

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, September 13, 2021** at 6:50 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Albert Alston, Dennis Brooks, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, Travis Patterson

MEMBERS ABSENT: Darryl Andrews, Randy Parks, Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows & Permit Specialist Justin Bridges

APPROVAL OF AGENDA

A motion to approve the agenda with the addition of 5 (e) Board of Adjustment Training was made by Kolpack-Martindale, seconded by Frank and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, August 9, 2021 Minutes was made Alston, seconded by Frank and unanimously approved.

NEW BUSINESS

- a) **UDO Amendment – replace single wide manufactured homes in R-10 with double wide manufactured homes**

Town of Siler City proposes the following text amendments to the UDO: §18 Definitions (cease, discontinue, short term, temporary, vacant) and §117 Abandonment and Discontinuance of Nonconforming Situations (replace a single wide manufactured home located in the R-10 zoning district with a double wide manufactured home). The proposed amendments were first discussed between town staff and a Siler City property owner. The planning board initiated the proposed amendments at the August 2021 planning board meeting.

Hudson made a motion, seconded by Kolpack-Martindale and unanimously approved that the amendments are approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends: Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete. Modify the development ordinances to be more user-friendly where possible.

DISCUSSION

- a) **UDO Amendment – shelter house**

A draft amendment was presented by Town Staff to revise the definition of shelter house and establish a new use (temporary home for homeless). After review of the draft amendment, the planning board initiated the text amendment process as submitted.

- b) **UDO Amendment – street setback reduction**

The example used for the discussion was from Mr. Brown's residence at 502 Elk Lane which is zoned R-10. He would like to do an extension of his house on a corner lot and the current setback will not

allow it. Planning has visited with Mr. Brown, done measurements at his house and discussed the project. After some discussion, the Planning Board agreed that it would like to allow a setback reduction for the neighborhood, potentially using the closest house as a barometer for an exception in the ordinance. Planning will work on an amendment for this.

c) UDO Amendment – recreational vehicle (RV) park

After some discussion the Planning Board agreed that it wants to allow the use of an RV park in Siler City.

d) UDO Amendment – roof signs

The example given for this discussion was the business owner for Lifestyle Laundry at 120 Chestnut St. The owner spoke and explained how the business has been long standing in the community and how they have poured about \$250,000 into the business in updates and implementing covid safe measures as well. His request is to be able to put signage on the roof of his business because he does not have a place for it on the store front wall. After discussing the issue, the Planning Board agreed that an amendment should be made to help this business owner with his signage.

e) BOJ Training – Variances

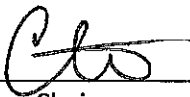
Planning provided ordinance information in the agenda packet and the Board simply discussed the process of a variance application.

PLANNING DIRECTORS REPORT

a) Next Meeting: Will be held at the library on October 11th.

ADJOURNMENT

A motion to adjourn at 8:25 p.m. was made by Brooks, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist