

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on Monday, January 08, 2018 at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

**MEMBERS PRESENT:** Darrell Andrews, Albert Alston, Ann Radcliffe, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, and Randy Parks.

**MEMBERS ABSENT:** Curtis Brown, Steve Crotts.

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

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

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

**CONSENT**

*A motion to approve the consent agenda which includes, December 11, 2017 Minutes was made by Parks, seconded by Contreras and unanimously approved.*

**OLD BUSINESS**

None

**NEW BUSINESS**

**UDO Amendment – Article X – Permissible Uses, Article XIII – Recreational Facilities & Open Space, Article XVIII – Parking and Driveways**

Meadows shared the proposes text amendments to §147 Table of Permissible Uses (emergency services), §180 Miniparks Required (payment in lieu), §181 Miniparks: Purpose and Standards, §182 Usable Open Space (payment in lieu), §184 Dedication of Open Space, §185 Homeowners Associations, §284 Vehicle Accommodation Area Surfaces (paved driveway turnout).

The proposed amendments related to miniparks were first discussed by the UDO Review Committee and then the Mayor and Board of Commissioners. Most recently, several residential developers encouraged the Town to consider changes to Article 13. Town staff prepared the proposed amendments following a review of other communities' ordinances and NC General Statutes. The Planning Board has reviewed draft language at several regular meetings and initiated the proposed amendment.

Local organizations recently shared concerns with Staff about the table of uses and paved driveway turnouts. The Planning Board initiated the proposed amendments to Article 10 & 18.

Attached documents: draft ordinance amending Article 10, 13, &18 and worksheet.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.

2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Preserve the general character and intensity of the central business district.
6. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
7. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
8. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
9. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
10. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
11. Encourage provision of recreation and park land for Town residents.
12. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
13. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
14. Limit impacts of development of the environment and promote sustainability.
15. Promote cluster development with usable open space and amenities.
16. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
17. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
18. Encourage preservation of sensitive environmental areas from development.

***A motion that the text amendments to §147 Table of Permissible Uses (emergency services), and §284 Vehicle Accommodation Area Surfaces (paved driveway turnout) are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete, and to modify the development ordinances to be more user-friendly where possible was made by Parks, seconded by Kolpack-Martindale and unanimously approved.***

## DISCUSSION

### UDO Amendment – Mobile Vending Units

- The board instructed staff to define an Open Air Market. The board suggested they would be considered an Open Air Market if there was a permanent building on site, water or electric hookups, or if permanent tables are on site.

**UDO Amendment – replacing existing nonconforming off premise signs**

- Staff was instructed to initiate an amendment to replacing existing nonconforming off premise signs.

**UDO Amendment – Special use and conditional use expiration and extensions**

- The board instructed staff to begin preparing an amendment to special use and conditional use expiration and extensions.

**ADJOURNMENT**

A motion to adjourn at 7:35pm was made by Andrews, seconded by Parks and unanimously approved.



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Butch Hudson, Chair

**ATTEST:**



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Tammy S. Livermore, Administrative Support Specialist