

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, April 9, 2018** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Andrews 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, Darrell Andrews, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: None

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

CONSENT

A motion to approve the consent agenda which includes, March 15, 2018 Minutes was made by Brown, seconded by Alston and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment – Article II – Basic Definition and Interpretations, Article IX – Zoning Districts and Zoning Map, Article X – Permissible Uses, Article XI – Supplementary Use Regulations, Article XVII – Sign Regulations, Article XVIII – Parking and Driveways, Appendix I – Mobile Home Park Ordinance, Appendix J – Vested Rights Ordinance

Meadows stated the Town of Siler City proposes text amendments to §18 Definitions (accessory structure/use, dwelling unit, family, handicap ramp, HUD label, manufacture home skirting/space/stand, residence, residential, structure), §136 Definitions (manufactured home, manufactured home class A/B, manufactured home double wide/single wide, manufactured home park, modular home, temporary residence, travel trailer), and replace the term “mobile” with “manufactured” in (§125 Residential Districts Established, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Homes, §274 Special Provisions for Certain Signs, §279 Parking Requirement, Appendix I, & Appendix J-2).

The proposed amendments were first discussed by the Town Board and Town staff at the March 5, 2018 Town Board meeting. Town staff prepared the proposed amendments following a review of other communities’ ordinances, NC Dept. of Insurance guidelines, and NC General Statutes. The Planning Board reviewed draft language at their March 15th meeting and initiated the proposed amendment.

Attached documents:

1. draft ordinance amending Article 2, 9, 10, 11, 17, 18, Appendix I, J,
2. Siler City residential data

Prepared by: Tammy S. Livermore, Administrative Support Specialist

3. Land Development Plan map
4. Response from Swansboro and Wendell
5. NCDOT memorandum on home identification
6. Appendix F of Manufactured Homes Building Code
7. Worksheet

Meadows shared the compatibility with existing Comprehensive Plan
The Land Development Plan recommends:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
6. Encourage the development of affordable housing.
7. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
8. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

A motion that the text amendments to §18 Definitions (accessory structure/use, dwelling unit, family, handicap ramp, HUD label, manufacture home skirting/space/stand, residence, residential, structure), §136 Definitions (manufactured home, manufactured home class A/B, manufactured home double wide/single wide, manufactured home park, modular home, temporary residence, travel trailer), and replace the term "mobile" with "manufactured" in (§125 Residential Districts Established, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Homes, §274 Special Provisions for Certain Signs, §279 Parking Requirement, Appendix I, & Appendix J-2) are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending 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, develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings, ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents, encourage the development of affordable housing, encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas, continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Brown, seconded by Parks and unanimously approved.

Siler City Downtown (SCDT) Committee Report

At the September 11, 2017 Planning Board meeting, Jackie Adams asked the Board for their support in making downtown more welcoming (attracting and retaining customers and businesses). The Board was very supportive of this idea and asked that she propose this idea to other property owners. Jackie Adams composed a letter and the Planning Director emailed the letter to downtown property owners. Jackie Adams formed a committee of property owners and others interested persons. The committee established a Facebook page and has met more than 13 times since September 2017.

The committee has discussed, but not limited to, the following topics: identify a downtown boundary, preservation, abandoned buildings, unsafe buildings, safety, aesthetics, window coverings, Appearance Review Committee recommendations, uses allowed within downtown (outdoor storage, warehouse, peddlers, mobile vendors, open air markets, residential), window signage, UDO Review Committee recommendations, on-street parking limitations, municipal parking lots, driving trucks on one-way streets, garbage, and bury overhead utility lines.

Some of the persons, but not limited to, that have attended the meetings: Jackie Adams, Zoann Adams, JR Butler, Nick Dakas, Cindy Dameron, Denis de St. Aubin Jr, Denis de St. Aubin, Tam de St. Aubin, Nita Dukes, Wren Farrar, Donna Johnson, Linda Person, Roger Person, Daniel Routh, Anita Snavely, Richard Szary, Sue Szary, Joan Underwood, Bronwyn Watson, and April Weaver. The committee also invited town staff and the following attended at least one meeting: Terry Green, Joseph Keel, Charlie McLaurin, Jack Meadows, Bryan Thompson, and Gary Tyson.

The committee received public comment on their draft recommendation report on February 6, 2018 @ 11:30a – 1:00p and 5:30p – 7:00p and via email to chathamaci@gmail.com.

Jackie Adams presented to the Planning Board on March 15, 2018.

A motion to approve the Siler City Downtown (SCDT) Committee Report as presented and recommend it to the Siler City Board of Commissioners was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

DISCUSSION

UDO Amendment – Guardhouse/Gatehouse

- The board instructed staff to initiate amendment as presented.

UDO Amendment – Scrap Materials Salvage Yard, Junkyard, Automobile Graveyard

- The board instructed staff to initiate amendment as presented.

UDO Amendment – Single/Two Family Residence Supplementary Use Regulations

- The board instructed staff to initiate amendment as presented.

UDO Amendment – Streets and Sidewalks

- The board instructed staff to initiate amendment with the following recommendations:
 1. Section 194 (c) – No “STOP” signs on private roads.
 2. Section 199 (h) – Nonconforming streets should meet a minimum standard.
 3. Section 199 (d) – Staff to provide examples of 199 (d).
 4. Section 200 (d) – Length of cul-de-sacs be based on zoning district.

DEPARTMENT REPORT

Meadows shared the monthly Planning Department report and a certificate of appreciation that will be presented to Steve Crofts for his years of service to the Town.

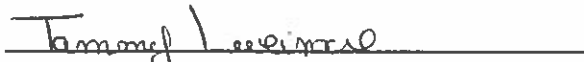
ADJOURNMENT

A motion to adjourn at 7:50pm was made by Kolpack-Martindale, seconded by Brown and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist