

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, June 14, 2021** at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Parks gave the invocation and 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, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Ann Radcliffe

MEMBERS ABSENT: Travis Patterson

REMOTE ATTENDEES: Curtis Brown at 6:30 pm, Catherine Deininger at 6:30 pm

TOWN STAFF PRESENT: Planning Director Jack Meadows, Town Attorney William Morgan at 6:30 & Permit Specialist Justin Bridges

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, May 10, 2021 Minutes was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

NEW BUSINESS

a) **UDO Amendment – Harold Andrews Rd. Traffic Directional Signs**

Town of Siler City proposes the following text amendments to the UDO: §274 Special Provisions for Certain Signs (Harold Andrews Rd. truck traffic directional signs at Greensboro Ave. and Siler City Snow Camp Rd.). The proposed amendments were first discussed between town staff and a local trucking business. The planning board initiated the proposed amendments at the May 2021 planning board meeting.

Hudson made a motion, seconded by Kolpack-Martindale 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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.

b) **Code Amendment – Minimum Housing**

Town of Siler City proposes the following text amendments to the Code of Ordinances: Chapter 8 Buildings,

1. Article IV Minimum Housing Standards

- a. The existence and occupation of dwellings that are unfit for human habitation are inimical to the welfare and dangerous and injurious to the health and safety of the people.
- b. A public necessity exists for the repair, closing, or demolition of such dwellings.

- c. Whenever the Town finds that there exists in the planning and development regulation jurisdiction dwellings that are unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents or other calamities;; lack of ventilation, light, or sanitary facilities; or other condition rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town, power is conferred upon the Town to exercise its police powers to repair, close, or demolish the dwellings.
 - d. This ordinance provides for the repair, closing, or demolition of any abandoned structure that the Town Board finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.
2. Article V Unsafe Buildings Condemned
- a. Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe.

The proposed amendments have been drafted and initiated by Town staff.

Hudson 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 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) UDO Amendment – homeless shelter

Ben Suggs with Freedom Family Church and Shawn Poe with Chatham Trades spoke with the Planning Board about the desire to create some type of a homeless shelter at 2535 Old US Hwy 421 N. Examples were given of the many different ways that a shelter can be utilized and the different types of services they might provide. A pre-development meeting has been completed for this idea. A solution to the existing Siler City homeless situation is what the speakers said they are targeting. It was noted that staffing at such a facility could be a large collaboration and effort between the churches of Chatham County. The conversation will continue. The planning board asked the speakers to bring back more details including but not limited to sewer capacity, types of dwellings, length of stay, additional limitations, etc.

b) UDO Amendment – stormwater, buffers

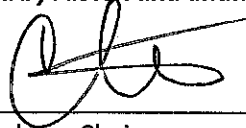
The 7% imperviousness and disturbing more than one acre storm water regulation was discussed. It was noted that many other NC jurisdictions are not this strict on their storm water regulations. Many on the board voiced that this regulation should not apply across the entire Siler City planning jurisdiction, but only to certain areas. The conversation will continue as to what kind of amendment may be pursued. The planning board requested that the planning director contact NCDEQ to discuss the findings and recommend amendments to the Town's 401 permit for the Charles L. Turner Reservoir.

PLANNING DIRECTORS REPORT

- a) Next Meeting: Will be held at the library on July 12th.

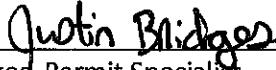
ADJOURNMENT

A motion to adjourn at 7:51 p.m. was made by Andrews, seconded by Alston and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist