the Board to review concerning each of those towns' limits on residential development in their Downtown areas.
- e) UDO Amendment – manufactured homes within A-R zoning district
Siler City is growing. This discussion has to do with whether the Town would want to look into limiting new development of manufactured homes in certain areas. This could manifest itself as another zoning district where these restrictions would be in place. The Planning Board requested that this be brought back for much more in depth discussion over the course of the coming months.

PLANNING DIRECTORS REPORT

- a) Member Roster
Henry Smith Jr. resigned. Caleb Reeves resigned. Bill Milholen was appointed and resigned. Darryl Andrews is back on the Planning Board as an ETJ member. An ETJ person will be considered at the January 19th Town Board meeting. There is a city vacancy. Radcliffe will be ending her second term in June with the ability to come back. Radcliffe said that she would be willing to serve so long as nobody else desires the position. Kolpack-Martindale will be finishing her first term and going into her second term.
- b) Monthly Report
Four hearings on minimum housing violations were held this past week. There is hope for progress to come on these four cases.
- c) Next Meeting: February 8th

ADJOURNMENT

A motion to adjourn at 7:55 p.m. was made by Frank, seconded by Radcliffe and unanimously approved.



Butch Hudson, Chair

ATTEST:


Justin Bridges, Permit Specialist