

### TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, October 11, 2021** at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Parks gave the invocation, Hudson led the pledge of allegiance, Meadows recited the Town of Siler City Mission Statement and Vision Statement.

**MEMBERS PRESENT:** Albert Alston, Darryl Andrews, Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Ann Radcliffe

**MEMBERS ABSENT:** Garrett Frank, Travis Patterson

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

**TOWN BOARD PRESENT:** Curtis Brown (Remote)

### APPROVAL OF AGENDA

***A motion to approve the agenda was made by Brooks, seconded by Parks and unanimously approved.***

### CONSENT

***A motion to approve the consent agenda which includes, September 13, 2021 Minutes was made Kolpack-Martindale, seconded by Andrews and unanimously approved.***

### NEW BUSINESS

a) **UDO Amendment – temporary home for homeless**

Town of Siler City proposes the following text amendments to the UDO: §136 Uses Defined (family care home, shelter house, temporary home for homeless) and §147 Table of Permissible Uses (family care homes, nursing care homes, intermediate care homes, child care homes, halfway house, temporary home for homeless). The proposed amendments were first discussed between town staff and the planning board. The planning board initiated the proposed amendments at the September 2021 planning board meeting.

***Parks made a motion, seconded by Kolpack-Martindale and unanimously approved that the 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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 – street setback reduction**

The planning board agreed to have planning initiate a text amendment for the November meeting.

b) **UDO Amendment – recreational vehicle (RV) park**

The planning board doesn't want a permanent resident, are okay with extended stay lodging for area workers, but did not want to limit the number of days. RV parks shall be served by public water and sewer. The permitting process was discussed and the planning board wants planning to work on a

permitted by right process within the H-C and R-MH zoning districts. The planning board wants planning to initiate a text amendment for the November meeting.

c) UDO Amendment – roof signs

The planning board liked the language in the agenda packet and wants planning to initiate a text amendment for the November meeting.

d) UDO Amendment – sight distance triangle

Planning needed guidance from the planning board on how we measure sight distance triangles. Information from the Federal Highway Administration was provided in the agenda packet. The Town has to be in compliance with the state statute, so this amendment is necessary. After discussion is was agreed that planning can use edge of the road and also use the Federal Highway Administrations table. Planning board requested that staff initiate a text amendment for the November meeting.

**PLANNING DIRECTORS REPORT**

a) Planning Board requested that staff contact:

- a) Chatham Middle School about mowing grass onto the pavement of S. 2<sup>nd</sup> Ave.; and
- b) Chatham County about mud on Progress Blvd. from the communication tower project.

b) Next Meeting: Will be held at the library on November 8<sup>th</sup>.

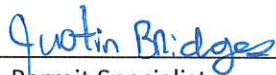
**ADJOURNMENT**

*A motion to adjourn at 7:28 p.m. was made by Kolpack-Martindale, seconded by Radcliffe and unanimously approved.*



Butch Hudson, Chair

**ATTEST:**



Justin Bridges, Permit Specialist