

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on Monday, October 10, 2016 at 6:30pm in City Hall Courtroom with Chair Hudson presiding.

MEMBERS PRESENT: Albert T. Alston, Darrell Andrews, Curtis Brown, Mary Harris, Butch Hudson, Randy Parks, Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Steve Crofts

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. Harris 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 Andrews, seconded by Kolpack-Martindale and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes September 12, 2016 Minutes was made by Andrews, seconded by Kolpack-Martindale and unanimously approved.

NEW BUSINESS

UDO Amendment

Meadows stated that the Town of Siler City proposes text amendments to §136 Definitions (shelter house), §153 Multi-family downtown, §279 Parking requirement (multi-family, sales, wholesale, schools, office), §282 Required widths of parking area aisles & driveways.

The following are questions presented by the board in response to suggested amendments to §136 Definitions (shelter house), §153 Multi-family downtown, §279 Parking requirement (multi-family, sales, wholesale, schools, office), §282 Required widths of parking area aisles & driveways:

- Question-Hudson: Are private schools included in the parking regulation?
- Answer-Meadows: Yes, private and public are included.

A motion was made that the text amendments are 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; 9. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups; 11. Improve vehicular access to commercial areas through the development of driveway standards; and 12. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways. was made by Brown, seconded by Andrews and unanimously approved.

A motion to approve the text amendments §136 Definitions (shelter house), §153 Multi-family downtown, §279 Parking requirement (multi-family, sales, wholesale, schools, office), §282 Required widths of parking area aisles & driveways: to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Andrews and seconded by Brown and unanimously approved.

DISCUSSION

Chatham County Planning Board

Hudson stated that he went to the previous Chatham County Planning Board meeting held on October 4, 2016. He shared that the county must be working towards a UDO since they don't have one as of now. Hudson mentioned that the County's Planning Board has a projection screen that they utilized during the board meeting and he believed it to be a large asset. He advises that the Town of Siler City invest in one as well.

UDO Amendment Committee Report

Meadows shared the UDO Amendment Committee meeting minutes from September 22, 2016. One of the larger items that was covered was the suggestion to delete the complex table of screening requirements in §299. Meadows was able to share with the rest of the board a new table that had only 5 classification categories. Kolpack-Martindale stated that the newer table looks a lot better and is easier to understand.

UDO Amendments

No one had any new discussion to share.

Rezoning

The Planning Board recommends to initiate a rezoning process for parcels 16892 from highway commercial to neighborhood business.

PLANNING DIRECTOR'S REPORT

Planning Department Report

The board did not go over the Department reports.

ADJOURNMENT

With no further business Parks made a motion to adjourn the Planning Board meeting at 7:15pm, seconded by Kolpack-Martindale, and unanimously approved.



Butch Hudson, Chair

ATTEST:


Ashley Moore, Administrative Support Specialist