

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, February 8, 2021** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Andrews gave the invocation and led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Travis Patterson, Ann Radcliffe

MEMBERS PRESENT REMOTELY: Randy Parks

OTHER REMOTE ATTENDEES: Curtis Brown

TOWN STAFF PRESENT: Planning Director Jack Meadows, & Permit Specialist Justin Bridges

TOWN STAFF PRESENT REMOTELY: Town Attorney William Morgan

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, January 11, 2021 Minutes was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

NEW BUSINESS

a) UDO and Map Amendment – downtown overlay district, multifamily downtown development

Town of Siler City proposes text amendments to the following sections of the UDO: §129 Flood Districts, §131 Landfill Districts (Downtown Siler City overlay district), and §148 (multifamily downtown development); and Town of Siler City proposes a map amendment by including the following blocks into the Downtown Siler City overlay district: N. Birch Ave. (100), Chestnut St. (100), W. Beaver St. (100), E. Beaver St. (100, 200), W. Raleigh St. (100), E. Raleigh St. (100, 200), W. 2nd St. (100), E. 2nd St. (100, 200), W. 3rd St. (100), and E. 3rd St. (100, 200).

The proposed amendments were recommended by the Downtown Advisory Committee in November 2020. The DAC presented the amendments to the Town Board in January 2021. The Planning Board initiated the proposed amendment in January 2021.

Hudson made a motion, seconded by Kolpack-Martindale and unanimously approved that the amendments are approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends: Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances. Amend 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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. Mixed use for the subject properties. Mixed use objectives and strategies: Limit impacts of development of the environment and promote sustainability. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks. Improve the appearance of properties.

Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town. Maintain the integrity of existing neighborhoods. Promote walkable, interconnected neighborhoods. Encourage efficient use of transportation networks. Urban development densities should be restricted to areas in which sufficient water and sewer service is available. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.

DISCUSSION

- a) UDO Amendment – primary residence with accessory apartment in R-20
The R-20 zoning district was shared with the Board in the agenda packet via maps. After some discussion the Planning board directed the Director to initiate an amendment process to allow primary residence with accessory apartment as a permitted use in R-20 and update the use and density regulations accordingly.
- b) UDO Amendment – satellite parking
Satellite parking has been discussed for several months with the Board. The Planning Director shared some of the proposed ordinance amendments and had discussion about it. The planning board initiated an amendment that would move the current regulation for satellite parking from 400' to 600' with Exceptions and Exclusion built into the ordinance.
- c) UDO Amendment – single wide manufactured homes
One idea that was brought forth was creating a new zoning district and calling it R-40. An overlay district was also discussed. Maps and ordinances were provided for the discussion. The Planning Director will bring a text amendment back for the March meeting as the Board was interested in the idea of a new zoning district.

PLANNING DIRECTORS REPORT

- a) Member Roster
Travis Patterson was introduced as the new city alternate.
- b) Next Meeting: March 8th, 2021

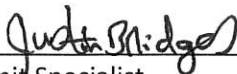
ADJOURNMENT

A motion to adjourn at 7:28 p.m. was made by Frank, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist