

## TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met on Monday, August 11, 2014 in the courtroom at City Hall.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Steve Crofts, Dacia Hayes (Vice Chair), and Wallace Matthews

**MEMBERS ABSENT:** Mary Harris, JP Joyner (Chair), Chris Murchison, and Burton Wood

**STAFF PRESENT:** Jack Meadows (Planning Director), William C. Morgan (Attorney), and Jenifer J Everage (Town Clerk)

**MEETING CALLED TO ORDER:** Hayes called the meeting to order at 7:04 pm. Hayes gave the invocation and led with the Pledge of Allegiance.

**AGENDA ADJUSTMENTS/APPROVAL:** *Matthews made a motion to approve the agenda, Brown seconded and unanimously approved.*

**CONSENT AGENDA:** *Crofts made a motion to approve the consent agenda including the minutes of June 14, 2014, Andrews seconded and unanimously approved.*

### **NEW BUSINESS:**

- a. **UDO Text Amendment – UDO Review Committee recommendations:** Meadows presented a proposes UDO text amendments to §125 Residential Districts, §128 Planned Unit Development (PUD) Districts, §130 Conditional-Use Districts, §136 Definitions, §140 Accessory Uses, §147 Table of Permissible Uses, §148 Planned Residential Development (PRD), §149 PUD, §157 Manufactured Home Park (MHP), §167 Lot Size, §168 Residential Density, §169 Lot Width, §170 Building Setback, §172 Building Height, §173 Cluster Subdivisions, and Appendix I-6 MHP of the UDO. The proposed amendments include the establishment of the R-3 and R-MH districts and changes to PRD and PUD, Table of Uses, and dimensional standards for several zoning districts and MHP.

Meadows stated the proposed amendments were recommended by the UDO Review Committee and Planning Board. The Town Board consented to the proposed amendments during meetings on May 15, June 16, July 1, and July 15, 2014. Meadows stated that town staff has received inquiries from citizens/developers regarding increasing density and creating new opportunities for mixed use development. Meadows added that copies of UDO Review Committee recommendation, draft ordinance amending Article 9, 10, 11 12, and Appendix I, and the worksheet were attached to the agenda packets.

Meadows stated the Land Development Plan (LDP) recommends: (1) Modifying the development ordinances to be more user friendly where possible; (2) Continue to promote a variety of housing types to meet the demand of citizens from various economic levels; (3) Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards; (4) Promote cluster development with usable open space and amenities; and (5) Encourage planned, mixed-use development instead of incremental, small/individual lot development. Meadows stated the board can recommend approval, denial or table the request.

**Discussion:** Hayes stated that the changes are to make it easier for businesses.

### **Worksheet:**

1. *Crofts made a motion, that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it is more user friendly and consistent with the Land Development Plan, seconded by Andrews and unanimously approved.*

2. *Andrews made a motion to approve the text amendment (c) to promote and forward the purposes of the adopted Siler City Development Plan and (d) to promote the general health, safety and welfare of the citizens of Siler City, seconded by Brown and unanimously approved.*

Meadows and Morgan stated that the Board of Adjustment could not be opened as planned, because 4/5<sup>th</sup> of the Board (6 members) would need to be present and they are not.


**PLANNING DIRECTOR'S REPORT:** Meadows directed the Board to the monthly memo/report in their agenda packet. Meadows stated the report included Sam's Café in the downtown area and Carolina Stockyard Restaurant reopening. Meadows stated that the last item in the agenda packet which is for informational purposes is a memo with the Powers and Duties of Planning Board and Advisory Committees.

**BOARD MEMBER COMMENTS:** Brown asked for an update on the crematory project. Meadows stated he met with them last week and they are still working on it. Matthews stated that they have had some problems in his neighborhood with grass needing to be cut.

**ADJOURNMENT:** *Brown made a motion to adjourn at 8:15pm, seconded by Andrews and unanimously approved.*

  
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Dacia Hayes, Vice Chair

ATTEST:

  
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Jenifer J Everage, Town Clerk