

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, January 14, 2019** 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: Albert Alston, Darrell Andrews, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale & Ann Radcliffe.

MEMBERS ABSENT: Henry Smith and Randy Parks.

TOWN STAFF PRESENT: Planning Director Jack Meadows, and Administrative Support Specialist Katie Brown.

CONSENT

A motion to approve the consent agenda which includes, November 13, 2018 Minutes was made by Brown and seconded by Kolpack-Martindale and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment Points of Access

Town of Siler City proposes text amendments to §194 Access to Lots (points of access for residential developments) of the UDO.

The proposed amendments were first discussed during Town Board meetings (June & July 2018). Town staff prepared the amendments. The Town Board reviewed draft language on Nov. 5, 2018 and initiated the proposed amendment.

Attached documents:

1. draft ordinance amending Article 14
2. Appendix D of NC Fire Code
3. worksheet

Compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The Land Development Plan recommends:

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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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 driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
5. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.

A motion that the text amendments to §194 Access to Lots (points of access for residential development) of the UDO are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommend amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and modifying the development ordinances to be more user-friendly where possible was made by , Kolpack-Martindale seconded by Brown and unanimously approved.

UDO Amendment- Temporary, Emergency, Construction, or Repair Residence

Town of Siler City proposes text amendments to §136 Definitions (temporary emergency, construction, or repair residence), §139 Permissible Uses and Specific Exclusions (travel trailer), §147 Table of Permissible Uses (temporary emergency, construction, or repair residence), & §150 Temporary Emergency, Construction, or Repair Residence (density, design, dimensional, location, and minimum housing standards) of the UDO.

Attached documents:

1. draft ordinance amending Article 10 & 11
2. Coates' Cannons - Temporary Housing and Zoning Amendments – Adam Lovelady – October 5, 2018
3. worksheet.

The proposed amendments were discussed and initiated by the Mayor. Town staff submitted an email to the NC Planning listserv but only received one response (Coates Cannons entry). Town staff prepared the proposed amendments.

Compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)
The Land Development Plan recommends:

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***

A motion that the text amendments to §136 Definitions (temporary emergency, construction, or repair residence), §139 Permissible Uses and Specific Exclusions (travel trailer), §147 Table of Permissible Uses (temporary emergency, construction, or repair residence), & §150 Temporary Emergency, Construction, or Repair Residence (density, design, dimensional, location, and minimum housing standards) and deleting §136(f)(3) and §150(a) of the UDO are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development

plan recommend amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and modifying the development ordinances to be more user-friendly where possible was made by , Brown seconded by Andrews and unanimously approved.

UDO Amendment – Adult Gaming Establishment

Town of Siler City proposes text amendments to §156 Gaming Establishment, Adult (separation requirement from residential uses) of the UDO.

Attached documents:

4. draft ordinance amending Article 11
5. aerial photos of 1334 E. 11th St. area
6. news article dated Oct 18, 2018
7. worksheet.

The proposed amendments were first discussed by a potential business owner. The business owner shared the concerns with the Town Board during a public comment period on October 15, 2018. Town staff prepared the proposed amendments. The Planning Board reviewed the proposed amendment at a regular meeting and initiated the amendment process.

Compatibility with Existing Comprehensive Plan (items below that are *bold and italicized* may be selected as reasons why the proposed amendment is consistent with the land development plan)
The Land Development Plan recommends:

4. *Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.*
5. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
6. *Modify the development ordinances to be more user-friendly where possible.*

A motion to leave the ordinance as is 500 feet requirement was made by Hudson, seconded by Brown and unanimously approved.

DISCUSSION

UDO Amendment- Parking & Driveways

- Use of on street parking spaces for First Missionary Baptist Church, planning board decided not to propose amendments.
- Board recommended initiating amendments for the parking requirements for motor vehicle sales and emergency services.

UDO Amendment- Access to Lots

- Exception to pavement requirement for unopened portion of Nelson St, planning board decided not to propose amendments.

Planning Directors Report

Planning Director shared monthly report, a list of vacant parcels along the railroad, and the 2019 meeting calendar.


ADJOURNMENT

A motion to adjourn at 7:45pm was made by Brown, seconded by Contreras and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Administrative Support Specialist