

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, November 9, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Steve Crotts, Dacia Hayes, Butch Hudson (Chair), and Linda Kolpack-Martindale

MEMBERS ABSENT: Albert Alston, Mary Harris and Ann C Radcliffe

STAFF PRESENT: Jack Meadows (Planning Director), William C. Morgan (Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

MEETING CALLED TO ORDER: Hudson called the meeting to order at 7:30 pm.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Andrews made a motion to approve the agenda, Kolpack-Martindale seconded, and unanimously approved.*

CONSENT AGENDA: *Crotts made a motion to approve the consent agenda including the minutes of October 12, 2015, Brown seconded, and unanimously approved.*

OLD BUSINESS:

A. **Meeting Time** – *Andrews made a motion starting January 2016 to move the Planning Board and Board of Adjustment meeting time to 6:30 pm, Crotts seconded and unanimously approved.*

B. **Temporary Vehicle Storage** – Meadows stated that he did some research with other towns on temporary vehicle storage. He shared the information with the members and after discussing the board would like for things to be easier for new business. *Brown made a motion for a text amendment to allow temporary vehicle storage to be permitted use in downtown, highway commercial and light industry zoning districts, Crotts seconded and unanimously approved.*

C. **Rural Home Occupation** – Meadows passed out some research he done on rural home occupation. After some discussion the board decided to table it and discuss it at the next meeting.

NEW BUSINESS:

A. **Rezoning – 300-600 blocks of North Chatham Ave – L-I to C-C & L-I to B-I** : Meadows reported that the Town of Siler City requests to rezone the following tax parcels along the 300-600 blocks of N. Chatham Ave. from Light-Industrial (L-I) to Central-Business (C-C) 15330, 15331, 15335, 15336, 15339, 15346, 15347, 15348, 15349, 15350, 15353, 15354, 61240, 74937, & 76915; and from Light-Industrial (L-I) to Neighborhood-Business (B-1) 15234, 15317, 15326, 15327, 15355, 15356, 15357, 15358, 15522, & 76049.

The subject properties are owned by: a) Michael Adcock; b) Rosalinda Avila; c) Dimas Benitez; d) Commercial Holdings, LLC; e) Betty Detscher; f) Robert Headen; g) Henrietta Johnson; h) Mark Lindley; i) Araceli Lopez; j) Norberto Mendez; k) Victor Perez; l) Retail Propane Co. LLC; m) Evelyn Robinson; n) Donald Simpson; o) T&S Investors LLC; p) Town of Siler City; and q) Jessie Willett.

The subject properties are: 1) located inside the Town's Corporate Limits; 2) located within the Duke Energy Progress electric service districts; and 3) parcel # 15350, 74937, 15356, 15357, 15355, 15358, 76049, 15327, & 15522 are located within a special flood hazard area. The average size of tract is: a) 4.41 acres to C-C; b) 5.13 acres to B-1; c) 9.54 acres total; d) 17 property owners; and e) 25 tax parcels. The size of surrounding tracts average of 0.68 acre.

Meadows reported that the Land Development Plan recommends: 2) 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; and e) These areas are generally located along major thoroughfares that contain a variety of commercial uses. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements. 3) Mixed use development goals, objectives, and strategies; a) This designation has been applied to areas potentially suitable for a variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged; b) Redevelopment area adjacent to the west side of the central business district; c) This area is the site of former manufacturing and heavy industrial uses; d) It is appropriate for office and retail uses compatible with the downtown district; e) Reuse of architecturally significant, vacant industrial buildings is encouraged; f) Guide new growth to designated future mixed-use development areas by making public utility extensions into those areas a top priority; and g) Encourage planned, mixed-use development instead of incremental, small lot development. 4) Central Business District goals, objectives, and strategies; a) Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small business and residential; b) Explore the development of a downtown civic center that would strengthen downtown by providing a central location to house meetings and community entertainment events; c) Explore the conversion of vacant industrial property into an active "arts market" to provide marketing space and take advantage of a growing arts community; d) Modify the zoning ordinance to allow for residential uses in the commercial area. Residential zoning should be owner occupied and support commercial retail and art studios; e) Complete the application process to become a North Carolina Mainstreet Community; f) Explore allowing mixed uses in the downtown zoning district through the conditional use process; g) Produce a "Downtown Development Design manual" to help local business owners with suggested guidelines for development; h) Modify the development ordinances to be more user friendly where possible; i) Visually define the downtown area through unified signage and landmarks; j) Increase pedestrian safety in the downtown area through improvement of sidewalks and handicapped accessibility; k) Look at planting plan for street trees along public rights-of-way; l) Explore program of repaving sidewalks with new materials to improve visual design and increase aesthetics; m) Conduct downtown parking study and improve availability of downtown parking; n) Promote formation of downtown development association.

Meadows stated that the property is served by town water and sewer. Property has approximately 1,200 feet of road frontage along N. Chatham Ave. Chatham Ave. is a two lane road with a speed limit of 25/35 mph and 2,100 average daily trips (2012). Almost all of the existing uses are nonconforming uses within the current L-I zoning district. All of the existing uses will be permitted uses within the proposed C-C and B-I zoning districts.

Meadows reported that the current use of subject property is motor vehicle sales, retail sales, parking, single family residential, vacant, storage, and motor vehicle repair. Surrounding land uses include; single family residential, police department, fire department, multifamily residential, parking, vacant, tire sales/retreading, bank, railroad, child day care, motor vehicle repair, chiropractor, warehouse, and church. The property is surrounded by C-C, R-10, H-C, L-I, O-I, R-6, and H-I zoning.

Meadows directed the Board to 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 directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Rezoning Worksheet:

1. *Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it recommends: 2) commercial goals, objectives and strategies; 3) mixed use development goals, objectives, and strategies; and 4) central business district goals, objectives and strategies; seconded by Andrews, and unanimously approved.*
 2. *Kolpack-Martindale made a motion to approve the map amendment: a) to correct manifest error with the zoning map; b) because of changed or changing conditions in a particular neighborhood or community as a whole; c) to promote and forward the purposes of the adopted Siler City Land Development Plan; and d) to promote the general health, safety and welfare of the citizens of Siler City; seconded by Hayes, and unanimously approved*
- B. Stockyard – Meadows explained that stockyard had been excluded from the permissible use table of the Unified Development Ordinance. *Brown made a motion for a text amendment to remove stockyards as a prohibited use, allow stockyards as a permitted use within Heavy-Industrial zoning district and initiate the rezoning of the Carolina Stockyard property, Crotts seconded and unanimously approved.***

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to review the department report and code enforcement chart.

ADJOURNMENT: *Kolpack-Martindale made a motion to adjourn at 8:20pm, seconded by Brown, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary