

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, August 14, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Brown gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

**MEMBERS PRESENT:** Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe

**MEMBERS ABSENT:** Albert Alston, Darrell Andrews, Steve Crotts

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

**CHATHAM COUNTY PLANNING BOARD PRESENT:** Caroline Siverson

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

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

**CONSENT**

*A motion to approve the consent agenda which includes, July 10, 2017 Minutes was made by Kolpack-Martindale, seconded by Parks and unanimously approved.*

**OLD BUSINESS**

None

**NEW BUSINESS**

UDO Amendment – Article II – Basic Definitions and Interpretations, Article IX – Zoning Districts and Zoning Map, Article X – Permissible Uses, Article XVI – Floodways, Floodplains, Drainage, Erosion, and Watershed Protection, Appendix K – Flood Damage Prevention Ordinance

Meadows shared the proposed text amendments to §18 Definitions (vegetative buffer), §235-§242 (floodplain, floodway, non-encroachment areas), & Appendix K – Flood Damage Prevention Ordinance. The proposed revisions reflect updated regulations from FEMA and the Town must adopt the revised regulations in order to remain eligible in the National Flood Insurance Program (NFIP).

Attached documents: draft ordinance amending Article 2, 9, 10, 16, Appendix K, and worksheet.

The proposed amendments were first discussed by staff from the NC Department of Emergency Management. Town staff shared the model ordinance provided by State staff with the Planning Board. The Planning Board reviewed the model and selected recommended options that are highlighted in Appendix K.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Maintain the integrity of existing neighborhoods.
3. Stream buffers and onsite storm water control are critical to minimize environmental impacts.

4. The Planning Region is drained by tributaries of the Rocky and Deep Rivers. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on Loves Creek, Blood Run Creek, Little Brush Creek, and Rocky River. Fortunately, very few existing structures are located in the designated flood hazard areas. The Loves Creek flood hazard area is the largest of all of the designated flood prone areas and has the greatest impact on land development within the Siler City Planning Region. The principal flood hazard areas on Loves Creek are located (i) west of the U.S. 421 bypass from the bypass to the Siler City Country Club and (ii) west of Norfolk Southern Railroad tracks between West Dolphin Street and West Sixth Street.
5. Wehadkee-Chewacla soils occur in flood-prone areas and have severe limitations for urban uses.

***A motion that the text amendments to §18 Definitions (vegetative buffer), §235-§242 (floodplain, floodway, non-encroachment areas), & Appendix K – Flood Damage Prevention Ordinance is consistent with the adopted Land Development Plan and any other officially adopted plans because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, maintain the integrity of existing neighborhoods, stream buffers and onsite storm water control are critical to minimize environmental impacts, the Planning Region is drained by tributaries of the Rocky and Deep Rivers. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on Loves Creek, Blood Run Creek, Little Brush Creek, and Rocky River. Fortunately, very few existing structures are located in the designated flood hazard areas. The Loves Creek flood hazard area is the largest of all of the designated flood prone areas and has the greatest impact on land development within the Siler City Planning Region. The principal flood hazard areas on Loves Creek are located (i) west of the U.S. 421 bypass from the bypass to the Siler City Country Club and (ii) west of Norfolk Southern Railroad tracks between West Dolphin Street and West Sixth Street, Wehadkee-Chewacla soils occur in flood-prone areas and have severe limitations for urban uses was made by Parks, seconded by Brown and unanimously approved.***

***A motion to approve the §18 Definitions (vegetative buffer), §235-§242 (floodplain, floodway, non-encroachment areas), & Appendix K – Flood Damage Prevention Ordinance because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan, and to promote the general health, safety and welfare of the citizens of Siler City was made by Brown, seconded by Kolpack-Martindale and unanimously approved.***

#### **Flood Insurance Rate Map update**

Meadows shared the proposes to adopt updated Flood Insurance Rate Maps (FIRMs) for its corporate limits and extraterritorial jurisdiction (ETJ). The FIRMs have been updated by FEMA and the Town must adopt the updated FIRMs in order to remain eligible in the National Flood Insurance Program (NFIP). The updated FIRMs will become effective on November 17, 2017.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Stream buffers and onsite storm water control are critical to minimize environmental impacts.
2. The Planning Region is drained by tributaries of the Rocky and Deep Rivers. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on Loves Creek, Blood Run Creek, Little Brush Creek, and Rocky River. Fortunately, very few existing structures are located in the designated flood hazard areas. The Loves Creek flood hazard area is the largest of all of the designated flood prone areas

and has the greatest impact on land development within the Siler City Planning Region. The principal flood hazard areas on Loves Creek are located (i) west of the U.S. 421 bypass from the bypass to the Siler City Country Club and (ii) west of Norfolk Southern Railroad tracks between West Dolphin Street and West Sixth Street.

3. Wehadkee-Chewacla soils occur in flood-prone areas and have severe limitations for urban uses.

*A motion that the map amendment to adopt updated Flood Insurance Rate Maps (FIRMs) for its corporate limits and extraterritorial jurisdiction (ETJ) is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends stream buffers and onsite storm water control are critical to minimize environmental impacts, the Planning Region is drained by tributaries of the Rocky and Deep Rivers. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on Loves Creek, Blood Run Creek, Little Brush Creek, and Rocky River. Fortunately, very few existing structures are located in the designated flood hazard areas. The Loves Creek flood hazard area is the largest of all of the designated flood prone areas and has the greatest impact on land development within the Siler City Planning Region. The principal flood hazard areas on Loves Creek are located (i) west of the U.S. 421 bypass from the bypass to the Siler City Country Club and (ii) west of Norfolk Southern Railroad tracks between West Dolphin Street and West Sixth Street, Wehadkee-Chewacla soils occur in flood-prone areas and have severe limitations for urban uses was made by Brown, seconded by Parks and unanimously approved.*

*A motion to approve the map amendment to adopt updated Flood Insurance Rate Maps (FIRMs) for its corporate limits and extraterritorial jurisdiction (ETJ) because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan, and to promote the general health, safety and welfare of the citizens of Siler City was made by Kolpack-Martindale, seconded by Brown and unanimously approved.*

## DISCUSSION

### Adult Gaming

The board recommended the proposed ordinance amendments as presented with the following exceptions:

- Separation Requirement:
  - Adult gaming establishments shall not be located in the same building or property where any place of worship, any public or private school, any licensed child day care facility, residential use, or any other existing adult gaming establishment is located.
- Hours of operation:
  - The board recommended no person or entity engaged in adult gaming establishments shall not engage in business before 12:00 p.m. or after 11:00 p.m. on Sundays.
- Enforcement
  - (1) In addition to all applicable enforcement procedures permissible by Article VII of the UDO, any violation of the aforementioned conditions shall be punishable by a civil penalty of up to \$1,000 for the first violation and \$5,000 for each subsequent violation.

### Zoning Amendments

The board accepted the proposed Zoning Amendments

**Single Family Residential**

The board will discuss the exemption status at the next Planning Board meeting.

**Wireless Communication Facilities & Right-of-Way Ordinances**

The Board will discuss this item further at a UDO Amendment Committee meeting and at the next Planning Board meeting.

**E. Raleigh St. – Gary Smith Property**

The board recommended that all of Gary Smith's property be zoned Neighborhood Business.

**ADJOURNMENT**

A motion to adjourn at 8:10pm was made by Brown, seconded by Parks and unanimously approved.



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Butch Hudson, Chair

ATTEST:



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Tammy S. Livermore, Administrative Support Specialist