

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, May 14, 2018** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Hudson recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: Curtis Brown.

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

CONSENT

A motion to approve the consent agenda which includes, April 9, 2018 Minutes was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment – Article II – Basic Definition and Interpretations, Article X – Permissible Uses, Article XII – Density and Dimensional Regulations

Meadows stated the Town of Siler City proposes text amendments to §18 Definitions (arbor, aviation lighted beacon, bus shelter, bus stop, deck, eave, guardhouse, gutter, pergola, roof, stairs, substantially opaque, trellis, water meter building), §136 Definitions, §170 Building Setback Requirements for fences and encroachments for aviation lighted beacons, bus shelters, guardhouses, water meter buildings.

The proposed amendments were first discussed by Town staff with developers. Town staff prepared the proposed amendments following a review of other communities' ordinances and NC General Statutes. The Planning Board reviewed draft language at their April 9th meeting and initiated the proposed amendment.

Attached documents:

1. draft ordinance amending Article 2, 10, & 12
2. information on water meter buildings, guardhouses, aviation lighted beacons, and bus shelters
3. Worksheet

Meadows shared the compatibility with existing Comprehensive 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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 development in surrounding areas is compatible with airport uses.
5. Consideration of a "Complete Street" policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.).
6. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.

A motion that the text amendments to §18 Definitions (arbor, aviation lighted beacon, bus shelter, bus stop, deck, eave, guardhouse, gutter, pergola, roof, stairs, substantially opaque, trellis, water meter building), §136 Definitions, §170 Building Setback Requirements for fences and encroachments for aviation lighted beacons, bus shelters, guardhouses, water meter buildings are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending 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 Andrews and unanimously approved.

UDO Amendment – Article II – Basic Definition and Interpretations, Article X – Permissible Uses, Article XII – Density and Dimensional Regulations

Meadows stated the Town of Siler City proposes text amendments to §18 Definitions (junk), §136 Definitions (automobile graveyard, junkyard, salvage yard), §147 Table of Permissible Uses (salvage yard, junkyard, automobile graveyard).

The proposed amendments were first discussed by Town staff with developers. Town staff prepared the proposed amendments following a review of other communities' ordinances and NC General Statutes. The Planning Board reviewed draft language at their April 9th meeting and initiated the proposed amendment.

Attached documents:

1. draft ordinance amending Article 2 & 10
2. information on 1110 Greensboro Ave.
3. Worksheet

Meadows shared the compatibility with existing Comprehensive 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 (junk), §136 Definitions (automobile graveyard, junkyard, salvage yard), §147 Table of Permissible Uses (salvage yard, junkyard, automobile graveyard) are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending 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 Kolpack-Martindale, seconded by Andrews and unanimously approved.

DISCUSSION

Rezoning Hampton Village MHP

- Staff was instructed to initiate a rezoning application for Hampton Village MHP from HC and AR to R-MH.

UDO Amendment – streams and vegetative buffers

- Staff was instructed to write up an amendment and bring back to the board.

UDO Amendment – streets and sidewalks

- The board is going to review the packet and make recommendations.

UDO Amendment – single family residential supplementary use regulations

- The board instructed staff to initiate amendment with the following recommendations:
 1. Include an exception for detached accessory buildings located in mobile home parks.
 2. Include an exception for corner or multi frontage lots that detached accessory buildings must meet the building setbacks as long as they are located in the appropriate yard.

UDO Amendment – general commercial zoning district

- The board instructed staff to bring back the Table of Permissible Uses for review.

Rezoning – 811 & 813 E. 3rd St.

- Staff was instructed to initiate a rezoning application to rezone 811 and 813 East Third Street from HC to B1.

UDO Amendment – Portable Signs


- No action was taken.

DEPARTMENT REPORT

Meadows shared the monthly Planning Department report.

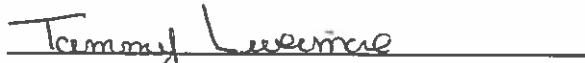
ADJOURNMENT

A motion to adjourn at 7:45pm was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist