

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, March 11, 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, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, & Henry Smith

MEMBERS ABSENT: Ann Radcliffe

TOWN STAFF PRESENT: Planning Director Jack Meadows, and Administrative Support Specialist Katie Brown.

CONSENT

A motion to change the agenda which includes changing Henry Smith's absent to present on February 11, 2019 Minutes was made by Brown and seconded by Parks unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment- Event Center Limited

Town of Siler City proposes text amendments to §136 Definitions (event center limited) & §147 Table of Permissible Uses (event center limited) of the UDO.

Attached documents:

1. draft ordinance amending Article 10
2. Chatham County Zoning Ordinance – excerpt from the Table of Uses
3. 476 Rives Chapel Church Rd. (aerial photo, illustrations of potential event center limited)
4. worksheet.

The proposed amendments were discussed during a predevelopment meeting. Town staff prepared the proposed amendments and shared with the Planning Board on March 11, 2019. The Planning Board initiated the proposed amendments.

Compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.***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.***

A motion that the text amendments to §136 Event Center Limited (points of access for residential development) of the UDO are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommend amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete, and modifying the development ordinances to be more user-friendly where possible was made by , Parks seconded by Brown and unanimously approved.

UDO Amendment- Vehicle Storage

Town of Siler City proposes text amendments to §18 Definitions (Completely/Fully Enclosed Structure, Vehicle Storage) of the UDO.

Attached documents:

1. draft ordinance amending Article 2
2. 101 W. Dolphin St. - Photography
3. worksheet.

The proposed amendments were discussed during a predevelopment meeting. Town staff prepared and initiated the proposed amendments.

Compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The 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.***

A motion that the text amendments to §18 Definitions (Completely/Fully Enclosed Structure, Vehicle Storage) of the UDO are approved except striking the last sentence stating doors shall not remain open for more than 15 minutes at a time if the doors are visible from the street or adjacent property, was made by, Kolpack-Martindale seconded by Brown and unanimously approved.

PLANNING DORECTORS REPORT

Planning Director shared monthly report.

ADJOURNMENT

A motion to adjourn at 7:05pm was made by Brown, seconded by Contreras and unanimously approved.



Butch Hudson, Chair

ATTEST:

Katie Brown, Administrative Support Specialist