

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, August 12, 2013 at 7:00 p.m. Wallace Matthews called the meeting to order. Mr. Matthews gave the invocation and led the board with the Pledge of Allegiance.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner, and Wallace Matthews (Chair), and Dan McMasters.

MEMBERS ABSENT: Chris Murchison

STAFF PRESENT: Jack Meadows (Planning Director), William C. Morgan (Town Attorney), and Dee Lee Thompkins (Administrative Support Specialist).

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Motion made by Dan McMasters to approve the agenda, Marry Harris seconded, followed by unanimous consent.*

CONSENT AGENDA: *Motion made by Dan McMasters to approve the consent agenda including the minutes of June 10, 2013, JP Joyner seconded, followed by unanimous consent.*

OLD BUSINESS:

CTP Update: Brendan Merithew from NCDOT shared the draft Chatham Comprehensive Transportation Plan presentation. He wanted to update the Board on a few changes including location of US 64 Bypass, improvements to (existing US 64, 2nd Avenue, Piney Grove Church Road, Airport Road, and Siler City Snow Camp Road), and connectivity to Chatham-Randolph Megasite. Mr. Merithew explained that NCDOT would like to hold a public hearing in late September or early October. Dacia Hayes asked if the Megasite was approved, then would the connection to US 421 Bypass be put on the fast tract. Mr. Merithew answered that NCDOT would be looking at all of the data.

NEW BUSINESS

A. Appointment of Planning Board/Board of Adjustment Chair and Vice Chair: *A motion was made by Dan McMasters to appoint Dacia Hayes as Vice Chair, Mary Harris seconded, followed by unanimous consent.* Wallace Matthews stated that he has been serving as Chair since Harold Hart has been out but would like to step down because of other obligations. After discussion from the members Mr. Matthews said he would serve as Chair till the first of the year. *A motion was made by Dan McMasters to appoint Wallace Mathews as Chair, Mary Harris seconded, followed by unanimous consent.*

B. Unified Development Ordinance (UDO) Text Amendment – Primary Residence with Accessory Apartment

Planning Director's Report: Mr. Meadows reported that Town staff would like to share a concern received from property owners regarding primary residence with accessory apartment. The Town's current ordinance limits the size of accessory apartments. An accessory apartment can only be 25% of the gross floor area of a single family residence. One recent example involves an existing garage that is 630 square feet while the primary residence is 1,700 square feet. The size of the existing garage is 37% of the size of the residence which exceeds the 25% and does not meet the current ordinance. The majority of the concerns are related to the issue of the house not being large enough to allow an accessory apartment. The current ordinance makes it difficult for homeowners who own smaller homes to construct accessory apartments but does not for those who own large homes.

Some sources today explain a growing need for accessory apartments, be it for in laws or their children starting in the workplace. The need focuses around affordable housing and the massive numbers of retiring baby boomers and Generation Y searching for employment. Mr. Meadows stated that Town Staff has received information from several communities regarding the primary residence with accessory apartment, including Conway, SC, Durham, Hillsborough, Matthews, and Warren County.

Mr. Meadows stated that included in their agenda is a copy of the draft ordinance amendments. He asked that the Planning Board take action/vote to initiate an amendment to the UDO.

Discussion: Ms. Geraldine Kirk stated that times have changed and 33% of children are moving back home. She added that parents need a place for their children to live or children need a place for their parents to live. Mr. Kirk asked for the board to consider this amendment because it is a need.

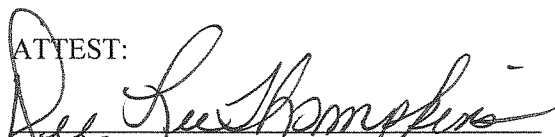
A motion was made by Dan McMasters to initiate an amendment to the UDO, JP Joyner seconded, followed by unanimous consent.

PLANNING DEPARTMENT ACTIVITY UPDATE: Mr. Meadows asked the board if they had any questions or input on the activity update.

ADJOURNMENT: With no further business, *motion made by Mary Harris to adjourn at 7:45 p.m., JP Joyner seconded, followed by unanimous consent.*



Wallace Matthews, Chair

ATTEST:


Dee Lee Thompkins, Recording Secretary