

### TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, December 11, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, and Randy Parks.

**MEMBERS ABSENT:** Albert Alston, Steve Crotts, Ann Radcliffe.

**TOWN STAFF PRESENT:** Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

### AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

*A motion to approve the agenda as presented was made by Kolpack-Martindale, seconded by Parks and unanimously approved.*

### CONSENT

*A motion to approve the consent agenda which includes, November 13, 2017 Minutes was made by Brown, seconded by Parks and unanimously approved.*

### OLD BUSINESS

None

### NEW BUSINESS

Rezoning – 1202 E. 11<sup>th</sup> St., 501 North Ave., 620 Pine Glades Ave. – Heavy-Industrial (H-I)

Meadows stated 1206 East Eleventh Street, LLC proposes to rezone:

1. ~0.455 acre from R-6 (Residential) to H-I (Heavy-Industrial). The subject property is identified as 501 North Ave & parcel # 16685 (Johnson MHP).
2. ~4.581 acres from R-6 & H-C (Highway-Commercial) to H-I. The subject property is identified as 1202 E. 11<sup>th</sup> St. & parcel # 17246 (Johnson MHP).
3. ~2.37 acres from R-6 to H-I. The subject property is identified as 620 Pine Glades Ave. & parcel # 16688 (Johnson MHP).

Meadows stated the subject property is:

1. owned by 1206 East Eleventh Street, LLC;
2. located inside the Town's Corporate Limits;
3. located within Central Chatham fire district;
4. located within the Duke Energy Progress electric service district;
5. not located within a watershed protection area; and
6. not located within a special flood hazard area.

Meadows shared the Size of Tract

1. Subject tracts are 7.406 acres and includes 1 property owner and 3 tax parcels
2. Size of surrounding tracts is an average of 2.9 acres

Meadows shared the compatibility with Existing Comprehensive Plan.

The adopted Land Development Plan recommends:

1. General commercial development for the subject property. Commercial goals, objectives, and strategies:
  - a. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
  - b. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
  - c. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
  - d. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
  - e. These areas are generally located along major thoroughfares that contain a variety of commercial uses.
    - i. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public.
    - ii. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.
2. General Residential development for the subject property. Residential goals, objectives, and strategies:
  - a. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
  - b. Maintain the integrity of existing neighborhoods.
  - c. Encourage the continual development of affordable housing on individual lots.
  - d. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
  - e. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
  - f. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.
  - g. Encourage in-fill development in established residential areas.
  - h. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
  - i. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
3. Industrial development for the property located east of the subject property. Industrial goals, objectives, and strategies:
  - a. Attracting diverse industrial development that will stimulate the economy.
  - b. Encouraging industrial development that is environmentally friendly.
  - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
  - d. Identifying adequate land for future industrial development
  - e. Supporting existing industry

- f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
- g. Making the extensions of water and sewer service to identified industrial areas a top priority.
- h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
- i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
- j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
- k. Encouraging warehousing and assembly uses.
- l. Encouraging water reuse and industrial recycling for new and existing industry.
- m. Developing an industrial incentive policy and program.

Meadows stated that the property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 11 <sup>th</sup> St.	420	5	State	45	15,000 - 19,000 (2016)
E. 5 <sup>th</sup> St.	375	2	Town	20	NA
Johnson Ave.	690	2	Town	35	NA
North Ave.	1347	2	Town	35	NA
Pine Glade Ave.	448	2	Town	35	NA

Meadows shared the pedestrian master plan recommends sidewalk along the:

1. south side of E. 11<sup>th</sup> St.
2. east side of Johnson Ave.
3. west side of Pine Glade Ave.

Meadows shared the impact on Landowners, Immediate Neighbors, and Surrounding Community:

Zoning District	H-C	R-6	H-I
Minimum lot size (square feet)	10,000	6,000	0
Minimum lot width	100'	60'	100'
Front/street building setback	10'	25'	40'
Side/rear building setback	0'	9'	25'
Height limitation	60'	35'	135'

Meadows stated that the Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows shared the following relationship of uses:

1. Current uses of subject properties are mobile home park and atv repair.
2. Surrounding land uses include; poultry processing, distribution center, laundromat, single family residential, multifamily residential, retail, restaurant, and vacant.
3. Surrounded by R-10, R-6, H-I, B-1, and H-C zoning.

