

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, October 8, 2018** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Brown 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, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, and Ann Radcliffe.

**MEMBERS ABSENT:** Darrell Andrews, and Randy Parks.

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

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

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

**CONSENT**

*A motion to approve the consent agenda which includes, September 10, 2018 Minutes was made by Brown, seconded by Kolpack-Martindale and unanimously approved.*

**OLD BUSINESS**

None

**NEW BUSINESS**

**UDO Amendment – Article II – Basic Definition and Interpretations, Article XII – Density and Dimensional Regulations, Article XIX – Screening and Trees**

Meadows stated the Town of Siler City proposes text amendments to §18 Definitions (substantially opaque), §170 Building Setback Requirement (substantially opaque fence), §298 Description of Screens (Type A opaque screen), & §299 Table of Screening Requirements and Land Use Classification Table (slaughterhouse, salvage yard, junkyard, automobile graveyard) of the Town's Unified Development Ordinance (UDO).

The proposed amendments were first discussed with Mountaire Farms and Town Staff. Town staff prepared the proposed amendments following the receipt of information from Mountaire Farms.

**Attached documents:**

1. draft ordinance amending Article 2, 12, and 19
2. Typical Type A, B, C Screens
3. Mountaire Farms overall fence plan
4. Photographs of Mountaire Farms fence in Millsboro, DE
5. Cut sheet of proposed Mountaire Farms fence
6. Worksheet

Meadows shared the compatibility with existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development 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. ***Zoning regulations shall be designed to promote the public health, safety, and general welfare.***
5. ***Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.***
6. ***Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***
7. ***Identify adequate land for future industrial development.***
8. ***Support existing industries.***
9. ***Improve the appearance of properties.***
10. ***Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.***
11. ***Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.***
12. ***Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.***
13. ***Develop a planting plan for street trees along public rights-of-way.***

***A motion that the text amendments to Article II – Basic Definition and Interpretations (excluding §18 Definition - Substantially Opaque), Article XII – Density and Dimensional Regulations, Article XIX – Screening and Trees 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, zoning regulations shall be designed to promote the public health, safety, and general welfare, updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan, encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, identifying adequate land for future industrial development, supporting existing industries, improving the appearance of properties, ensuring quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards, developing specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas, preserving the sites best suited for office and industrial development by identifying such areas***

*and excluding non-supportive uses from those sites, developing a planting plan for street trees along public rights-of-way was made by Brown, seconded by Alston and unanimously approved.*

UDO Amendment – Article XVII – Sign Regulations

Meadows stated the Town of Siler City proposes text amendments to §274 Special Provisions for Certain Signs (certified site sign) of the UDO.

The proposed amendments were first discussed with Chatham EDC and Town Staff. Town staff prepared the proposed amendments following the receipt of information from the Chatham EDC. Proposed dimensions of the signs are:

1. Existing sign is 64 square feet
2. Proposed sign 1 ~80 square feet
3. Proposed sign 2 ~50 square feet
4. Total existing and proposed signage = ~194

Attached documents:

1. draft ordinance amending Article 17
2. illustration of existing and proposed signs
3. Worksheet

Meadows shared the compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development 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. ***Zoning regulations shall be designed to promote the public health, safety, and general welfare.***
5. ***Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.***
6. ***Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***
7. ***Identify adequate land for future industrial development.***
8. ***Support existing industries.***
9. ***Improve the appearance of properties.***
10. ***Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.***
11. ***Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.***
12. ***Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.***

***A motion that the text amendments to §274 Special Provisions for Certain Signs (certified site sign) 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 improving the appearance of properties, ensuring quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards, developing specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas, preserving the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites was made by Kolpack-Martindale, seconded by Brown and unanimously approved.***

UDO Amendment – Article XIV – Streets and Sidewalks, Appendix C – Specifications for Street Design and Construction and Sec. 25-53 of Code of Ordinances

Meadows stated the Town of Siler City proposes text amendments to §193 Street Classification (minor, local, subcollector, collector, arterial, alley), §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley), §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings), C-3 Sight Distances at Intersections, C-4 Radius at Street Intersections, C-11 Curb and Gutter, C-12 Sidewalks, C-13 Wheel Chair Ramps, & C-16 Standard Drawings (No. 1-14) of the UDO and Sec. 25-53 Minimum Standards of the Town's Code of Ordinances.

The proposed amendments were first discussed with several developers (Henry Siler School, Center Drive, etc.) and Town Staff. Town staff prepared the proposed amendments after reviewing other ordinances and policies on streets and sidewalks (NCDOT, Complete Streets, etc.). Town staff has shared the proposed amendments with the Planning Board on a number of occasions. The Planning Board initiated this amendment. The intent of these amendments are to require the minimum standard for street and sidewalk construction, reducing construction cost, and encouraging new developments in Siler City.

Attached documents:

1. draft ordinance amending Article 14, Appendix C, Town Code
2. Preliminary survey of Henry Siler School property
3. Tax map of Center Dr. area
4. Worksheet

Meadows shared the compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development 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. ***Zoning regulations shall be designed to promote the public health, safety, and general welfare.***

5. **Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan. This could include updates to development requirements such as street and sidewalk design standards and open space provisions.**
6. **Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.**
7. **To lessen congestion in the streets.**
8. **Consideration of a "Complete Street" policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.).**

**A motion that the text amendments to §193 Street Classification (minor, local, subcollector, collector, arterial, alley), §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley), §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings), C-3 Sight Distances at Intersections, C-4 Radius at Street Intersections, C-11 Curb and Gutter, C-12 Sidewalks, C-13 Wheel Chair Ramps, & C-16 Standard Drawings (No. 1-14) of the UDO and Sec. 25-53 Minimum Standards of the Town's Code of Ordinances 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, zoning regulations shall be designed to promote the public health, safety, and general welfare, updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan. This could include updates to development requirements such as street and sidewalk design standards and open space provisions, encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, to lessen congestion in the streets, consideration of a "Complete Street" policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.) was made by Brown, seconded by Kolpack-Martindale and unanimously approved.**

#### ADJOURNMENT

A motion to adjourn at 7:31pm was made by Brown, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist