

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, November 9, 2020** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom 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, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks

**MEMBERS PRESENT REMOTELY:** Ann Radcliffe & Henry Smith Jr. at 6:30

**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 Parks and seconded by Kolpack-Martindale and unanimously approved.*

**CONSENT**

*A motion to approve the consent agenda which includes, October 12, 2020 Minutes was made by Kolpack-Martindale, seconded by Alston and unanimously approved.*

**NEW BUSINESS**

- a) UDO Amendment – minor subdivision definition and number of dwelling units that require zoning, special use, and conditional approval

Town of Siler City proposes text amendments to §41 Definitions (minor subdivision, subdivision), §66 Minor Subdivision Approval (certificates), §137 Use of the Designations P, S, C in Table of Permissible Uses (residential, nonresidential), and §147 Table of Permissible Uses (multi-family residences) of the UDO. These amendments were first discussed during the Planning Boards review of the proposed 160D revisions. The Planning Board initiated the proposed amendments at the October 2020 meeting. *Hudson made a motion, seconded by Kolpack-Martindale 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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.*

- b) 2021 Calendar

The proposed dates for the 2021 Planning Board meetings are: January 11<sup>th</sup>, February 8<sup>th</sup>, March 8<sup>th</sup>, April 12<sup>th</sup>, Tuesday - May 4<sup>th</sup>, June 14<sup>th</sup>, July 12<sup>th</sup>, August 9<sup>th</sup>, September 13<sup>th</sup>, October 11<sup>th</sup>, November 8<sup>th</sup>, December 13<sup>th</sup>. Meetings will be held at 6:30 pm.

*Frank made a motion, seconded by Alston and unanimously approved to adopt the proposed calendar for 2021.*

### DISCUSSION

a) UDO Amendment – satellite parking

The Planning Director shared email correspondence from Daniel Whatley with Withers Ravenel in which Whatley provided arguments for a satellite parking increase in Downtown Siler City. §286 Satellite Parking (b) (2) Exclusions (b) was also discussed. It was noted that this potential increase in satellite parking would be for the entire jurisdiction of Siler City, not just Downtown. It was discussed by the Board to potentially restrict the satellite parking increase to Downtown residential only. The planning board requested that staff review residential density limits in downtown from other communities. The overall discussion will continue concerning satellite parking.

b) Town Code – noxious weeds and similar nuisances

The idea is to strengthen the Towns nuisance ordinance with the proposed new enumeration list in the Board packet. The proposed language of Sec. 11-32. – Enumeration (25) ‘Any other condition declared to be dangerous or prejudicial to the public health or public safety and a public nuisance by the Board of Commissioners’, was discussed. Morgan provided examples of how this has been used in extreme situations. In the proposed list, tall grass violations have been moved from 8 inches to 12 inches, being more consistent with the research that has been gathered from other NC communities. During the discussion the planning board members noted a couple of complaints to be looked into: First, a large bush at the corner of S. 6<sup>th</sup> Ave. and E. Raleigh St., creating a sight distance issue. Second, a tree at the corner of N. 4<sup>th</sup> Ave. and E. Raleigh St., also creating a sight distance issue. The code enforcement officer will investigate. The planning board had no issues with the new proposed enumeration list and agree that tall grass violations should be moved from 8 to 10 inches. This item is ready to be moved forward.

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

The planning director let the Board know that they will see a G.S. 160D UDO Amendment in January, as the plans are to take this to the Town Board in January 2021.

### PLANNING DIRECTORS REPORT

a) Member Roster

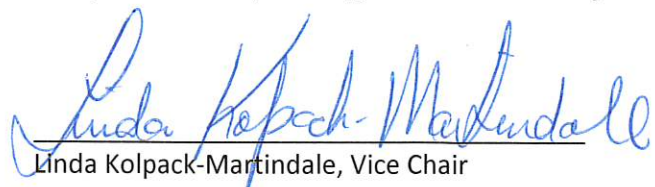
It was noted that there are two current vacancies on the Planning Board.

b) Next Meeting:

The Board agreed to cancel the December 14<sup>th</sup> meeting. The next meeting will be in January. The proposed date of the next meeting is January the 11<sup>th</sup>, 2021 at 6:30 pm.

### ADJOURNMENT

*A motion to adjourn at 7:29 p.m. was made by Smith Jr., seconded by Radcliffe and unanimously approved.*

  
Linda Kolpack-Martindale, Vice Chair

ATTEST:

  
Justin Bridges, Permit Specialist