

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, April 10, 2017** at 6:58pm in City Hall Courtroom with Vice Chair Brown presiding.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Curtis Brown, Mary Harris, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe

MEMBERS ABSENT: Steve Crofts and Butch Hudson

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

The Planning Board had no adjustments to the agenda.

CONSENT

A motion to approve the consent agenda which includes March 13, 2017 Minutes was made by Kolpack-Martindale, seconded by Harris and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

UDO Amendment – Article XIV Streets & Sidewalks

Meadows shared the proposed text amendments to §194 Access to Lots (to allow up to 4 lots on a graveled drive in the ETJ). Attached documents: draft ordinance amending Article 14, map with rings (1 mile, 1.5 mile, 1.75 mile, 1.8 mile, 1.9 mile, 2 mile) around the corporate limits, and worksheet.

The Town's current ordinance allows up to 3 lots on a graveled road in the ETJ. The County's current ordinance allows up to 4 lots on a graveled road. Under general statute, a town with less than 10,000 people may have a 1 mile ETJ. A town with more than 10,000 people may have a 2 mile ETJ. Siler City currently has ~8,552 people (~.85% of 10,000). The property owner that requested this amendment is just over 1.8 miles from the current Town Corporate Limits.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
3. Maintain the integrity of existing neighborhoods.
4. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
5. Encourage planned, mixed-use development instead of incremental, small lot development.

6. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
7. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
8. Encourage the continual development of affordable housing on individual lots.
9. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
10. Explore the option of allowing recreation fees in lieu of parkland dedication in new subdivisions to help provide new facilities in growing areas.
11. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.
12. Encourage in-fill development in established residential areas.

A motion that the text amendment for §194 Access to Lots (to allow up to 4 lots on a graveled drive in the ETJ) is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible and to continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Kolpack-Martindale, seconded by Harris and unanimously approved.

A motion to approve the §194 Access to Lots (to allow up to 4 lots on a graveled drive in the ETJ) to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Andrews, seconded by Kolpack-Martindale and unanimously approved.

DISCUSSION

Mobile Home Park Discussion

Meadows introduced David Blevins who has been helping him research and rewrite the Article XII of the UDO for Density and Dimensional Regulations. Blevins stated that the Town's current UDO is much more restrictive than other communities, which he shared. His client is requesting the following changes:

Minimum Lot Size: 10,000 to 6,000 for R-MH

Residential Density: 10,000 to 6,000 for R-MH

Minimum Lot Widths: From 80 to 60 foot for R-MH

Building Setback Requirements: From 35 to 20 foot for R-MH

Manufactured Home Space: From 10,000 to 6,000 square foot for R-MH.

Required deck dimension: be reduced from 8 x 8 to 4 x 4.

Underpinning be concentrate throughout the park.

The Planning Board discussed the changes.

A motion to recommend the changes as presented to the Board of Commissioners was made by Parks, seconded by Radcliff and unanimously approved.

Telecommunication Facilities

Meadows shared proposed changes to the telecommunication facilities ordinance, which will be taken to the Board of Commissioners on May 15, 2017. The Board discussed the changes.

Temporary Signs for Businesses

Meadows shared proposed changes to the Unified Development Ordinance §274 Sign Regulations. The Board discussed the changes.

DEPARTMENT REPORT

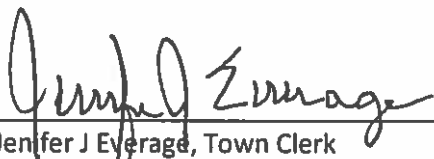
Meadows shared the monthly Planning Department report.

ADJOURNMENT

With no further business the Planning Board adjourned.


Curtis Brown, Vice Chair

ATTEST:


Jenifer J Everage, Town Clerk