

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, July 14, 2014 in the courtroom at City Hall.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner, Wallace Matthews (Chair), and Burton Wood

**MEMBERS ABSENT:** Chris Murchison

**STAFF PRESENT:** Jack Meadows (Planning Director), William C. Morgan (Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

**MEETING CALLED TO ORDER:** Matthews called the meeting to order at 7:00 pm. Mathews gave the invocation and led with the Pledge of Allegiance.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA:** *Crotts made a motion to approve the agenda, Brown seconded, and unanimously approved.*

**CONSENT AGENDA:** *Crotts made a motion to approve the consent agenda including the minutes of June 9, 2014, Hayes seconded, and unanimously approved.*

### **NEW BUSINESS:**

- A. **Officer Election Chair & Vice-Chair:** Meadows reviewed with the board that at its first meeting in July of each year, the planning board shall, by majority vote of its membership, elect one of its members to serve as chairman and preside over the board's meetings and one member to serve as vice-chairman. The people so designated shall serve in these capacities for terms of one year. Vacancies in these offices may be filled for the unexpired terms only by majority vote of the board membership. The chairman and vice-chairman shall take part in all deliberations and vote on all issues.

*Crotts made a motion to nominate JP Joyner as chair, Hayes seconded, and unanimously approved. Crotts made a motion to nominate Dacia Hayes as vice-chair, Andrews seconded, and unanimously approved. Joyner moved to the chair seat and presided over the meeting.*

- B. **UDO Text Amendment – UDO Review Committee recommendations:** Meadows reported that the Town of Siler City proposes text amendments to §153 Multi-family Downtown Development, §171 Accessory Building Setback Requirements, and §174 Density on Lots Where Portion Dedicated to Town of the Town's UDO. The proposed amendments include the removal of several requirements from §153 such as minimum square feet per unit, paved parking, certified plans, and washer/dryer hookups and the amendment to §171 will allow accessory buildings to be setback 10 feet from side lot boundary lines in all zoning districts.

Meadows stated that the proposed amendments were recommended by the UDO Review Committee and Planning Board. The Town Board consented to the proposed amendments during meetings on May 15, 2014, June 16, 2014, and July 1, 2014. Town staff has received recent inquiries from citizens regarding multi-family downtown developments and reducing the side setbacks for accessory buildings.

Meadows added that copies of UDO Review Committee recommendations, the draft ordinance amending Article 11 and 12, and the worksheet were attached. The LDP recommends modifying the development ordinances to be more user friendly where possible. The board can recommend approval, denial or table request.

**Discussion:** Crotts asked if we have accessory buildings that fall into this category. Meadows answered yes. If the proposed amendment is adopted, then some of the accessory buildings that are nonconforming (grandfathered) may be brought into compliance.

Matthews asked what size storage building requires a building permit. Meadows explained that all storage building require a zoning permit. A building that is larger than a 12'x12' requires zoning and building permit. With no further discussion, Joyner directed the board to their worksheet.

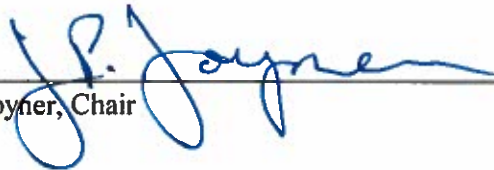
**Worksheet:**

1. *Hayes made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because this amendment is more user friendly, seconded by Matthews, and unanimously approved.*
2. *Brown made a motion to approve the text amendment (b) because of changed or changing conditions in a particular neighborhood or community as a whole and (c) to promote and forward the purposes of the adopted Siler City Land Development Plan, seconded by Crotts, and unanimously approved.*

**PLANNING DIRECTOR'S REPORT:** Meadows directed the Board to a memo/report in their agenda packet. Meadows introduced Burton Wood as our new alternate ETJ member.

**BOARD MEMBER COMMENTS:** Hayes told that Hart Furniture will close at the end of this month.

**ADJOURNMENT:** *Crotts made a motion to adjourn at 7:30 pm, seconded by Hayes, and unanimously approved.*

  
JP Joyner, Chair

ATTEST:  
  
Dee Lee Thompkins, Recording Secretary