

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, May 13, 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, 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 approve the agenda was made by Parks and seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, April 8, 2019 Minutes was made by Brown and seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment- parking requirements

Town of Siler City proposes text amendments to §278 Number of Parking Spaces Required (residential uses within C-C), §279 Parking Requirement (sales, motor vehicle sales, emergency services, and excluding storage, stairways, closets, elevator shafts from gross floor area calculation), §287 Vehicle Accommodation Area Surfaces (include #57 & #67 stone) of the UDO.

Attached documents:

1. draft ordinance amending Article 18
2. requirements from other communities
3. parking articles
4. worksheet.

The proposed amendments were discussed during meetings in the planning office with developers and County staff. Town staff prepared the proposed amendments and shared with the Planning Board. 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.*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.*
4. Ensure quality aesthetics in developments through appropriate parking standards.
5. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on vehicular access and buffering of parking areas.
6. Development of a plan for improved multi-modal access and circulation in the downtown area, including pedestrian improvements and a parking study.

A motion that the text amendments to §278 Number of Parking Spaces Required (residential uses within C-C), §279 Parking Requirement (sales, motor vehicle sales, emergency services, and excluding storage, stairways, closets, elevator shafts from gross floor area calculation), §287 Vehicle Accommodation Area Surfaces (include #57 & #67 stone) of the UDO are approved and consistent with the adopted Land Development Plan and any other officially adopted plans 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 was made by Parks, seconded by Brown and unanimously approved.

DISCUSSION

UDO Amendment- noncommercial signs, (Reed v Gilbert)

A motion to initiate the text amendment process for the proposed amendments related to noncommercial signs was made by Brown, seconded by Andrews and unanimously approved

BOARD MEMBER COMMENTS

Hudson requested that staff share the sales tax reports for the Town of Siler City from 2010 to 2019 with the Planning Board at their June meeting.

ADJOURNMENT

A motion to adjourn at 6:58pm was made by Brown, seconded by Parks and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Permit Specialist