

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, November 13, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Brown 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, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: Darrell Andrews, Guile Contreras, Steve Crofts.

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 Brown, seconded by Kolpack-Martindale and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, October 9, 2017 Minutes was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Rezoning – 701, 705, 709 E. 3rd St. – 0.8 acre (H-C to B-1)

Meadows shared the proposes to rezone ~0.8 acres from H-C to B-1. The subject properties are identified as 701, 705, & 709 E. 3rd St. and parcel # 15065, 16886, 16885. The subject property is:

1. owned by:
 - a. Bartolo Pita Altamirano & Karina Garcia Suarez
 - b. Marcelo S. & Fidela B. Hernandez
 - c. Janice P. Shelton Trustee
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 0.8 acre and includes 3 property owners and 3 tax parcels
2. Size of surrounding tracts is an average of 0.66 acres

Meadows shared the compatibility with existing Comprehensive Plan:

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 adjacent property to the north. General 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.

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.	100	2	State	35	5,200 (2012)

The pedestrian master plan recommends sidewalk along the south side of 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'/10'	5'/10'
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 properties are single family residential.

2. Surrounding land uses include; church, single family residential, vacant, sales, and auto repair/maintenance.
3. Surrounded by R-10 and H-C zoning.

A motion that the map amendment for the Town of Siler City to rezone ~0.8 acres from H-C to B-1, the subject properties are identified as 701, 705, & 709 E. 3rd St. and parcel # 15065, 16886, 16885 is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends general residential development for the adjacent property to the north, promotes the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups, maintains the integrity of existing neighborhoods, encourages the continual development of affordable housing on individual lots, continues to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Brown, seconded by Parks and unanimously approved.

UDO Amendment – Article II – Basic Definitions and Interpretations, Article VII – Enforcement and Review, Article X – Permissible Uses, Article XI – Supplementary Use Regulations

Meadows shared the proposes text amendments to §18 Definitions (yard, front yard, rear yard, side yard), §101 Complaints Regarding Violations, §103 Procedures Upon Discovery of Violations, §104 Penalties and Remedies for Violations, §105 Permit Revocation, §140 Accessory Uses (prohibited residential accessory activities), §159 Single Family Residences, Two Family Residences, and Homes Emphasizing Special Treatment, Supervision, or Care (built upon area, parking, vehicle accommodation areas, accessory use detached building/structures, corner lots, nonconforming, exemptions) . Attached documents: draft ordinance amending Article 2, 7, 10, & 11 and worksheet.

The proposed amendments were first discussed by the Mayor and Board of Commissioners. Town staff prepared the proposed amendments following a review of other communities' ordinances. The Planning Board has reviewed draft language at several regular meetings.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Single family residential made up 26.9% of total acreage within the town limits in 2003.
3. The percentage of site-built single-family homes as a total of the overall housing supply decreased from 75.6 % in 1989 to 67% in 2003.
4. New development should meet yard and dimensional standards of the existing zone as closely as possible.
5. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
6. Maintain the integrity of existing neighborhoods.
7. 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
8. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
9. 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.

10. A motion that the text amendments to §18 Definitions (yard, front yard, rear yard, side yard), §101 Complaints Regarding Violations, §103 Procedures Upon Discovery of Violations, §104 Penalties and Remedies for Violations, §105 Permit Revocation, §140 Accessory Uses (prohibited residential accessory activities), §159 Single Family Residences, Two Family Residences, and Homes Emphasizing Special Treatment, Supervision, or Care (built upon area, parking, vehicle accommodation areas, accessory use detached building/structures, corner lots, nonconforming, exemptions) is consistent with the adopted Land Development Plan and any other officially adopted plans because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, promotes the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups, maintains the integrity of existing neighborhoods was made by Parks, seconded by Alston and unanimously approved.

DISCUSSION

UDO Amendment - Minipark & Open Space

- The board recommended initiating the text amendment process and keeping the payment in lieu amount under \$1,000.00.

UDO Amendment – replacing existing nonconforming off premise signs

- Staff was instructed to write up an amendment and share at the next planning board meeting.

UDO Amendment – Mobile Vending Units

- Jackie Adams, Wren Farrar, Denis de St. Aubin, Sue Szary, and Richard Szary addressed the board with their concerns. They stated that their investments are at risk if the board allows just anyone to vend just anywhere. Some towns don't allow this because it is a risk from a legal prospective ("what are they really selling"). All they are asking for is a level playing field and that everyone should have to follow the same rules.
- The board decided that the sub-committee will meet to review this and come up with recommendations.

Downtown/Historic Preservation

Jackie Adams reported that 17 businesses and property owners have joined the committee. The committee has created a Facebook page and group. She stated that they are reviewing various topics and have met with various Town employees.

DEPARTMENT REPORT

Meadows shared the monthly Planning Department report.

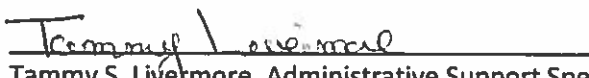
ADJOURNMENT

A motion to adjourn at 7:29pm was made by Brown, seconded by Park and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist