

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, September 9, 2019** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Alston 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, Darrell Andrews, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale, Randy Parks

MEMBERS ABSENT: Garrett Frank, Ann Radcliffe & Henry Smith Jr.

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

APPROVAL OF AGENDA

A motion to approve the agenda and add item 6.a) Multifamily Downtown Development was made by Brown and seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, August 12, 2019 Minutes was made by Kolpack- Martindale and seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

- a) Rezoning- 517 N 2nd Ave.- Highway Commercial (H-C)
Kenneth M. Lommel proposes to rezone ~0.281 acre from Office-Institutional (O-I) to Highway-Commercial (H-C). The subject property is located at 517 N. 2nd Ave. and is identified as parcel # 15322.
Parks made a motion, seconded by Brown and unanimously approved that the map-amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: mixed use development for the subject property; encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks; Encourage attractive commercial development in appropriate locations suitable for commercial purposes; Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses; Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- b) Rezoning- 319 E 3rd St. – Neighborhood Business (B-1)
Jeff Lineberry proposes to rezone ~ 0.19 acres from Highway-Commercial (H-C) to Neighborhood-Business (B-1). The subject property is located at 319 E. 3rd St. and is identified as parcel # 15385.
Kolpack- Martindale made a motion, seconded by Brown and unanimously approved that the map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: mixed use development for

the subject property; Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks; Encourage attractive commercial development in appropriate locations suitable for commercial purposes; Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses; Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development; Allow redevelopment of single-purpose commercial sites into mixed-use sites over time; Encourage the development of affordable housing; Urban development densities should be restricted to areas in which sufficient water and sewer service is available; Continue to promote a variety of housing types to meet the demand of citizens from various economic levels; Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.

- c) UDO Amendment- Article XIV Streets & Sidewalks & Article XVIII Parking & Driveways
Town of Siler City proposes text amendments to §195 Access to Arterial Streets (subcollector, collector), §281 Parking Space Dimensions (residential garage or carport, driveways), §282 Required Widths of Parking Area Aisles and Driveways (distance between adjacent driveways) of the UDO. The proposed amendments were first discussed during a pre-development meeting with the development team proposing a subdivision at the former Chatham Hospital site. Town staff shared the discussion with the Planning Board at the July 2019 meeting. The Planning Board initiated the proposed amendments at the August 2019 meeting.
- Brown made a motion, seconded by Kolpack- Martindale and unanimously approved that the text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because 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) Multi- Family Downtown Section 153 (Reserving the first floor for Commercial use)
Planning Board recommended initiating the text amendment
- b) Nuisances in the Right of Way
Planning Board recommended sharing the item with the Public Works Department
- c) UDO Amendment – N.C.G.S 160D Part 1
Planning Board recommended simplifying the amendment process by rewriting the entire article or appendix if necessary.

Planning Directors Report

Meadows discussed the member roster, letting the members know who was up for reappointment, he also discussed the planning department monthly report, along with the next meeting being held on October 14, 2019.

BOARD MEMBER COMMENTS

ADJOURNMENT

A motion to adjourn at 7:16pm was made by Brown, seconded by Parks and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Interim_Permit Specialist