

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, October 12, 2015 in the courtroom at City Hall.

**MEMBERS PRESENT:** Albert Alston, Steve Crotts, Mary Harris, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C. Radcliffe

**MEMBERS ABSENT:** Darrell Andrews and Curtis Brown

**STAFF PRESENT:** Jack Meadows (Planning Director), William C. Morgan (Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

**MEETING CALLED TO ORDER:** Hudson called the meeting to order at 7:21 pm.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA:** Meadows stated he needs to add the following items to the agenda: 5 B. Planning Board Meeting Time – 5 C. Rezoning North Chatham Avenue – 5 D. Temporary Vehicle Storage and 5 E. Rural Occupation. *Crotts made a motion to approve the agenda, Harris seconded, and unanimously approved.*

**CONSENT AGENDA:** *Kolpack-Martindale made a motion to approve the consent agenda including the minutes of September 14, 2015, Harris seconded, and unanimously approved.*

### **NEW BUSINESS:**

**A. UDO Amendment – UDO Review Committee Recommendations:** Meadows reported that the Town of Siler City proposes text amendments to §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions, §204 Road and Sidewalk Requirements in Unsubdivided Developments, and §206 Street Names and House Numbers. The proposed amendments were shared with staff during various discussions. Meadows reviewed the attached draft ordinance amending Article XIV.

#### **Text Amendment Worksheet:**

1. *Hayes made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) modifying the development ordinances to be more user friendly where possible; seconded by Crotts, and unanimously approved.*
2. *Kolpack-Martindale made a motion to approve the text amendment: a) to correct manifest error with the zoning ordinance; and c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Hayes, and unanimously approved.*

**B. Meeting Time –** Meadows said he had researched the board meeting time and found that there is not a requirement stating what time the board meets. He said the board could change the time to what is most convenient to them. After discussing it among their self, Radcliffe suggested tabling this item to their November meeting.

**C. Rezoning – North Chatham Avenue –** Meadows reported that the next several items are building off the work of the UDO committee and some of these items the Planning Board can make the corrections. He passed a handout with a Zoning Map, Land Development Plan Map, Table of Permissible Uses and Permissible Uses Definitions. Meadows referred to several location on the map where there are residential houses but are zoned Light Industry. Single family homes are not allowed in Light Industry and if the property owner wanted to get a permit to do any alteration to his house it would not be allowed. They board looked at several more location and Meadows explained several different zoning classification. *Crotts made a motion for staff to initiate a rezoning for property that is not zoned appropriately, seconded by Kolpack-Martindale, and unanimously approved.*

**D. Temporary Vehicle Storage –** Meadows referred the board to their handout showing the Table of Permissible Uses. He read the following: *“Because the Table of Permissible Uses classifies uses into general categories, some technique is needed to separate those uses within a particular classification that have little impact (and therefore need only a zoning permit which staff can issue) from those whose*

- e. Prior to any work applicant must obtain site plan and zoning permit approval; and
- f. If the requirement for the installation of a 11<sup>th</sup> St. sidewalk is no longer required per a future UDO amendment, then the subject project is not required to install a new sidewalk along 11 St.

*Motion by Hayes seconded by Kolpack-Martindale, followed by unanimous consent.*

**ADJOURNMENT:** With no further business, *motion made by Kolpack-Martindale to adjourn at 7:20 p.m., Hayes seconded, followed by unanimous consent.*



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Butch Hudson  
Chair

ATTEST:



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Dee Lee Thompkins  
Recording Secretary