

### TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, August 9, 2021** at 7:42 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

**MEMBERS PRESENT:** Albert Alston, Darrell Andrews, Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Ann Radcliffe, Travis Patterson

**MEMBERS ABSENT:** Garrett Frank, Randy Parks

**REMOTE ATTENDEES:** Curtis Brown at 7:42 pm, Town Attorney William Morgan

**TOWN STAFF PRESENT:** Planning Director Jack Meadows & Permit Specialist Justin Bridges

#### APPROVAL OF AGENDA

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

#### CONSENT

*A motion to approve the consent agenda which includes, July 12, 2021 Minutes was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.*

#### NEW BUSINESS

- a) Election of Chair  
Radcliffe nominated Hudson as Chair, Kolpack-Martindale seconded, and unanimously approved.
- b) Election of Vice Chair  
Radcliffe nominated Kolpack-Martindale for Vice Chair, Alston seconded, and unanimously approved.
- c) UDO Amendment – parking – multifamily downtown residential  
Town of Siler City proposes the following text amendments to the UDO: §148 (c) Multi-family Downtown Development (parking requirements). The proposed amendments were first discussed between town staff and a downtown developer. The planning board initiated the proposed amendments at the July 2021 planning board meeting.  
*Kolpack-Martindale made a motion, seconded by Patterson 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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 – replace abandoned nonconforming manufactured homes in R-10 with double wide manufactured homes  
There are seventeen single wide manufactured homes that exist in the R-10 zoning district. Ms. Rosa Carter spoke to the planning board about the need within her family for being able to replace a single

wide manufactured home at 1113 N. 5<sup>th</sup> Ave. with a double wide manufactured home in the R-10 zoning district. The Board advised planning staff to initiate a text amendment to allow the replacement of existing single wide manufactured homes in the R-10 zoning district with double wide manufactured homes. Planning will bring this back to the Board in September.

b) UDO Amendment - Shelter House Definition

This is an ongoing discussion. The Planning Board asked staff to revise the definition of shelter house and establish a definition for homeless that can be discussed at the September meeting.

**PLANNING DIRECTORS REPORT**

a) Next Meeting: Will be held at the library on September 13<sup>th</sup>.

**ADJOURNMENT**

*A motion to adjourn at 8:13 p.m. was made by Kolpack-Martindale, seconded by Hudson and unanimously approved.*



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Butch Hudson, Chair

ATTEST:



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Justin Bridges, Permit Specialist