

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, April 12, 2021** 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 led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Travis Patterson

MEMBERS PRESENT REMOTELY: Travis Patterson

MEMBERS ABSENT: Ann Radcliffe

REMOTE ATTENDEES: Sam Bass with Greystone Affordable Development from 6:30 pm to 6:56 pm, Curtis Brown from 6:30 to 7:49, Town Attorney William Morgan from 6:30 to 7:49, Robert Jolly with Weaver Cooke Construction from 6:30 pm to 6:53 pm, Paul Kirkland with Weaver-Kirkland Housing from 6:30 pm to 6:56 pm, Jon Purinai with Greystone Affordable Development from 6:30 pm to 6:53 pm, & James Triano with Greystone Affordable Development from 6:33 pm to 6:53 pm

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

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, March 8, 2021 Minutes was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

NEW BUSINESS

- a) UDO Amendment – Building Height Limitation – B-1, R-6, A-R, R-20, R-10, R-MH
Town of Siler City proposes text amendments to the following sections of the UDO: §18 Definitions (building height) & §172 Building Height Limitation (B-1, R-6, A-R, R-20, R-10, R-MH). The proposed amendments were first discussed between town staff and a developer. The planning board initiated the proposed amendments at the March 2021 planning board meeting.
Frank made a motion, seconded by Parks 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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.
- b) Conditional Zoning – Village Lake Rd. – B-1-C – 60-unit multifamily residential apartments for the elderly
Weaver-Kirkland Housing, LLC requests conditional zoning approval. The applicant requests that 4.52 acres be zoned B-1-Conditional (B-1-C) and develop 60 multifamily residential apartments for

the elderly (55+). The subject property is located at the southwest corner Village Lake Rd. and Siler Business Dr. and is identified as tax parcel # 80724.

Hudson made a motion, seconded by Andrews 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: Mixed use for the subject property. These areas are often near major streets and highways and contain a variety of commercial, public, and residential land uses. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use. Limit impacts of development of the environment and promote sustainability. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks. Improve the appearance of properties. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time. Encourage the development of affordable housing. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas. Encourage efficient use of transportation networks. Urban development densities should be restricted to areas in which sufficient water and sewer service is available. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.

c) Code Amendment – Minimum Nonresidential Code

Town of Siler City proposes the following text amendments to the Town Code of Ordinances: Chapter 8 Buildings, Article VI Minimum Nonresidential Code (The minimum standards of maintenance, sanitation, and safety shall address only conditions that are dangerous and injurious to public health, safety, and welfare and identify circumstances under which a public necessity exists for the repair, closing, or demolition of such buildings or structures. The provisions of this article shall apply to all nonresidential buildings or structures which are now in existence or which may be built within the Town's Corporate Limits.) The proposed amendments were recommended by the Downtown Advisory Committee and initiated by the Board of Commissioners on January 4, 2021. ***Kolpack-Martindale made a motion, seconded by Parks 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 – mobile vending unit

Several representatives from Johnson's restaurant spoke to the Board about food trucks. They expressed concern for trash that blows from one lot to another and also expressed concern about the potential impact of permanent food trucks on lots. It was discussed that mobile vending units are allowed in Town and Open-air markets can be permitted with site plan and zoning permit approval. After some discussion it was noted that many regulations are already in place concerning food trucks. Staff explained that code enforcement investigates complaints first, and encouraged the Board to

send in any complaints concerning any food trucks that may be staying on lots for more than one day at a time.

b) UDO and Map Amendment – R-40 zoning district

The planning director tuned up the draft ordinance from the March meeting. He reiterated that the goal is to establish the new zoning district, and upgrade the table of permissible uses. A draft map was provided for the Board and the color coding was explained. The planning director will work on a further revision of the map for the next meeting.

c) UDO Amendment – Harold Andrews Rd. Business Directory Sign

NCDOT is only interested if there have been accidents in the last five years. NCDOT recommended talking to the transportation manager at Mountaire as an option. Another idea is to create an ordinance for truck traffic leaving Mountaire Farms going to this storage yard on Harold Andrews Rd. This could be an amendment, exception for this directional sign.

d) Ordinance Enforcement Program – Temporary signs

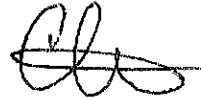
The planning director explained to the Board the Code Enforcement program and its current focuses. Temporary signs are not on that active list. It was discussed that there are signs around Town that need to be removed. There are no complaints coming into the planning department concerning temporary signs. The conversation will be brought back for further discussion.

PLANNING DIRECTORS REPORT

a) Next Meeting: May 10th (May 4 meeting date is no longer needed)

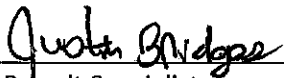
ADJOURNMENT

A motion to adjourn at 7:49 p.m. was made by Kolpack-Martindale, seconded by Alston and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist