

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday October 12th, 2022**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Frank presiding.

MEMBERS PRESENT: Dennis Brooks, Linda Kolpack-Martindale, Ann Radcliffe, Travis Patterson, Darryl Andrews, Garrett Frank, Freddie Blakely, Justin Bridges, and Ron Dameron

TOWN STAFF PRESENT: Planning Director Jack Meadows and Planner I Dalton York.

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, September 12th, 2022 Minutes was made by Bridges and seconded by Andrews and unanimously approved.

NEW BUSINESS

- a) Conditional Zoning – W. 11th St- 11.83 Acres – Concrete Plant – Heavy Industrial Conditional Henry de St. Aubin proposes to rezone 11.83 acres from Light-Industrial (L-I) to Heavy-Industrial-Conditional (H-I-C). The proposed use is a manufacturing, processing, creating of goods and equipment (concrete plant with batch silo, aggregate bin, conveyor, modular control center, truck maintenance garage/shop, truck washing facility, outdoor storage areas for gravel, sand, and other concrete materials). The subject property is located along the northern boundary of W. 11th St. (east of railroad and west of N. Chatham Ave.) and is identified as parcel # 15562 & 80791.

Kolpack-Martindale motioned to approve the ordinance amending the official zoning map including conditions consented by the applicant; and that the action is consistent with the adopted land development plan because the land development plan recommends:

- i. Limit impacts of development of the environment and promote sustainability.*
- ii. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.*
- iii. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.*
- iv. Improve the appearance of properties.*
- v. Encourage efficient use of transportation networks.*

Motion seconded by Andrews and approved with a 6-1 vote.

- b) Rezoning – 202 W. 3rd St

Town of Siler City proposes to rezone ~4.078 acres from Light-Industrial (L-I) to General-Commercial (G-C). The subject property is located at 202 W. 3rd St. (west of railroad) and is identified as parcel # 16071.

Frank motioned to approve the ordinance amending the official zoning map; and that the action is consistent with the adopted land development plan because the land development plan recommends conservation/recreation and mixed use for the subject property and the following objectives and strategies:

- i. Limit impacts of development of the environment and promote sustainability.
- ii. Improve the appearance of properties.
- iii. Encourage provision of recreation and park land for Town residents.
- iv. Encourage preservation of sensitive environmental areas from development.
- v. Encourage efficient use of transportation networks.
- vi. Promote cluster development with usable open space and amenities.
- vii. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- viii. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- ix. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
- x. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
- xi. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- xii. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- xiii. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- xiv. Develop a planting plan for street trees along public rights-of-way.
- xv. Modify the development ordinances to be more user friendly where possible.
- xvi. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- xvii. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
- xviii. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
- xix. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
- xx. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
- xxi. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
- xxii. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
- xxiii. Encourage the development of affordable housing.
- xxiv. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.

- xxv. *Urban development densities should be restricted to areas in which sufficient water and sewer service is available.*
- xxvi. *Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.*
- xxvii. *Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.*
- xxviii. *Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.*
- xxix. *Preserve the general character and intensity of the central business district.*
- xxx. *Encourage planned developments.*
- xxxi. *Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.*
- xxxii. *Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.*
- xxxiii. *Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.*
- xxxiv. *Develop policies to encourage maintenance of structures.*
- xxxv. *Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.*
- xxxvi. *Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.*

Motion seconded by Radcliffe and approved with a unanimous vote.

c) UDO Amendment – Article XIX Screening and Trees

Town of Siler City proposes the following text amendment to the UDO: §307 Retention And Protection of Large Trees (exemptions, golf course).

Bridges motioned to approve the ordinance amending Article XIX of the Town of Siler City Unified Development Ordinance; and that the action is consistent with the adopted land development plan because the land development plan recommends:

- i. amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.*
- ii. amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete; and*
- iii. modify the development ordinances to be more user-friendly where possible.*

Motion seconded by Andrews and approved with a unanimous vote.

DISCUSSION

- a) Planning Board Meeting Time in 2023 – Members discussed that the current time would be most practicable for everyone and preferred to keep the meeting time and day the same for 2023.

PLANNING DIRECTORS REPORT

- a) Member Roster: was provided in the agenda packet.

b) Monthly Report: was provided in the agenda packet.

c) Next Meeting: Will be held at Wren Memorial library at 6:30pm on November 14th, 2022

ADJOURNMENT

A motion to adjourn at 7:30 p.m. was made by Frank, seconded by Patterson and unanimously approved.



Dennis Brooks, Vice-Chair

ATTEST:



Dalton York, Planner I