

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, July 9, 2018** at 7:16pm in City Hall Courtroom with Chair Hudson presiding.

**MEMBERS PRESENT:** Albert Alston, Curtis Brown, Guile Contreras, Butch Hudson, Randy Parks, and Ann Radcliffe.

**MEMBERS ABSENT:** Darrell Andrews, and Linda Kolpack-Martindale,

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

**CONSENT**

*A motion to approve the consent agenda which includes, June 11, 2018 Minutes was made by Brown, seconded by Parks and unanimously approved.*

**OLD BUSINESS**

None

**NEW BUSINESS**

**Planning Board Officer Election – Chair & Vice-Chair**

*Brown made a motion to elect Hudson to chair, Parks seconded and unanimously approved.*

*Radcliffe made a motion to elect Brown to vice chair, Contreras seconded and unanimously approved.*

**UDO Amendment – Article IX – Zoning Districts & Zoning Map, Article X – Permissible Uses, Article XII – Density and Dimensional Regulations, Article XVII – Sign Regulations**

Meadows stated the Town of Siler City proposes text amendments to §126 Commercial Districts Established (G-C /General-Commercial), §130 Conditional-Use Districts Established (G-C), §147 Table of Permissible Uses (G-C), §167 Minimum Lot Size (G-C, H-C, B-1), §168 Residential Density (C-C, G-C, B-1), §169 Minimum Lot Widths (B-1, O-I, G-C), §170 Building Setback Requirements (R-10, R-MH, R-6, B-1, O-I, G-C, H-C), §172 Building Height Limitation (G-C), §259 Signs Which Do Not Require a Permit, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (Auction Event, Shopping Center).

The proposed amendments were first discussed with the Town Board. Town staff prepared the proposed amendments following a review of the model **Unified Development Ordinance**. The Planning Board reviewed draft language at their May and June meetings and initiated the proposed amendment.

**Attached documents:**

1. draft ordinance amending Article 9, 10, 12, and 17.
2. Moratorium ordinance
3. Worksheet

Meadows shared the compatibility with existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The Land Development Plan recommends:

- 1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.***
- 2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.***
- 3. Modify the development ordinances to be more user-friendly where possible.***
- 4. Mixed Use – These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.***
- 5. Zoning regulations shall be designed to promote the public health, safety, and general welfare.***
- 6. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.***

***A motion that the text amendments to Article IX – Zoning Districts & Zoning Map, Article X – Permissible Uses, Article XII – Density and Dimensional Regulations, Article XVII – Sign Regulations are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending 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, Mixed Use – These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use, zoning regulations shall be designed to promote the public health, safety, and general welfare, updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan was made by Parks, seconded by Brown and unanimously approved.***

**Rezoning – S. Chatham Ave. & Railroad corridor – R-20, General-Commercial (G-C), & Office-Institutional (O-I)**

Meadows shared the proposes to rezone the following parcels located along the S. Chatham Ave. and railroad corridor: a) 16280 (S. Cedar Ave, 3.35 acres), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre), & 17202 (W. Elk St, 62.866 acre) to **R-20 (Residential)**; b) 61287

(119 W. Dolphin St, 0.99 acre), 16300 (320 S. Chatham Ave, 0.984 acre), 16309 (324 S. Chatham Ave, 0.77 acre), 16308 (S. Chatham Ave, 0.29 acre), 16310 (104 W. Dolphin St, 0.85 acre), 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16428 (S. Chatham Ave, 2.18 acres), 16430 (S. Chatham Ave, 0.71 acre), 14950 (S. Chatham Ave, 3.14 acres) & 16303 (S. Chatham Ave, 1.73 acre) to G-C (General-Commercial); & c) 61387 (348 S. Chatham Ave, 0.459 acre) to O-I (Office-Institutional).

The subject property is:

1. owned by:
  - a. Piedmont Conservation Council
  - b. Nancy W. Brown Trust
  - c. Oscar Guarin
  - d. Davenport Energy Inc
  - e. Raul & Rogelo Merlo
  - f. Mabry Holdings LLC
  - g. Chatham County
  - h. T Farms Inc
  - i. T Properties Inc
  - j. Commercial Holdings LLC
  - k. Franklin Noel Gomez Giron
  - l. Belk Building Supply LLC
  - m. DH Griffin Wrecking Co Inc
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. located within a special flood hazard area (portion of parcel # 16303, 16300, 16280, 16271).

Meadows shared the size of tract

1. Subject tract is 87.5 acres and includes 13 property owner and 18 tax parcels
2. Size of surrounding tracts: an average of 1.8 acres

Meadows shared the compatibility with existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The adopted Land Development Plan (LDP) recommends:

1. ***Mixed use and low-density residential development for the subject property.***
2. Industrial and conservation/recreation for the subject property.
3. Mixed use Objectives and Strategies
  - a. Limit impacts of development of the environment and promote sustainability.
  - b. ***Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***

- c. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.**
- d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
- e. Improve the appearance of properties.**
- f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.**
- g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.**
- h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.**
- i. Encourage the development of affordable housing.**
- j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.**
- k. Encourage efficient use of transportation networks.
- l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.**
- m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.**
- n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Promote cluster development with usable open space and amenities.
- q. Preserve the general character and intensity of the central business district.
- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- s. Encourage planned developments.
- t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- u. 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.
- v. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- w. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.

- dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.*
  - ee. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
  - ff. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
4. Low-density Residential Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
  - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
  - c. Improve the appearance of properties.
  - d. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.*
  - e. Maintain the integrity of existing neighborhoods.*
  - f. Promote walkable, interconnected neighborhoods.
  - g. Encourage provision of recreation and park land for Town residents.
  - h. Encourage efficient use of transportation networks.
  - i. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer to these areas should be a top priority.
  - j. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
  - k. 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.*
  - l. Encourage in-fill development in established residential areas.
  - m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
  - n. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
  - o. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
  - p. Promote cluster development with usable open space and amenities.
  - q. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
  - r. Encourage planned developments.
  - s. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
  - t. 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.
  - u. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
  - v. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.

- w. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
  - x. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
  - y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
  - z. Develop a planting plan for street trees along public rights-of-way.
  - aa. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
  - bb. Modify the development ordinances to be more user friendly where possible.
  - cc. Develop policies to encourage maintenance of structures.
  - dd. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
  - ee. *Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.***
5. Industrial Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
  - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
  - c. Identify adequate land for future industrial development.
  - d. Support existing industries.
  - e. Improve the appearance of properties.
  - f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
  - g. Encourage efficient use of transportation networks.
  - h. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
  - i. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
  - j. Promote cluster development with usable open space and amenities.
  - k. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
  - l. Encourage planned developments.
  - m. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
  - n. 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.
  - o. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
  - p. Make the extension of water and sewer service to identified industrial areas a priority.
  - q. Encourage warehousing and assembly as industrial uses.
  - r. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
  - s. Develop an industrial incentive policy and program.

- t. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
  - u. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
  - v. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
  - w. Develop a planting plan for street trees along public rights-of-way.
  - x. Modify the development ordinances to be more user friendly where possible.
  - y. Develop policies to encourage maintenance of structures.
  - z. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
6. Conservation and Recreation Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
  - b. Improve the appearance of properties.**
  - c. Encourage provision of recreation and park land for Town residents.
  - d. Encourage preservation of sensitive environmental areas from development.
  - e. Encourage efficient use of transportation networks.
  - f. Promote cluster development with usable open space and amenities.
  - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
  - h. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
  - i. 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.
  - j. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
  - k. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
  - l. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
  - m. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
  - n. Develop a planting plan for street trees along public rights-of-way.
  - o. Modify the development ordinances to be more user friendly where possible.
  - p. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.

Meadows stated 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
S. Chatham Ave.	2,100	2	State	35	1,800 (2016) 2,600 (2002)
W. Dolphin St.	600	2	Town	35	NA
W. Elk St.	1,200	2	Town	35	NA

The pedestrian master plan recommends pedestrian improvements along W. Elk St.

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

Zoning District	H-I	L-I	H-C	R-20	C-C	G-C	O-I
Minimum lot size (square feet)	0	0	10,000	20,000	0	0	8,000
Minimum lot width	100	100	100	100	0	100	80
Front/street building setback	40	30	10	35	0	15	25
Side/rear building setback	25	20	0	15	0	10	10
Height limitation	135	90	60	35	90	60	35

Note: 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 relationship of uses:

1. Current use of subject property is vacant, conservation/recreation, propane sales, building supply, single family residential, ambulance service.
2. Surrounding land uses include; single- & two-family residential, agriculture, church, sawmill, concrete plant, self storage, motor vehicle repair, convenience store, car wash, laundromat, and vacant.
3. Surrounded by R-20, L-I, A-R, R-10, O-I, C-C, and H-C zoning.

***A motion that the map amendment (excluding parcel 17202) for the Town of Siler City to rezone the following parcels located along the S. Chatham Ave. and railroad corridor; a) 16280 (S. Cedar Ave, 3.35 acres), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre), b) 61287 (119 W. Dolphin St, 0.99 acre), 16300 (320 S. Chatham Ave, 0.984 acre), 16309 (324 S. Chatham Ave, 0.77 acre), 16308 (S. Chatham Ave, 0.29 acre), 16310 (104 W. Dolphin St, 0.85 acre), 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16428 (S. Chatham Ave, 2.18 acres), 16430 (S. Chatham Ave, 0.71 acre), 14950 (S. Chatham Ave, 3.14 acres) & 16303 (S. Chatham Ave, 1.73 acre) to G-C (General-Commercial); & c) 61387 (348 S. Chatham Ave, 0.459 acre) to O-I (Office-Institutional) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends encouraging development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, improve the appearance of properties, 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, promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential was made by Hudson, seconded by Brown and unanimously approved.***

***A motion that the amendment (excluding parcel 17202) is approved and; (a) Declared that the land development plan for parcels 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16428 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16430 (S. Chatham Ave, 0.71 acre), and 14950 (S. Chatham Ave, 3.14 acres); and (b) The change in conditions the board took into account in amending the land development plan to meet the development needs of the community were because the land development plan recommends that we develop policies to promote mixed-use development and redevelopment of commercial areas,***



*including integrated residential uses was made by Hudson, seconded by Brown and unanimously approved.*

**DISCUSSION**

**UDO Amendment – street and sidewalks**

- The board instructed staff to initiate amendment.

**ADJOURNMENT**

A motion to adjourn at 8:27pm was made by Parks, seconded by Brown and unanimously approved.



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Butch Hudson, Chair

**ATTEST:**



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Tammy S. Livermore, Administrative Support Specialist