

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on Monday, June 10, 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: Darrell Andrews, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale, Randy Parks

MEMBERS ABSENT: Albert Alston, Ann Radcliffe & Henry Smith

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

APPROVAL OF AGENDA

A motion to approve the agenda was made by Brown and seconded by Parks and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, May 13, 2019 Minutes was made by Parks and seconded by Andrews and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Rezoning- Harold Andrews Rd. L-I

William F. & Sallie T. Milholen proposes to rezone ~11.01 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located at the southwest intersection of Harold Andrews Rd. and US 421 N. and is identified as parcel # 61149.

Brown made a motion that the map amendment is approved and declared that the approval also be an amendment the land development plan (designating the subject parcel for industrial development) and the change in conditions the board took into account in amending the land development plan to meet the development needs of the community are that the land development plan recommends:

- 1. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.*
- 2. Identify adequate land for future industrial development.*
- 3. Support existing industries.*
- 4. Encourage efficient use of transportation networks.*
- 5. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.*

was seconded by Kolpack-Martindale, and unanimously approved.

Rezoning- E. Beaver St. – O-I

Fisher Adams, LLC proposes to rezone ~ 0.53 acres from Central -Business (C-C) to Office-Institutional (O-I). The subject property is located at the southeast intersection of E. Beaver St. and S. Chatham Ave. and is identified as parcel # 16316.

Kolpack-Martindale made a motion that the map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

- 1. Mixed use for the subject property.***
- 2. Limit impacts of development of the environment and promote sustainability.***
- 3. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***
- 4. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.***
- 5. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.***
- 6. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.***
- 7. Encourage the development of affordable housing.***
- 8. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas***
- 9. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.***
- 10. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.***

was seconded by Brown, and unanimously approved.

UDO Amendment- Article XVII- Sign Regulation

Town of Siler City proposes text amendments to §255 Definitions (ideological sign, noncommercial sign, off-premises sign, permanent sign, personal expression sign, portable sign, sign), §256 Signs Excluded from Regulation, §257 Prohibited Signs, §259 Signs Which Do Not Require a Permit (construction signs, noncommercial signs, real estate/auction event signs, temporary signs for businesses) §260 On Premise Sign Regulation General Requirements, §262 Number of Freestanding Signs, §274 Specials Provisions for Certain Signs of the UDO.

The Town's current sign ordinance contains several elements that are inconsistent with the U.S. Supreme Court's decision in the *Reed vs. Town of Gilbert* case. The Supreme Court found that sign ordinances cannot apply differing standards based on the content of noncommercial signs. For example, a community cannot create special allowances for political or religious signs without also allowing these same privileges to other types of noncommercial speech. These types of content based standards need to be evaluated for their consistency with the Supreme Court's decision. Certain standards may need to be revised or eliminated. The proposed amendments were discussed with the planning board during several meetings. The Rotary Club has requested signage as well. The Planning Board initiated the proposed amendments.

Parks made a motion that the text amendment is approved and consistent with the land development plan and any other officially adopted plan because that 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.*
- was seconded by Brown, and unanimously approved.*

DISCUSSION

UDO Amendment – access to lots

Planning Board reviewed an access issue on Sunview Drive and suggested that the owner deed a 30 foot strip from the frontage lot to the rear lot.

Notice of Violation Letters- (return receipt)

Planning Board recommended removing the return receipt (\$2.80 per letter) requirement for notice of violation (NOV) letters from our town ordinances.

Town Code- nuisance in the right of way

Planning Board discussed options of having property owners maintain nuisances (tall grass, debris, junk, etc.) up to the edge of road, but decided because of certain areas along US 64 to not recommend any changes to the town code at this time. The Planning Board requested that the Town maintain the right-of-way along the northern boundary of Alston Bridge Road from S. 2nd Ave. to the driveway of the Moose Lodge (property is owned by the Town).

Sale Tax Report

Planning Board discussed the Sales Tax report that showed the trends on increasing & decreasing which was provided by the Finance Director of the town.

BOARD MEMBER COMMENTS

Hudson requested to meet with Public Works Director, Chris McCorquodale at the July Planning Board meeting to discuss waste water treatment plant capacity and a policy on sanitary sewer allocations.

ADJOURNMENT

A motion to adjourn at 7:46pm was made by Kolpack-Martindale, seconded by Brown and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Permit Specialist

