

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday April 11, 2022**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Darryl Andrews, Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Randy Parks ,Garrett Frank and Ann Radcliffe.

MEMBERS ABSENT: Travis Patterson

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, Permit Specialist Kimberly Pickard and Planner I Dalton York.

TOWN BOARD PRESENT: Commissioner Curtis Brown via Zoom

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, March 14, 2022 Minutes was made Kolpack-Martindale, seconded by Garrett Frank and unanimously approved.

OLD BUSINESS

a) Conditional Zoning- 140 Silk Hope Road- H-C-C

Meadows stated that Bryce Horton was no longer pursuing a truck wash at the site and it would be removed from the proposal. Board agreed to all conditions and A, B, K & T. Albert Alston Seconded and all were in favor.

NEW BUSINESS

a) UDO Amendment-subdivision, other exceptions

You cannot call a common area a lot. Kolpack-Martindale made a motion to approve 1, 2, 3 on Page 57, Randy Parks seconded and all were in favor.

b) UDO Amendment -access to lots-overflow parking lots

Garret Frank made a motion to approve 1, 2, 3 and Linda Kolpack-Martindale seconded and all were in favor.

c) UDO Amendment- manufactured home park definition

Butch Hudson made a motion to approve Pg 72, 1,2,3 Garrett Franks seconded and all were in favor.

d) UDO Amendment-planned unit development

There would be a model ordinance per Meadows, Hudson would want at least 20% residential. A minimum standard would have to be governed by the town so the developer would have to meet the 20% requirement of 20% residential and 80% commercial. Garret Frank was concerned developer is allocated water and sewer and then does not finish the

project. Hudson made motion to approve page 75 in bold, Linda Kolpack-Martindale seconded and all were in favor.

DISCUSSION

a) UDO Amendment – street width minimum

Garrett Frank was concerned with the Powel Funds and what are the road width requirements for the town to be eligible to get these funds. Meadows asked to get a list of all town roads that are less than 16' wide and bring back to the board. It was also if Craven Street could be made a one-way street, this would be the discretion of the Fire Marshall and or Fire Chief.

b) UDO Amendment recreational vehicle resort

Planning Board members were in favor of RV Parks however it was agreed that districts must be designated for RV Parks.

a) UDO Amendment - planned unit development

Planning Board requested that the planning department draft an amendment for discussion to §149 that would provide more flexibility in the development of the nonresidential portions within a PUD

PLANNING DIRECTORS REPORT

a) Member Roster

b) Monthly Report: was provided in the agenda packet.

c) Next Meeting: Will be held at the library 6:30pm on May 09, 2022

ADJOURNMENT

A motion to adjourn at 7:38 p.m. was made by Linda Kolpack-Martindale , seconded by Garrett Frank and unanimously approved.



Butch Hudson, Chair

ATTEST:



Kimberly Pickard, Permit Specialist