

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, September 14, 2020** at 6:30 pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom 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, Butch Hudson, Linda Kolpack-Martindale

MEMBERS PRESENT REMOTELY: Parks at 6:30 pm, Henry Smith Jr. at 6:30 pm left the meeting at 8:00 pm

OTHER REMOTE ATTENDEES: Curtis Brown at 6:30 pm

MEMBERS ABSENT: Garrett Frank, Ann Radcliffe, Caleb Reaves

TOWN STAFF PRESENT REMOTELY: Town Attorney William Morgan at 6:30 pm

TOWN STAFF PRESENT: Planning Director Jack Meadows, & Permit Specialist Justin Bridges

APPROVAL OF AGENDA

A motion to approve the agenda was made by Alston and seconded by Kolpack-Martindale and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, August 10, 2020 Minutes was made by Kolpack-Martindale, seconded by Alston and unanimously approved.

DISCUSSION

- a) **UDO Amendment – accessory building lot boundary line (side yard) setback**
After discussion, the Board agreed that a 3' setback for a metal car shelter would be ok given Mr. Rickman's example from 302 West Cardinal St in R-20. The Planning Director was encouraged to draw up a text amendment and will bring it back to the Board as new business on the October agenda.
- b) **UDO Amendment – traffic impact analysis, turning lanes**
This was following discussion the Board had related to Third St. closing, Mountaire expansion, the Raleigh St. rezoning, and concerning no turning lanes on Raleigh St. for the parking lot. Staff studied traffic impact analysis ordinances that trigger turning lanes from three NC towns, and used those ordinances to create a draft traffic impact analyses (TIA) Appendix L for Siler City. The Timmons Group was consulted and gave the recommended industry standard for minimum thresholds for TIAs which was 100 trips for peak hour (am & pm), and 1,000 trips daily. There were no objections to preparing this text amendment and moving it forward for a vote.
- c) **UDO Amendment – parking surface alternatives**
The rule in Siler City is to have paved parking surfaces, the exception is that people can use gravel in certain situations. Vehicle accommodation area surfaces must be accessible to fire department apparatus and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The new alternative was shown in the Board packet under (c) (2) Pervious Gravel or Grass

Surfaces. These types of pervious materials would be for ten parking spaces or less, or used less than three days a week (churches for example). The Deep River Missionary Baptist Association is currently considering using this type of parking surface alternative on a project at Stockyard Rd. and was used as an example within the conversation with the Board. This would reduce their impervious surface so that they would not have to put in state required storm water controls. There were no objections to preparing this text amendment and moving it forward for a vote.

d) UDO Amendment – G.S. 160D – consolidation and clarification of development regulations

The Planning Director chose to focus the conversation about 160D on the things that are options for the Town:

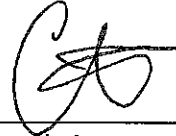
- 1) Towns definition of a minor subdivision: Examples from around NC were given to compare with Siler City. It was noted that a change in the Town's definition of a minor subdivision could speed up the development process, especially as Siler City continues to grow and have an increased number of development projects. The Planning Board was open to the option of changing the Towns definition of a minor subdivision and asked questions about road widths, revenue and if the definition could be changed again in the future if needed. No other recommendation was given.
- 2) Performance guarantees: The opportunity is there to have all performance guarantees be processed by Town staff, with no board approval needed, this speeding up the development process when a performance guarantee is needed that would have previously required approval beyond Town staff.
- 3) Duration of development approval: One year is the new minimum, but the Town has the option of going higher. The one year minimum extends the Towns current zoning permit by six months and special use permits would be good for one year as well. Also, the NC statute doesn't mention extensions, so the board was asked to think about whether the Town wants to have extensions for special use permits and zoning permits.
- 4) Defining a minor modification: The planning director simply explained this option to the Board.
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- 6) Changing how many plans the staff is going to receive for submittals. It was noted that moving forward staff just needs one paper copy and one digital copy.
- 7) Code enforcement and the date of violation letter being changed to receipt of letter. Also, it was noted that notice of violation letters are being allowed under 160D to begin to be emailed in addition to the current physical mailing processes.
- 8) How many residential units in an apartment complex trigger a zoning permit, special use permit, or conditional use permit.
- 9) Residential units allowed per building lot in A-R.
- 10) All conditional use permits are going to be special use permits under 160D. Also, Conditional Use District Rezoning is changing to Conditional Zoning. Staff is suggesting that if a Conditional Zoning is required, that it be mandatory for the applicant to do a pre development meeting. Currently, pre development meetings are required for major subdivisions and pre development meetings for all other developments are optional.
- 11) Concerning Revocation of a Conditional Zoning and its duration of approval, staff would like to move the expiration from one year to two years.

e) Town Code – noxious weeds and similar nuisances

Ordinances from towns across NC were shared with the Board to compare with Siler City's. This is a continuing discussion asking if the Town should add to or change anything in its noxious weeds and similar nuisances' code.

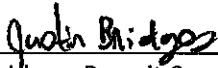
ADJOURNMENT

A motion to adjourn at 8:22 p.m. was made by Parks, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist