

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, August 12, 2019** at 6:35pm in City Hall Courtroom with Chair Hudson presiding. Alston 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, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale Randy Parks, & Henry Smith

MEMBERS ABSENT: Darrell Andrews & Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, Permit Specialist Katie Brown & Public Works Director Chris McCorquodale

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, July 8, 2019 Minutes was made by Brown and seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

None

DISCUSSION

Waste Water Treatment Plant-

McCorquodale stated majority of the sewer pipe was in the process of being replaced at Washington Ave Park. Questions regarding Cam Site, Morgan is in the process of negotiating the Cam Site to release 250K gallons of water from their agreed amount of 1 million. This will soon be going before the Town Board to make a decision. Currently all new permits are on hold for sewer, but are considering creating a policy to let permits expire after so long of not being used to keep from other people being able to apply and move growth forward in the town. Filter replacement in at the WWTP is scheduled to be completed by end of August, however nothing has been started at this time. The purpose of the new filters are to assist with conserving the water.

Nuisance in the Right of Way-

McCorquodale gave a list of items that the Town will NOT pick up, consisting of batteries, stumps, oil, paint cans, & construction debris. Hudson suggested possible creating a convenient site for people who live in town limits so take their trash to, in hopes of reducing the amount of trash that is being put on the side of road. Meadows suggested allowing more money for the Public Works budget to allow them to pick up the items that we can not at this time. The items that can not be picked up are due to cost issues, the Town must pay to deliver it to certain places. Board recommended to bring back discussion for next meeting.

UDO Amendment- driveway access, driveway separation, garage bay count as parking space-
Timmons Group with Mark & Sean spoke about the Townhouse project being built at the Old Chatham Hospital site. The proposed number of units is 58 homes in the price range of \$180K-\$200K. Currently our town ordinance limits the number of units to 40, and does not count the garage as a parking space. This is creating a problem because the current ordinance will make the project need a designated parking area to hold enough spaces, which in return will decrease the amount of units built. The Planning Board recommended being able to count the garage as a parking space for owners and having the HOA to require parking in the garage and not be used for storage only.

Driveway Separation-

Proposed 12 driveway accesses on Holly and only 1 (the main entrance) on Ivey. Sean & Mark are to meet with Meadows in the upcoming week to discuss options to adjust the Town Ordinance.

Access to Lots-

Ordinance currently states that you can build as many lots desired if the state does not maintain the road, but if state maintains the road you are limited to 3 lots on a gravel easement. Meadows suggested the Board give thought in changing the ordinance to allow more then 3 lots.

BOARD MEMBER COMMENTS

ADJOURNMENT

A motion to adjourn at 7:42pm was made by Brown, seconded by Alston and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Permit Specialist