***A motion that the map amendment (for 1206 East Eleventh Street requests to rezone ~0.455 acre from R-6 (Residential) to H-I (Heavy-Industrial), the subject property is identified as 501 North Ave & parcel # 16685 (Johnson MHP), ~4.581 acres from R-6 & H-C (Highway-Commercial) to H-I, the subject property is identified as 1202 E. 11<sup>th</sup> St. & parcel # 17246 (Johnson MHP), ~2.37 acres from R-6 to H-I, the subject property is identified as 620 Pine Glades Ave. & parcel # 16688 (Johnson MHP) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends general commercial development for the subject property encourage attractive commercial development in appropriate locations suitable for commercial purposes, improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs, encourage through zoning requirements, planned general commercial development rather than small, individual lot development, these areas are generally located along major thoroughfares that contain a variety of commercial uses, retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public, heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements was made by Brown, seconded by Kolpack-Martindale and unanimously approved.***

#### Land Development Plan Update

Meadows stated the Town of Siler City proposes an update to the Town's 2003 Land Development Plan. The purpose of the plan is to provide vision for the future growth and development of the Town and to help execute that vision through adopted goals and policies. The plan is designed to assist public officials, citizens, and staff with evaluating the appropriateness of land development requests and to manage change. The plan has been prepared by Triangle J Council of Governments with the assistance of the Town Board appointed Land Development Plan Steering Committee.

Matt Day (Triangle J Council of Governments) prepared the Land Development Plan update and will be in attendance to present the revised document. The Steering Committee is invited to the meeting and will be available for questions as well.

#### Presentation Outline

1. Background
2. Steering Committee
3. Background Data Highlights
4. Overview of Existing Conditions
5. Discussion of Proposed Land Use Classifications
6. Future Land Use Map
7. Goals and Objectives
8. Strategies and Action Steps
9. Public Meeting Overview & Adoption Presentation Schedule

***A motion to recommend approval of the Land Development Plan to the Town Board of Commissioners was made by Brown, seconded by Andrews and unanimously approved.***

## DISCUSSION

### UDO Amendment - Minipark & Open Space

- The board recommends initiating the text amendment process and keeping the payment in lieu for required active recreational facilities between \$1.56 and \$2.65 per sqft. of required recreation area.

### UDO Amendment – replacing existing nonconforming off premise signs

- Staff was instructed to write up an ordinance to allow Davenport Energy to replace the off-premise S&H Oil Company sign located near 119 West Dolphin Street.

### UDO Amendment – Mobile Vending Units

- The board instructed staff to remove the hours of operation under Open Air Market.
- The board agreed that 2 or more mobile vending units on the same parcel or continuous parcels shall be defined as an open air market.
- The board decided the following do not need Zoning Permits:
  - Mobile Food Unit
  - Sell items by a nonprofit charitable, educational, religious, scientific, or civic organization
  - Sell farm or nursery products produced by the merchant
  - Sell farm or nursery products produced by someone other than the merchant
  - Sell crafts or goods made by the merchant
  - Sell crafts or goods made by someone other than the merchant
  - Sell merchant's own household personal property
  - Sell printed material
  - Sell wood for fuel
  - Sell ice, seafood, meat, poultry, livestock, eggs, dairy products, bread, cake, or pies
  - MVU at 1 day private event (wedding, etc.)
  - Yard Sale
- The board decided the following will need Site Plan Approval and Zoning Permit Approval:
  - Open Air Market
  - Special Events/Fireworks Sales

### UDO Amendment – Wireless telecommunications facilities and right-of-way ordinances

- The board instructed staff to begin preparing an amendment and to come up with a definition of a small wireless facility.

### UDO Amendment – Table of uses

- The board instructed staff to initiate an amendment to change emergency services from special-use permits and conditional-use permits to permissible use within the commercial and industrial zoning districts.

### UDO Amendment – Paved driveway apron exemptions

- The board instructed staff to initiate amendment as presented.

### Downtown/Historic Preservation

- Meadows shared the Siler City Downtown Committee report.

## DEPARTMENT REPORT

Meadows shared the monthly Planning Department report.

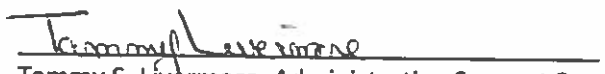
## ADJOURNMENT

A motion to adjourn at 8:05pm was made by Kolpack-Martindale, seconded by Brown and unanimously approved.



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Butch Hudson, Chair

ATTEST:



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Tammy S. Livermore, Administrative Support Specialist