

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, June 11, 2018** at 6:29pm 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: Albert Alston, Darrell Andrews, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, and Randy Parks.

MEMBERS ABSENT: Ann Radcliffe.

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, May 14, 2018 Minutes was made by Brown, seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Rezoning – 811 & 813 E. 3rd St. – Neighborhood Business (B-1)

Meadows shared the proposes to rezone ~0.55 acres from Highway-Commercial (H-C) to Neighborhood-Business (B-1). The subject properties are identified as 811 & 813 E. 3rd St. and parcel # 16887 & 16889. The subject property is:

1. owned by Calixto S. Hernandez;
2. located within 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 0.55 acres and includes 1 property owner and 2 tax parcels
2. Size of surrounding tracts is an average of 0.7 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 development for the subject property.***

- a. ***Mixed use 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.***
 - b. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others.
 - c. Public facilities such as City Hall and the Police Department are also often in these areas.
 - d. ***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.***
2. Mixed Use Objectives
- 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
3. Mixed Use Strategies
- a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. ***Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.***
 - c. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - d. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - e. Promote cluster development with usable open space and amenities.
 - f. Preserve the general character and intensity of the central business district.
 - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - h. Encourage planned developments.
 - i. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - j. 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.
 - k. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.

- l. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- m. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- n. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- o. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- p. Develop a planting plan for street trees along public rights-of-way.
- q. Modify the development ordinances to be more user friendly where possible.
- r. Develop policies to encourage maintenance of structures.
- s. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- t. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- u. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

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
E. 3 rd St.	150	2	State	35	4,200 (2016)

The pedestrian master plan recommends sidewalk along E. 3rd St.

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

Zoning District	H-C	B-1
Minimum lot size (square feet)	10,000	8,000
Minimum lot width	100'	80'
Front/street building setback	10'	25'
Side/rear building setback	0'	5'
Height limitation	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 single family residential.
2. Surrounding land uses include; single family residential, sales, services, and motor vehicle repair.
3. Surrounded by R-10 and H-C zoning.

A motion that the map amendment for the Town of Siler City to rezone ~0.55 acres from Highway-Commercial (H-C) to Neighborhood-Business (B-1), the subject properties are identified as 811 & 813 E. 3rd St. and parcel # 16887 & 16889 is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends mixed use 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, 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, encourage development to occur in areas with existing or planned infrastructure such as water, sewer,

roads, and sidewalks, limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development, encourage the development of affordable housing, encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas, continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Brown, seconded by Andrews and unanimously approved.

Rezoning – Hampton Village MHP – Residential-Manufactured Home (R-MH)

Meadows shared the proposes to rezone ~166.4 acres from H-C & A-R to R-MH. The subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963. The subject property is:

1. owned by Hampton Village, LLC;
2. located outside 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 # 73963).

Meadows shared the size of tract

1. Subject tract is 166.4 acres and includes 1 property owner and 4 tax parcels
2. Size of surrounding tracts is an average of 5.2 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. ***Mobile home park development for the subject property.***
2. Mixed use and conservation/recreation development for the subject property.
3. Mobile Home Park Objectives
 - 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. ***Maintain the integrity of existing neighborhoods.***
 - e. Promote walkable, interconnected neighborhoods.
 - f. ***Encourage the development of affordable housing.***
 - g. ***Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.***
 - h. ***Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.***
 - i. Encourage provision of recreation and park land for Town residents.
 - j. Encourage efficient use of transportation networks.
4. Mobile Home Park Strategies

- a. *Urban development densities should be restricted to areas in which sufficient water and sewer service is available.*
 - b. *Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.*
 - c. 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.
 - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - e. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - f. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - g. Promote cluster development with usable open space and amenities.
 - h. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - i. Encourage planned developments.
 - j. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - k. 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.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - o. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - p. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - q. Develop a planting plan for street trees along public rights-of-way.
 - r. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
 - s. Modify the development ordinances to be more user friendly where possible.
 - t. Develop policies to encourage maintenance of structures.
 - u. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - v. 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. **Mixed Use Objectives**
- 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.
6. Mixed Use Strategies
- a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - c. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - d. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - e. Promote cluster development with usable open space and amenities.
 - f. Preserve the general character and intensity of the central business district.
 - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - h. Encourage planned developments.
 - i. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - j. 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.
 - k. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - n. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - o. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
 - p. Develop a planting plan for street trees along public rights-of-way.

- q. Modify the development ordinances to be more user friendly where possible.
 - r. Develop policies to encourage maintenance of structures.
 - s. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
 - t. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
 - u. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
7. Conservation and Recreation Objectives
- 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.
8. Conservation and Recreation Strategies
- a. Promote cluster development with usable open space and amenities.
 - b. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - c. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - d. 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.
 - e. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - f. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
 - g. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - h. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - i. Develop a planting plan for street trees along public rights-of-way.
 - j. Modify the development ordinances to be more user friendly where possible.
 - k. 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
Pony Farm Rd.	2,400	2	Town	35	NA
Alston Bridge Rd.	3,000	2	State	45 (with School Zone)	3,000 (2016) near S. 2 nd Ave. 1,800 (2016) near Old Plank Rd.

The pedestrian master plan recommends pedestrian improvements along Alston Bridge Rd. and Pony Farm Rd.

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

Zoning District	A-R	R-MH
Minimum lot size (square feet)	40,000	6,000
Minimum lot width	100'	60'
Front/street building setback	40'	25'
Side/rear building setback	20'	10'
Height limitation	35'	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 manufactured home park and vacant.
2. Surrounding land uses include; single family residential, agriculture, manufactured home park, and vacant.
3. Surrounded by A-R and H-C zoning.

A motion that the map amendment for the Town of Siler City to rezone ~166.4 acres from H-C & A-R to R-MH, the subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963 is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, maintain the integrity of existing neighborhoods, ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents, urban development densities should be restricted to areas in which sufficient water and sewer service is available, continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

DISCUSSION

UDO Amendment – General Commercial Zoning District

- The board instructed staff to initiate amendment.

UDO Amendment – Single/Two Family Residence Supplementary Use Regulations

- The board instructed staff to initiate amendment.

UNC City & Regional Planning Department Capstone Project

- The board will think about this and come back with recommendations.

ADJOURNMENT

A motion to adjourn at 7:06pm was made by Brown, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist