

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on Monday, November 14, 2016 at 6:30pm in City Hall Courtroom with Chair Hudson presiding.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Butch Hudson, Randy Parks, and Linda Kolpack-Martindale

**MEMBERS ABSENT:** Albert T. Alston and Ann C Radcliffe

**TOWN STAFF PRESENT:** Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Ashley Moore

**MEETING CALLED TO ORDER:** Hudson called the meeting to order at 6:30pm. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

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

**CONSENT**

*A motion to approve the consent agenda which includes October 10, 2016 Minutes was made by Andrews, seconded by Kolpack-Martindale and unanimously approved.*

**NEW BUSINESS**

**Rezoning - 819 E. 3<sup>rd</sup> St. - 0.55 acre (H-C to B-1)**

Meadows reminded everyone that this was talked about at the October 10, 2016 meeting. No one had any objections to the rezoning.

*A motion was made that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1. General residential and general commercial development for the subject property; 2a. Commercial goals, objectives, strategies: Encourage attractive commercial development in appropriate locations suitable for commercial purposes.; 3a. Residential goals, objectives, and strategies: These areas are suitable for general residential development at densities supported by public utilities by Brown, seconded by Kolpack-Martindale and unanimously approved.*

*A motion to approve the map amendment because of changed or changing conditions in a particular neighborhood or community as a whole was made by Andrews, seconded by Harris and unanimously approved.*

**UDO Amendments**

Meadows went over the following changes to the UDO

1. Article 19 Screenings and Trees (§297 compliance with screening standard, §298 description of screens, §299 table of screening requirements, §300 flexibility in administration required, §301 combination uses, §306 required trees along dedicated streets, §308 shade trees in parking areas.)
2. Appendix E Guide for Landscaping (E-3 formula for calculation 20% shading of vehicle accommodation areas, E-6 typical opaque screens type A, E-7 typical semi-opaque screens type B, E-8 typical broken screens type C, E-11 small trees for partial screening.)

Prepared by: Ashley Moore, Administrative Support Specialist

Andrews stated that he is glad it is "lighter" than before.

Harris stated that they just tried making it easier to read and that making it easier to read was their main goal.

*A motion was made that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1. Modifying the development ordinances to be more user friendly where possible 3. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards 4. Develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses 5. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas 6. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs 7. Heavier uses may include automobile dealerships and repair shops, min-warehouse and contractor's yards with appropriate landscaping and buffer requirements 8. Look at planting plan for street trees along public rights-of-way by Brown, seconded by Andrews and unanimously approved.*

*A motion to approve the text amendment to correct manifest error with the zoning ordinance and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Kolpack-Martindale, seconded by Brown and unanimously approved.*

## DISCUSSION

### Chatham County Planning Board

Hudson stated that they spend a lot of time discussing their UDO. He also stated that they don't have much in writing as of yet.

### UDO Amendments

1. §136 & §158 Primary residence with accessory apartment:
  - Meadows shared that the former regulation was 25% or 750 sq. ft. that could be used as an accessory apartment and the current is 50% or 1000 sq. ft. Chatham county allows up to 1500 sq. ft.

*A motion to go ahead and un-restrict mobile home versus stick built home was made by Brown, seconded by Harris and unanimously approved.*

2. §194 Access to lots:
  - Meadows asked the Board if they would want to increase the lots from 3 to 4 within 1 mile outside the city limits.
  - The Board decided they would like to bring this topic back up for discussion at a later date.
3. §147, §151, & §279 Mobile Food Unit Sites:
  - Meadows shared all of his vast research about Mobile Food Unit Sites from The City of Asheville, The City of Brevard, The Town of Cary, and The City of Raleigh. Meadows came up with a Supplementary Use Regulation for Mobile Food Unit Sites and shared that with the Board as well. Meadows advised that he has been working with multiple business owners about the potential for Mobile Food Unit ordinances.
  - Hudson- Will this be food only or will it include other mobile vending? What is the time line for this ordinance?

- Meadows- This would be strictly land development as all health information is handled by Chatham County.
- Hudson- Siler City does not need this ordinance and should be struck from the UDO completely. No permits should be needed.
- Morgan- We should look into towns who don't have regulations and see what they do.
- Kolpack-Martindale- We should at least go ahead and approve what Jack has done as a guideline for now and then come back to it again next meeting.
- The Board decided they would discuss this further at the next Planning Board meeting held on December 12, 2016.

*A motion to initiate the Supplementary Use Regulation amendment for Mobile Food Unit Sites was made by Kolpack-Martindale, seconded by Parks and the vote passed 6 to 1 (Hudson voted nay).*

4. Article 8 – Nonconforming Situations:

- Meadows shared the two properties in question: 704 N. Fifth Ave and 503 Womble St. The two properties are wanting to move the old mobile homes and replace them with new ones.
- The Board approved moving the old mobile home and putting new ones in its place. The Board also agreed that the ordinance needs to be updated to reflect the above changes.

**PLANNING DIRECTOR'S REPORT**

Planning Department Report

The board did not go over the Department reports.

**ADJOURNMENT**

*With no further business Crotts made a motion to adjourn the Planning Board meeting at 8:17pm, seconded by Kolpack-Martindale, and unanimously approved.*



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Butch Hudson, Chair

**ATTEST:**



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Ashley Moore, Administrative Support Specialist

