

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on Monday, December 12, 2016 at 6:30pm in City Hall Courtroom with Chair Hudson presiding.

Members Present: Darrell Andrews, Curtis Brown, Steve Crotts, Butch Hudson, Randy Parks, Linda Kolpack-Martindale, and Ann C Radcliffe

Members Absent: Albert T. Alston and Mary Harris

Town Staff Present: Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Ashley Moore

MEETING CALLED TO ORDER: Hudson called the meeting to order at 6:30pm. Crotts gave the invocation and Hudson led the Pledge of Allegiance. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *A motion to approve the agenda as presented was made by Browns, seconded by Crotts and unanimously approved.*

CONSENT: *A motion to approve the consent agenda which includes November 14, 2016 Minutes was made by Brown, seconded by Crotts and unanimously approved.*

NEW BUSINESS:

- a) Rezoning – E. Raleigh St. (1500 block) – 0.95 acre (to H-C), 0.34 acre (to B-1), & 16.30 acres (to R-MH)

Meadows stated that the subject tracts contain a total of 24.164 acres and includes 2 property owners and 3 tax parcels. The size of surrounding tracts is an average of 3.32 acres. The existing manufactured home park is a nonconforming use within the current R-6 zoning district. The existing manufactured home park use will be an allowed within the proposed R-MH zoning district. The single family residential dwelling will have more flexibility being zoned B-1 rather than R-6. Current use of subject property is manufactured home park, single family residential, beauty salon, consignment store, and storage. Surrounding land uses include; single family residential, manufactured home park, child day care, NCDOT maintenance facility, pharmacy, vacant, and vacant convenience store. The property is surrounded by L-I, B-1, H-C, A-R, and R-6 zoning. 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.

Kolpack-Martindale wanted to know when this would be happening and was advised by Paul Justice that it would be at the first of 2017.

A motion was made that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1. General residential and general commercial development for the subject property; and 3p. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards by Brown, seconded Crotts and unanimously approved.

A motion to approve the map amendment because of changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Andrews, seconded by Brown and unanimously approved.

b) Rezoning – 502 W. 3rd St. – 2.36 acres (O-I to R-3)

Meadows shared that the subject tract is 2.36 acres and includes 1 property owner and 1 tax parcel. The size of surrounding tracts is an average of 0.362 acre. The subject property is owned by Chatham County. The following chart is a comparison between the existing and proposed zoning district:

Zoning District	O-I	R-3
Minimum lot size (square feet)	8,000	3,000
Dwelling units per acre	9	28
Minimum lot width	80'	50'
Front/street building setback	25'	20'
Side/rear building setback	10'	4'
Height limitation	35'	60'

Current use of subject property is vacant school. Surrounding land uses include; single family residential, convenience store, and, dentist office. The property is surrounded by C-C, R-10, R-6, and O-I zoning. 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 introduced Dan LaMontagne, PE, Assistant County Manager. LaMontagne shared that R-3 zoning is typically for multi-family residences. The County wants to rezone the property in order to prepare the property for potential affordable housing.

The following are questions the Board members presented and the answers given:

- Question – Andrews: Are there any concrete plans?
- Answer – LaMontagne: We would like to prepare the property for potential affordable housing, but as of now we do not have any concrete plans.

- Question – Brown: Is this planned to be for Seniors?
- Answer – LaMontagne: We would like to see it developed for Seniors.

- Question – Andrews: I don't want this to become a housing project. Do you see that happening? Will Chatham County have any requirements for who can apply for this housing?
- Answer – LaMontagne: We don't want it to become a housing project either nor do we expect it to. We are currently building similar areas in Pittsboro behind Lowes if you would like to take a look at those as an example. As for the requirements, once we sell to a developer, it will be up to them to set those requirements.

A motion was made that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1. Public and institutional development for the subject property; and 3a. General residential development for the surrounding properties-residential goals, objectives, and strategies: i. These areas are suitable for general residential development at densities supported by public utilities; ii. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups; and iii. Maintain the integrity of existing neighborhoods by Brown, seconded Kolpack-Martindale and unanimously approved.

A motion to approve the map amendment because of changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Kolpack-Martindale, seconded by Parks and unanimously approved.

c) UDO Amendment – Article VIII Nonconforming Situations, Article X Permissible Uses, Article XI Supplementary Use Regulations

Meadows went over the following proposed text amendments to the UDO: Town of Siler City proposes text amendments to §117 abandonment and discontinuance of nonconforming situations (mobile homes), §136 Definitions (food commissary, manufactured home park, open air market), §139 permissible uses and specific exclusions (use of a motor vehicle), §146 residential units allowed per building lot, §147 table of permissible uses (more than one dwelling unit per lot, sales and rental of goods, manufacturing, cottage industry, slaughterhouse, rendering plant, motor vehicle sales and repair, food commissary, post office, open air markets, horticulture sales, mobile vending unit sites, sale of ag products, special events), §151 temporary uses (mobile vending unit sites).

Below are decisions made by The Board:

- The Board would like to table 3.4 Rendering Plants (also §136) from the Table of Permissible Uses until next meeting.
- The Board decided they did not want to have Food Commissary permissible in C-C zone.

A motion was made that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because: 1. Modifying the development ordinances to be more user friendly where possible 2. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards 4. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels. 8. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category by Brown, seconded by Andrews and unanimously approved.

A motion to approve the text amendment to correct manifest error with the zoning ordinance and because of changed or changing conditions in a particular neighborhood or community as a whole was made by Kolpack-Martindale, seconded by Parks and unanimously approved.

DISCUSSION:

- a) Chatham County Planning Board Report: Hudson stated that the meetings are informative and he encourages everyone on the board to go.
- b) UDO Amendments Subcommittee: The Board decided that they would revisit all UDO Amendments listed on the Agenda in January.

PLANNING DIRECTOR'S REPORT: The Board did not go over the Department reports in depth, however, Meadows did point out that the Town was awarded \$135,000 to upgrade existing sidewalks by Transportation Alternatives Program (TAP). This will help fund 6 intersection projects around the Town of Siler City.

ADJOURNMENT: *With no further business Kolpack-Martindale made a motion to adjourn the Planning Board meeting at 7:46pm, seconded by Andrews, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Jack Meadows, Planning Director

Prepared by: Jack Meadows, Planning Director