

### TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, July 12, 2021** at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom 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, Dennis Brooks, Garrett Frank at 6:39, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Travis Patterson

**MEMBERS ABSENT:** Ann Radcliffe

**REMOTE ATTENDEES:** Curtis Brown at 6:30 pm

**TOWN STAFF PRESENT:** Planning Director Jack Meadows, Town Attorney William Morgan & Permit Specialist Justin Bridges

### APPROVAL OF AGENDA

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

### CONSENT

*A motion to approve the consent agenda which includes, June 14, 2021 Minutes was made by Parks, seconded by Alston and unanimously approved.*

### NEW BUSINESS

a) UDO Amendment – Heavy Industrial Zoning District height increase

Town of Siler City proposes the following text amendments to the UDO: §172 Building Height Limitation (Heavy Industrial Zoning District height increase). The proposed amendments have been drafted and initiated by Town staff.

*Parks made a motion, seconded by Andrews 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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.*

### DISCUSSION

a) Code Amendment – nuisance abatement

815 E. Raleigh St. was given as the example for this discussion. The property owner had recently mowed the grass but not the shoulders or ditch and received an NOV letter for this. The property owner spoke with planning about the situation. NCDOT mows the shoulders several times a year, and the property owner explained that the ditch is difficult to get to. Planning wanted to see if the Planning Board would be interested in a code amendment noting the example given. After some discussion planning said they would bring back an amendment concerning NCDOT streets with a certain threshold. Some type of exemption is what will be discussed.

b) UDO Amendment – parking – multifamily downtown residential

The example was given from the site plan application for 126, 128, 130 Chatham Avenue. Current ordinance requirements for Downtown are one parking space per bedroom. The developer in the example has proposed two-bedroom units in four apartments requiring eight parking spaces. The developer would like to see the two-bedroom requirement be one and a half parking spaces, which would equal six spaces for these four units. Planning will work on a text amendment for this.

c) UDO Amendment – shelter house

This is a follow up discussion from the last meeting concerning a homeless shelter. Planning discussed which zoning districts a shelter house is permitted in and what that is by definition. The definition involves women and children and short-term housing. After some discussion it was agreed that the Board would like to further define what is meant by short term housing. The Board would also like to leave the current zoning districts that allow a shelter house in place.

d) Waste Water Treatment Plant project

An email was sent out to the Planning Board about this project. It was noted that if the Planning Board had questions or needed more info that Planning could communicate with Public Works. Planning shared the different phases of the project running through 2023.

**PLANNING DIRECTORS REPORT**

a) Next Meeting: Will be held at the library on August 9<sup>th</sup>.

**ADJOURNMENT**

*A motion to adjourn at 7:26 p.m. was made by Parks, seconded by Andrews and unanimously approved.*



\_\_\_\_\_  
Butch Hudson, Chair

ATTEST:



\_\_\_\_\_  
Justin Bridges, Permit Specialist