

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, September 12, 2016** at 6:30pm in City Hall Courtroom with Chair Hudson presiding.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crofts, Mary Harris, Butch Hudson, Randy Parks, Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Albert T. Alston

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 adjustment moving item 5B to 5A was made by Crofts, seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes August 9, 2016 Minutes was made by Brown, seconded by Andrews and unanimously approved.

NEW BUSINESS

Chatham Comprehensive Transportation Plan

Meadows introduced Scott Walston, Planning Group Supervisor of The NC Department of Transportation and Matt Day from The Triangle Area Rural Planning Organization. Walston did a quick presentation to introduce the draft 2016 Chatham County Comprehensive Transportation Plan.

The following are questions and concerns presented by the board in response to the draft 2016 Chatham County Comprehensive Transportation Plan:

- Question-Hudson: How does it relate to other counties?
- Answer-Day: Randolph County has a similar update for HWY 64

- Question-Hudson: I don't want people to go around Siler City.
- Answer-Walston: This is very far in the future (around year 2040) and will depend on the traffic patterns.

- Question-Meadows: How has this been handled in the past for cities such as ours?'
- Answer-Walston: Not sure, but this is based on need.
- Answer-Day: If there is no congestion in the future, then it won't get funded.

A motion to approve the draft 2016 Chatham County Comprehensive Transportation Plan was made by Andrews, seconded by Harris and unanimously approved.

UDO Amendment – home occupation, sale of ag products grown off site, parking surfaces

Meadows shared the proposed text amendments to §136 Definitions (home occupation), §151 Special Events (sale of agricultural products grown off-site), §284 Vehicle Accommodation Area Surfaces.

Prepared by: Ashley Moore, Administrative Support Specialist

The following are questions presented by the board in response to suggested amendments to §136 Definitions (home occupation), §151 Special Events (sale of agricultural products grown off-site), §284 Vehicle Accommodation Area Surfaces:

- Question-Andrews: How will you investigate high traffic?
- Answer-Meadows: We will investigate through complaints. If they continue to violate, it will be \$100 fee per day.

- Question-Butch & Andrews: Can people ride up and down the street selling goods?
- Answer-Meadows: Not able to answer that since we don't regulate people riding up and down the street.

- Question-Andrews: Is there a size set for handicap spaces?
- Answer-Meadows: Yes, it is outlined in the ADA (Americans with Disabilities Act).

- Question-Hudson: Why are parking blocks needed?
- Answer-Meadows: To establish some working order of where you park, drive, etc.

- Question-Crotts: How many spots does each person need for their business.
- Answer-Meadows: Every business has a standard amount of spaces deemed by a §279 Parking Requirements.

The board proposed to change the language of §284(f) to: Parking spaces in areas surfaced in accordance with §284(b) shall be ~~demarcated whenever practicable~~ exempt from being demarcated.

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 and 2. 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 was made by Brown, seconded by Andrews and unanimously approved.

A motion to approve the text amendment to §136 Definitions (home occupation), §151 Special Events (sale of agricultural products grown off-site), §284 Vehicle Accommodation Area Surfaces: because of changed or changing conditions in a particular neighborhood or community as a whole was made by Andrews and seconded by Crotts and unanimously approved.

DISCUSSION

UDO Amendment Replacement Pages

Meadows wanted to know going forward if everyone would be okay with electronic versions of the UDO replacement pages being sent versus printing them out for everyone. Kolpack-Martindale requested hers be printed while everyone else present stated electronic copies were fine. Alston will also require a printed version since he does not have email.

Siler City Planning Board UDO Amendment Committee

Hudson wanted to thank everyone on the committee. He stated that its very enlightening to sit down and go through the UDO to come up with examples as to what your community wants or doesn't want. Hudson also wanted to suggest that they start going to other municipalities' board meetings to sit and learn. He stated he went to Pittsboro's meeting but didn't find anything too helpful to bring back.

UDO Amendments

Prepared by: Ashley Moore, Administrative Support Specialist

Meadows went over a few suggested changes to the definition of §136 Shelter Homes. He also went over suggested changes to §270 Parking Requirements. The board had no concerns with the suggested changes.

A motion to approve the suggested changes to §136 Shelter Homes and §279 Parking Requirement was made by Brown, seconded by Harris and unanimously approved

PLANNING DIRECTOR'S REPORT

Planning Department Report

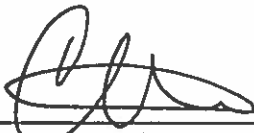
The board did not go over the Department reports.

Pre-Development Meeting Application

Meadows shared with the board the new Pre-Development Application that was created for new or existing businesses and subdivisions to help make the permitting process as seamless as possible. Meadows also shared the great success and interest the application has brought so far.

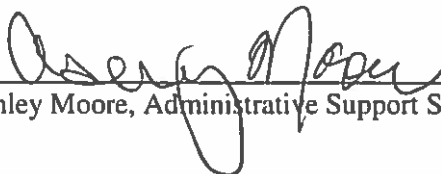
ADJOURNMENT

With no further business Brown made a motion to adjourn the Planning Board meeting at 7:50pm, seconded by Harris, and unanimously approved.



Butch Hudson, Chair

ATTEST:



Ashley Moore, Administrative Support Specialist