

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, July 8, 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, Butch Hudson, Randy Parks, & Ann Radcliffe

MEMBERS ABSENT: Linda Kolpack-Martindale & Henry Smith

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Permit Specialist Katie Brown.

APPROVAL OF AGENDA

A motion to change the agenda which includes moving 6c) up to 4a) under old business, adding 5b) – Election of Officers, & adding 6c)- Powers and Duties of Planning Board was made by Brown and seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, June 10, 2019 Minutes was made by Andrews and seconded by Alston and unanimously approved.

OLD BUSINESS

a) Code Enforcement:

- (i) **Penalty for Violations-** Dennis spoke on behalf of State Code Enforcement, Inc. (SCEI) to recommend decriminalizing the Town Code for nuisances & UDO-. By decriminalizing the ordinances, the Town can keep the money from the civil penalties rather than sending the dollars to the County Board of Education. Dennis also recommended amending the ordinances to recover all cost associated with the abatement of the nuisance.
- (ii) **Town Code- Nuisance in right of way-** The Board would like to meet with Public Works Director Chris McCorquodale to discuss exactly what trash items the city will pick up from the streets. Hudson recommended getting a decal to go to the convenient center to take the items that the city will not pick up.

NEW BUSINESS

a) UDO Amendment- Article VII- Enforcement & Review-

Town of Siler City proposes text amendments to §104 Penalties and Remedies for Violations (no longer requiring return receipt requested) of the UDO. The proposed amendments were discussed during a conversation with the Town's Code Enforcement contractor. Town staff prepared the proposed amendments and shared with the Planning Board at the June 2019 meeting. The Planning Board initiated the proposed amendments.

Parks made a motion that the text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because 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; and

odify the development ordinances to be more user-friendly where possible seconded by Brown, and unanimously approved.

b) Election of Officers:

- 1. A motion was recommended by Brown, for Hudson to remain as Chair, seconded by Andrews and unanimously voted.*
- 2. A motion was recommended by Parks, for Brown to remain as Vice Chair, seconded by Andrews unanimously voted.*

DISCUSSION

UDO Amendment- Distance Between Driveways-

Timmons Group with Beth Blackmon & Mark Lyczkowski was present to speak on behalf of the Old Chatham Hospital Site. Discussed amending the town ordinance to reduce the distance between the driveway requirement.

Meadows shared with the Board the powers and duties of the Planning Board.

BOARD MEMBER COMMENTS

Hudson requested to meet with Public Works Director, Chris McCorquodale at the August Planning Board meeting to discuss waste water treatment plant capacity and a policy on sanitary sewer allocations. Board members discussed concern with water and sewer allocation and would like to present concerns with McCorquodale.

ADJOURNMENT

A motion to adjourn at 7:57pm was made by Brown, seconded by Alston and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Permit Specialist