

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday June 13th, 2022**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding.

MEMBERS PRESENT: Dennis Brooks, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Ann Radcliffe and Travis Patterson, Darryl Andrews, and Garrett Frank

MEMBERS ABSENT: Albert Alston

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Planner I Dalton York.

TOWN BOARD PRESENT: Commissioner Curtis Brown via Zoom

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, May 9th, 2022 Minutes was made and seconded by and unanimously approved.

OLD BUSINESS

NEW BUSINESS

a) Conditional Zoning – Harold Andrews Road – Major Subdivision – R-3-C:

Hardik Raval/ Raval Realty LLC proposes to rezone 99.73 acres from Agricultural-Residential (A-R) to Residential-3-Conditional (R-3-C). The proposed use is major subdivision (preliminary plat) that includes 147 single family residential lots (detached) and 67 multifamily townhome lots. The subject property is identified as 893 & 909 Harold Andrews Road. and parcel # 13728 & 13732.

1. Recommended that the amendment is approved including the conditions consented by the applicant, and the action is consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:
 - a. Limit impacts of development on 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 of 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. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- l. 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 areas to a higher density.
- m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- n. Encourage in-fill development in established residential areas.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
- q. Promote cluster development with usable open space and amenities.
- 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. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- w. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.
- 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. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.

z. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.

aa. Develop a planting plan for street trees along public rights-of-way.

b)

Butch Hudson motioned to approved the item, Seconded by Linda Kolpack-Martindale and unanimously Approved all contained conditions with the recommendation of three (3) added conditions.

DISCUSSION

c) UDO Amendment – Terms of Planning Board Members

No action took place on the item. Chairman Hudson recommended the board to take time to reflect on the item further.

PLANNING DIRECTORS REPORT

a) Member Roster

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

c) Next Meeting: Will be held at the library 6:30pm on July 11th, 2022

ADJOURNMENT

A motion to adjourn at 7:37 p.m. was made by Butch Hudson , seconded by Garrett Frank and unanimously approved.


Linda Kolpack-Martindale, Chair

ATTEST:


Dalton York, Planner I