

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, May 8, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding.

**MEMBERS PRESENT:** Curtis Brown, Mary Harris, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe

**MEMBERS ABSENT:** Albert Alston, Steve Crotts, and Darrell Andrews

**TOWN STAFF PRESENT:** Town Attorney William Morgan, Planning Director Jack Meadows, and Town Clerk Jenifer Everage.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

*A motion to approve the agenda as presented was made by Brown, seconded by Harris and unanimously approved.*

**CONSENT**

*A motion to approve the consent agenda which includes April 10, 2017 Minutes was made by Parks, seconded by Kolpack-Martindale and unanimously approved.*

**OLD BUSINESS**

none

**NEW BUSINESS**

**UDO Amendment – Article XIV Streets & Sidewalks**

Meadows shared the proposed text amendments to §157 Manufactured Home Park Ordinance (6,000 sq. ft.), §167 Minimum Lot Size (R-MH – 6,000 sq. ft.), §168 Residential Density (R-MH – 6,000 sq. ft.), §169 Minimum Lot Width (R-MH – 60'), §170 Building Setback Requirements (R-MH – 20' front/street), I-6 Design Standards (6,000 sq. ft., 20' street setback, 4'x4' landing at every entrance/exit door, skirting), I-8 Existing Manufactured Home Rental Communities (6,000 sq. ft.).

Meadows shared the following documents: draft ordinance amending Article 11 & 12 and Appendix I. and worksheet.

Meadows stated that the proposed amendment was first discussed by a developer during a pre-development meeting. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the compatibility with existing comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
3. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
4. Encourage the continual development of affordable housing on individual lots.

5. Encourage in-fill development in established residential areas.
6. Maintain the integrity of existing neighborhoods.
7. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
8. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
9. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
10. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
11. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

***A motion that the text amendment for §157 Manufactured Home Park Ordinance (6,000 sq. ft.), §167 Minimum Lot Size (R-MH – 6,000 sq. ft.), §168 Residential Density (R-MH – 6,000 sq. ft.), §169 Minimum Lot Width (R-MH – 60’), §170 Building Setback Requirements (R-MH – 20’ front/street), I-6 Design Standards (6,000 sq. ft., 20’ street setback, 4’x4’ landing at every entrance/exit door, skirting), I-8 Existing Manufactured Home Rental Communities (6,000 sq. ft.) is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards, to continue to promote a variety of housing types to meet the demand of citizens from various economic levels, and encourage the continual development of affordable housing on individual lots was made by Brown, seconded by Kolpack-Martindale and unanimously approved.***

***A motion to approve the §157 Manufactured Home Park Ordinance (6,000 sq. ft.), §167 Minimum Lot Size (R-MH – 6,000 sq. ft.), §168 Residential Density (R-MH – 6,000 sq. ft.), §169 Minimum Lot Width (R-MH – 60’), §170 Building Setback Requirements (R-MH – 20’ front/street), I-6 Design Standards (6,000 sq. ft., 20’ street setback, 4’x4’ landing at every entrance/exit door, skirting), I-8 Existing Manufactured Home Rental Communities (6,000 sq. ft.) because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Parks, seconded by Kolpack-Martindale and unanimously approved.***

## DISCUSSION

### Type B Semi-Opaque Screen

Meadows stated that a developer owns three adjoining parcels at the corner of Silk Hope Road and Highway 64. The developer would like to add a storage building business to one lot. Meadows stated that the UDO Article XIX Section 298 Descriptions of Screens: Semi-opaque Screen Type B would currently be required.

Meadows shared the following language from the UDO:

(b) Semi-opaque Screen Type B. A Screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation, compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The zone of intermittent visual obstruction may contain deciduous plants. Suggested planting patterns which will achieve this standard are included in Appendix E-7.

The Planning Board discussed the proposal and the UDO requirements. The consensus of the Planning Board was to have an exemption if adjoining parcels are owned by the same person and increase the distance between the planted vegetation.

Storage Not Related to Sale or Use of Those Goods on the Same Lot within C-C District

Meadows shared the UDO Table of Permissible Uses with the Planning Board and introduced Jackie Adams, who has a concern about empty lots in the downtown area being used for storage of equipment or junk cars. Adams stated that others were concerned about making investments in the downtown area because of the ordinance. The Planning Board discussed the Table of Permissible Uses.

**DEPARTMENT REPORT**


Meadows shared the monthly Planning Department report.

**ADJOURNMENT**

With no further business the Planning Board adjourned.

  
\_\_\_\_\_  
Butch Hudson, Chair

**ATTEST:**

  
\_\_\_\_\_  
Jenifer J Everage, Town Clerk