

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, September 9, 2013. Wallace Matthews called the meeting to order at 8:55 p.m.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair), JP Joyner, Wallace Matthews (Chair), Dan McMasters, and Chris Murchison

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Motion made by Dan McMasters to approve the agenda, Steve Crotts seconded, followed by unanimous consent.*

CONSENT AGENDA: *Motion made by Dan McMasters to approve the consent agenda including the minutes of August 12, 2013, JP Joyner seconded, followed by unanimous consent.*

NEW BUSINESS

Unified Development Ordinance (UDO) Text Amendment – Primary Residence with Accessory Apartment

Planning Director's Report: Mr. Meadows reported that the Town of Siler City Planning Board proposes text amendments related to primary residences with accessory apartments that are found in §136 Definitions and Article XI Supplementary Use Regulations. Mr. Meadows stated that town staff has received concerns from property owners regarding primary residence with accessory apartment. The Town's current ordinance limits the size of accessory apartments. An accessory apartment can only be 25% of the gross floor area of a single family residence. One recent example (attached) involves an existing garage that is 630 square feet while the primary residence is 1,700 square feet. The size of the existing garage is 37% of the size of the residence which exceeds the 25% and does not meet the current ordinance. The majority of the concerns are related to the issue of the house not being large enough to allow an accessory apartment. The current ordinance makes it difficult for homeowners who own smaller homes to construct accessory apartments but does not for those who own large homes.

Mr. Meadows reported that some sources today explain a growing need for accessory apartments, be it for in laws or their children starting in the workplace. The need focuses around affordable housing and the massive numbers of retiring baby boomers and Generation Y searching for employment. Mr. Meadows added that town staff has received information (attached) from several communities regarding primary residences with accessory apartments (Conway, SC, Durham, Hillsborough, Matthews, and Warren County). Attached is a copy of the draft ordinance amendments.

The proposed amendment to §136 read as follows:

Residence, Primary with Accessory Apartment. A residential use having the external appearance of a single family residence but in which there is a second dwelling unit that comprises not more than fifty (50) percent of the gross floor area of the building nor more than a total of one thousand (1,000) square feet.

The proposed amendment to §158 read as follows:

Primary Residence with Accessory Apartment.

- (a) Shall meet the setback requirements of the district.
- (b) Shall not be located more forward than the front/street façade of the primary residence.
- (c) Only one accessory apartment shall be allowed per primary residence.

- (d) One off-street parking space shall be required in addition to what is required for the primary residence.
- (e) May be detached from or attached to the primary residence.
- (f) Shall be located on the same lot as the primary residence.
- (g) The owner of the property shall occupy either the primary residence or the accessory apartment.
- (h) The accessory apartment shall be subordinate, incidental, and accessory to that of the primary residence.
- (i) The primary residence shall only be a detached single family residential, one dwelling per lot.

Mr. Meadows explained that the LDP recommends: 1) Modifying the development ordinances to be more user friendly where possible; 2) Maintain the integrity of existing neighborhoods; 3) Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups; 4) Encourage the continual development of affordable housing on individual lots. He requested that the Planning Board recommend approval, denial, or table request (worksheet attached).

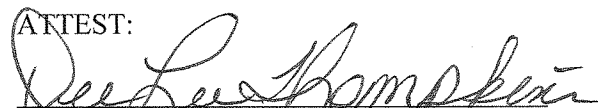
Discussion: With no discussion, Mr. Matthews directed the board to their worksheet.

Text Amendment Worksheet:

1. *Dacia Hayes made a motion that the text amendment is consistent with the adopted Land Development Plan and other officially adopted plan because: 1) Modifying the development ordinances to be more user friendly where possible; 2) Maintain the integrity of existing neighborhoods; 3) Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups; 4) Encourage the continual development of affordable housing on individual lots. Seconded by Dan McMasters, followed by unanimous consent.*
2. *Dan McMasters made a motion to approve the text amendment to correct manifest error with the zoning ordinance. Seconded by Dacia Hayes, followed by unanimous consent.*

ADJOURNMENT: With no further business, motion was made by Dan McMasters to adjourn at 9:05 p.m., JP Joyner seconded, followed by unanimous consent.


Wallace Matthews, Chair

ATTEST:

Dee Lee Thompkins, Recording Secretary