

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Tuesday, November 13, 2018** 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, and Randy Parks.

**MEMBERS ABSENT:** Ann Radcliffe.

**TOWN STAFF PRESENT:** Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

**CONSENT**

***A motion to approve the consent agenda which includes, October 8, 2018 Minutes with the correction pointed out by Kolpack-Martindale of Guile Contreras as present not absent, was made by Contreras, seconded by Kolpack-Martindale and unanimously approved.***

**OLD BUSINESS**

None

**NEW BUSINESS**

**UDO Amendment – Article XIII – Recreational Facilities & Open Space**

Meadows stated the Town of Siler City proposes text amendments to §180 Miniparks Required (less than 13 dwelling units exempt) & §182 Usable Open Space (less than 13 dwelling units exempt) of the UDO.

The proposed amendments were first discussed during pre-development meetings. Developers of small residential projects (less than 13 units) encouraged the Town to consider changes to Article 13. Town staff prepared the proposed amendments. The Planning Board reviewed draft language at a regular meeting and initiated the proposed amendment.

Attached documents:

1. draft ordinance amending Article 13
2. 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to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.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. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
6. Encourage provision of recreation and park land for Town residents.
7. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
8. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
9. Limit impacts of development of the environment and promote sustainability.
10. Promote cluster development with usable open space and amenities.
11. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
12. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
13. Encourage preservation of sensitive environmental areas from development.

***A motion that the text amendments to §180 Miniparks Required (less than 13 dwelling units exempt) & §182 Usable Open Space (less than 13 dwelling units exempt) 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 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, modifying the development ordinances to be more user-friendly where possible, exploring the option of allowing developer fees-in-lieu for park facilities and other public facilities and encouraging provision of recreation and park land for Town residents was made by Brown, seconded by Kolpack-Martindale and unanimously approved.***

#### **DISCUSSION**

##### **UDO Amendment – Adult Gaming Establishment**

- The board instructed staff to change the distances that adult gaming establishments need to be from residential use only and to initiate amendment.

##### **Meadows shared the Power & Duties of the Planning Board**

Code of Ordinances. Sec. 2-122. - Powers and duties.

It shall be the function and duty of the planning board to make comprehensive surveys and studies of existing conditions and probable future developments and prepare such plans for physical, and economic growth, as will best promote the public health, safety, convenience or the general welfare as well as efficiency and economy in the development of the town. In general, the planning board shall have the power and duty to:

- (1) Make studies of the area within its jurisdictions and surrounding areas.
- (2) Determine objectives to be sought in the development of the town.
- (3) Prepare and adopt plans for achieving objectives.

- (4) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
- (5) Advise the board of commissioners concerning the use and amendment of means for carrying out plans.
- (6) Exercise any functions in the administration and enforcement of various means for carrying out plans that the board of commissioners may direct (i.e., zoning, subdivision development regulations, etc.).
- (7) Perform any other related duties that the board of commissioners may direct.
- (8) The planning board shall review upon request and make recommendations to the board of commissioners upon the extent, location and design of all public structures and facilities; on the acquisition of public properties; on the opening, abandonment, widening, extension, narrowing or other change to streets and other public ways; on the construction, extension, expansion or abandonment of utilities whether publicly or privately owned. However, in the absence of a recommendation from the planning board after the expiration of thirty-five (35) days from the date on which the questions have been submitted in writing to such board, the board of commissioners may, if it deems wise, take final action.
- (9) The planning board may consult with the county planning commission, with the county soil and conservation district and with the economic development commission as necessary on issues of mutual concern. The planning board may coordinate planning activities with adjoining jurisdictions.
- (10) The planning board may conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of the comprehensive land use plan.
- (11) The planning board shall have power to promote public interest in and an understanding of its recommendations and to that end it may publish and may employ such other means of publicity and education it may deem necessary.
- (12) Members of the planning board may attend planning conferences or meetings of planning institutes or hearings upon pending planning legislation, and the town may pay, from within the planning department budget, the reasonable traveling expenses incidental to such attendance.

Unified Development Ordinance. §27 Powers and Duties of Planning Board

(a) The Planning board may:

- (1) Make studies and recommend to the town board plans, goals, and objectives relating to the growth, development, and redevelopment of the town and the surrounding extraterritorial planning area.
- (2) Develop and recommend to the town board policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
- (3) Make recommendations to the board of commissioners concerning proposed conditional-use permits and proposed zoning map changes, as provided by §52 and §316.
- (4) Perform many other duties assigned by the town board.

(b) The planning board may adopt rules and regulations governing its procedures and operations not inconsistent with the provisions of this ordinance.

**ADJOURNMENT**

A motion to adjourn at 7:03pm was made by Kolpack-Martindale, seconded by Brown and unanimously approved.

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Butch Hudson, Chair

**ATTEST:**

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Katie Brown, Administrative Support Specialist