

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, March 8, 2021** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Andrews 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, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Travis Patterson, Ann Radcliffe

REMOTE ATTENDEES: Curtis Brown

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

APPROVAL OF AGENDA

It was recommended to add discussion item 5 c - UDO Amendment – Building Height Limitation in the B-1 zoning district, and also add discussion item 5 d - Off Premise Signs. A motion to approve the agenda was made by Frank, seconded by Parks and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, February 8, 2021 Minutes was made by Andrews, seconded by Parks and unanimously approved.

NEW BUSINESS

- a) UDO Amendment – primary residence with accessory apartment in R-20 & satellite parking
Town of Siler City proposes text amendments to the following sections of the UDO: §147 Table of Permissible Uses (primary residence with accessory apartment, R-20), §148(e) Primary Residence With Accessory Apartment, §168 Residential Density (primary residence with accessory apartment), §286 Satellite Parking (600 feet, exceptions, exclusions, C-C). The proposed amendments were first discussed between town staff and property owners. The items were further discussed at several planning board meetings. The planning board initiated the proposed amendments at the February 2021 planning board meeting.
Kolpack-Martindale made a motion, seconded by Frank and unanimously approved that the text 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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.

DISCUSSION

- a) UDO Amendment – R-40 zoning district
This was a broad overarching discussion about the creation of an R-40 zoning district, its potential permissible uses, density and dimensional regulations, and parking and driveways. Also reviewed maps to identify parcels recommended for: R-40 zoning and R-20 zoning (all parcels that adjoin public sewer). A second review will be brought back to the board at a future meeting.

b) Code Amendment – Flood Protection, Minimum Housing Code, Unsafe Buildings Condemned, Minimum Nonresidential Code (160D)

This is an informational item that will be brought back to the Board in April. These are 160D code amendment updates that have to go through the full amendment process. The Town follows flood guidelines that are in the UDO and the Town follows flood guidelines that are in the building code. The Town's minimum housing code was enacted in the 1960's. This will bring the Town's minimum housing code up to date with 160D. The minimum nonresidential code would be a new Article for the Town.

c) UDO Amendment – Building Height Limitation in the B-1 Zoning District

A developer wants to do a three-story apartment, it is going to be above 35', so the request is to increase it to 45'. How the definition reads concerning height of buildings was also discussed to see what is desirable to keep or change. Board recommended that the height be measured consistently throughout the ordinance as defined in §172.

d) Off Premise Signs

Andrews Trucking has partnered with Mountaire Farms to help with trailer parking. Mountaire eventually wants to bring these trailers back into their operation here in Town. However, they are having some issues with trucks coming and going from the site. Andrews would like to see some sort of a sign at the intersection of Greensboro Ave. and Harold Andrews Rd. This could be a directional sign so that they go to the correct place that is the drop yard instead of Darrell Andrews trucking. The Board discussed that this is a safety issue and recommended Town staff meet with NCDOT staff.

BOARD MEMBER COMMENTS

Hudson recommended that nuisance abatement contractors for the Town have a contract that might be one or two years in length since they are spending funds on the necessary equipment for the services. Hudson recommended that a web camera be placed somewhere near City Hall. His example was watching the morning news and seeing other towns represented and getting exposure in this way. Hudson also recommended street lights to be implemented on 64 near Walmart and the Progress Blvd area.

PLANNING DIRECTORS REPORT

a) Next Meeting: April 12th May 10th (May 4 meeting date is no longer needed)

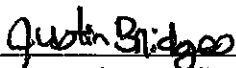
ADJOURNMENT

A motion to adjourn at 7:56 p.m. was made by Kolpack-Martindale, seconded by Frank and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist