

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, August 10, 2020** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Parks 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, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Ann Radcliffe

MEMBERS PRESENT REMOTELY: Garrett Frank at 6:30 pm, Henry Smith Jr. at 6:30 pm

OTHER REMOTE ATTENDEES: Curtis Brown at 6:40 pm, left meeting at adjournment

MEMBERS ABSENT: Caleb Reaves

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

APPROVAL OF AGENDA

A motion to approve the agenda was made by Parks and seconded by Radcliffe and unanimously approved by roll call vote.

CONSENT

A motion to approve the consent agenda which includes, July 13, 2020 Minutes was made by Smith Jr., seconded by Alston and unanimously approved by roll call vote.

NEW BUSINESS

a) **UDO Amendment – Appointment and Terms of Planning Board Members**

Town of Siler City proposes text amendments to §23 Appointment and Terms of Planning Board Members of the UDO. The Planning Board initiated the proposed amendments at the July 2020 meeting.

Kolpack-Martindale made a motion, seconded by Alston and unanimously approved by roll call vote 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete; modify the development ordinances to be more user-friendly where possible.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 – traffic impact analysis and turning lanes**

It was noted that there is a formula in the DOT manual that determines when a turning lane is required. It's based on the facility, and number of trips that are going to be proposed. A TIA might require a turning lane based on other factors as well. In comparing some of the example town's peak hour trips at 100 and 1,000 daily, the planning director noted that the Town would have more TIA's done if Siler City's TIA triggers were the same as those mentioned. It was noted that maintaining public safety is the reason for discussing these regulations. 150 peak hour trips and

1,500 per day were agreed upon by the Board as a starting place as well as to use the model ordinances to work on a draft for the Town to bring back for further discussion.

b) Town Code – noxious weeds and similar nuisances

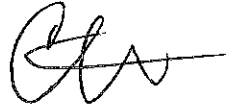
This conversation was brought to the Board in July. One question that was presented was, what kind of exemptions might the Town apply to its current tall grass regulations. The planning director also shared some comments that the code enforcement officer has recently said about what might be added to the nuisance ordinance from things he has seen in Town on the job. The planning director was seeking input from the Board for ideas about things that might be added to these ordinances or taken away.

FUTURE DISCUSSION

The planning director shared with the Board that he'd been working on 160D for months, and that he and the Town attorney have also spent time working on 160D together. He noted they he plans to meet with the Town attorney again to continue to work on 160D. His recommendation to the Board members would be to take the 160D items to the Town Board in phases, since it is such a large undertaking.

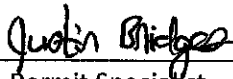
ADJOURNMENT

A motion to adjourn at 7:41 p.m. was made by Kolpack-Martindale, seconded by Alston and unanimously approved by roll call vote.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist