

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, July 13, 2020** at 7:37 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: Henry Smith Jr.

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

REMOTE ATTENDEES: Curtis Brown at 7:37, Andy Gerberich 7:37, Town Clerk Jenifer Johnson 7:37, Caleb Reeves at 7:37, Dan Sundberg at 7:37. Andy Gerberich and Dan Sundberg left at 8:32 and all other remote attendees stayed for the duration of the meeting.

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, June 8, 2020 Minutes was made by Frank and seconded by Kolpack-Martindale and unanimously approved.

NEW BUSINESS

a) **Election of Chair**

A motion was recommended by Frank, for Hudson to remain as Chair, seconded by Parks and unanimously voted.

b) **Election of Vice Chair**

A motion was recommended by Radcliffe, for Kolpack-Martindale to remain as Vice Chair, seconded by Parks, and unanimously voted.

c) **Rezoning- E. Raleigh St. – O-I & L-I**

Gary L. Smith proposes to rezone ~3.194 acres to Office-Institutional (O-I) & ~34.033 acres to Light-Industrial (L-I). The subject property is currently zoned Highway-Commercial (H-C) (~5.9 acres), Residential (R-10) (~14.3 acres), & L-I (~17 acres). The subject property is located along the southern boundary of E. Raleigh St. and is identified as 1002 E. Raleigh St. & parcel # 16864, 16865, 67041, & 67042.

A motion that the map-amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: mixed use for the subject property; these areas are often near major streets and highways, and contain a variety of commercial, public, and residential land uses. Limit impacts of development of the environment and promote sustainability. Encourage attractive commercial

development in appropriate locations suitable for commercial purposes. Recommend a traffic study be completed if a new parking lot is located on the property was made by Hudson, seconded by Kolpack-Martindale and unanimously approved.

- d) Rezoning – Harold Andrews Rd. – L-I
22 Davie LLC (William Milholen proposes to rezone ~6.65 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located along the western boundary of Harold Andrews Rd. and is identified as parcel # 66749.
A motion that the map-amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: Mix 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 and declare that the approval amend the land development plan to recommend industrial development for the subject property was made by Hudson, seconded by Parks and unanimously approved.

DISCUSSION

- a) UDO Amendment – parking surface alternatives
Dan Sundberg led a presentation on parking surface alternatives to the board. Dan was joined by Andy Gerberich with Getsco Products for the presentation. Dan spoke to the environmental, safety, and aesthetic benefits of geoweb and grass paved/gravel paved parking surface alternatives. The board showed interest in the ideas presented and the planning director agreed to work with Mr. Sundberg to see how these parking surface alternatives might be implemented into the Town's ordinances.
- b) Town Code & UDO Amendment – Planning Board member term limits
The overall tone of the conversation was that term limits should be increased. The idea that members may serve an additional two successive terms after their first two terms without having to leave the board for three years in between was discussed.
- c) Town Code – tall grass
The first question that was posed and discussed was, does the 8" trigger for tall grass need to be moved up before a notice of violation letter is sent out. The second question that was posed was what are the exemptions for what does not have to be mowed in Town. Raleigh has ordinance exemptions for grass grafted into their UDO and was used as an example for this conversation.

PLANNING DIRECTORS REPORT

- a) Powers & Duties of Planning Board
Powers and duties of the Planning Board were shared from the Town's Code of Ordinances and the UDO as a reminder.
- b) Member Roster
The Planning Director discussed the member roster. Letting members know who is up for their next term.
- c) Next Meeting: August 10, 2020.

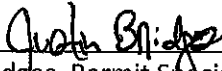
ADJOURNMENT

A motion to adjourn at 9:07 pm was made by Kolpack-Martindale, seconded by Frank and unanimously approved by all and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist