

**Town of Siler City Planning Board
November 14, 2011 Meeting Minutes**

The Siler City Planning Board met on Monday, November 14, 2011 at 7:15 p.m. Chair Harold Hart called the meeting to order. Mr. Hart asked for a motion to approve the minutes of October 10, 2011. *Motion by Wallace Matthews, seconded by JP Joyner, followed by unanimous consent.*

MEMBERS PRESENT: Curtis Brown, Mary B. Harris, Harold Hart (Chair), Dacia Hayes, JP Joyner, Wallace Matthews, Patty Poe, and Mickey Pore (Vice Chair)

MEMBERS ABSENT: Dan McMasters

STAFF PRESENT: Joel J. Brower (Town Manager), Jack Meadows (Planning Director), William C. Morgan (Town Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

NCDOT PEDESTRIAN PLANNING GRANT: Mr. Meadows reported that the NCDOT has a pedestrian planning grant program which encourages municipalities to develop comprehensive pedestrian plans for their communities. The program is competitive. If the Town is awarded the grant, NCDOT will pay for 80% (\$24,800) of the cost to pay a consultant to assist the Town in the development of a pedestrian plan. The local match is 20% (\$6,200). The Siler City NCSTEP Community Leadership Team will consider paying half (\$3,100) of the local match at their November 10, 2011 meeting. Potentially, the Town may only be responsible for \$3,100.

Staff believes there are two good reasons why the Town should develop a comprehensive pedestrian plan. First, a Town of Siler City adopted comprehensive pedestrian plan will help promote the Town's top priority pedestrian projects. NCDOT awards extra points to pedestrian projects in communities that have an adopted comprehensive transportation plan. Second, the Town of Siler City is currently in the process of updating the full comprehensive transportation plan. Inserting an approved pedestrian plan into the Town's full comprehensive transportation plan is ideal for the Town and recommended by NCDOT.

One of the application requirements of the pedestrian planning grant program is to obtain resolutions of support. Triangle Area Rural Planning Organization and Siler City Board of Commissioners have already adopted resolutions of support. Mr. Hart asked for a motion to adopt the resolution of support. *Motion by JP Joyner, seconded by Mickey Pore, followed by unanimous consent*

COMPREHENSIVE TRANSPORTATION PLAN (CTP): Mr. Meadows reported that there was no new business.

PLANNING ACTIVITY UPDATE: Mr. Meadows reviewed the planning activity update memo.

NEW BUSINESS: Mr. Meadows provided an illustration showing an existing nonconforming building that does not meet the required building setbacks. Mr. Meadows explained that the Town's UDO does not allow additions to nonconforming buildings that do not meet the required building setbacks. However, there is a feeling among some contractors and property owners that an addition should be allowed to be built regardless of building setbacks if the addition to the nonconforming building is no closer to the property line than the existing nonconforming building. Mr. Meadows received information from six communities regarding the nonconforming situation. Five communities in NC had the same interpretation as Siler City but one community does allow the addition.

Wallace Matthews, JP Joyner and Patty Poe said they saw nothing wrong with the addition. Dacia Hayes stated we need to make things easier. Harold Hart said he had no problem as long as the adjoining property owners were ok with the addition. Chair Harold Hart asked the board for a motion to authorize Town staff to draft an amendment to the UDO to allow additions to nonconforming buildings if the addition is no closer to the property line than the nonconforming building. *Motion was made by Patty Poe, seconded by Mary Harris, followed by unanimous consent.*

ADJOURNMENT: With no further business, Mr. Hart asked for a motion to adjourn. *Motion by Mickey Pore, seconded by JP Joyner, followed by unanimous consent.* Adjourned at 7:40 p.m.

ATTEST:

Dee Lee Thompkins, Recording Secretary


Harold Hart, Chair