

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, September 10, 2018** at 6:30pm 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.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

CONSENT

A motion to approve the consent agenda which includes, August 13, 2018 Minutes was made by Kolpack-Martindale, seconded by Parks and unanimously approved.

OLD BUSINESS

Rezoning – Railroad corridor – General-Commercial (G-C)

Meadows stated the Town of Siler City proposes to rezone the following parcels located along the western boundary of the railroad corridor: portion of 16280 (S. Cedar Ave, ~1.72 acre), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre) from R-20 (Residential) to G-C (General Commercial); & a portion of 17202 (W. Elk St, ~11.31 acre) from L-I (Light-Industrial) to G-C (General Commercial). The subject property is:

1. owned by:
 - a. Piedmont Conservation Council
 - b. Nancy W. Brown Trust
 - c. Oscar Guarin
 - d. Raul & Rogelo Merlo
 - e. Mabry Holdings LLC
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 # 16280 & 16281).

Meadows shared the size of tract

1. Subject tract is ~ 16.3 acres and includes 5 property owners and 5 tax parcels
2. Size of surrounding tracts: an average of 2.1 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. Low-density residential development for the subject property.
2. Conservation/recreation for the subject property.
3. 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.
4. 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
W. Dolphin St.	150	2	Town	35	NA
W. Elk St.	459	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	L-I	R-20	G-C
Minimum lot size (square feet)	0	20,000	0
Minimum lot width	100	100	100
Front/street building setback	30	35	15
Side/rear building setback	20	15	0
Height limitation	90	35	60

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, forestry
2. Surrounding land uses include; single- & two-family residential, church, sawmill, motor vehicle repair, car wash, railroad, and vacant
3. Surrounded by R-20, L-I, A-R, R-10, C-C, and G-C zoning

Meadows shared the Planning Board Recommendation from the August 13, 2018 meeting

1. The planning board tabled the item and will consider a recommendation at their September 10, 2018 Planning Board meeting.
2. The planning board's discussion centered around questions of why rezone:
 - a. property on the west side of the tracks to a mixed use zoning district when the surrounding neighborhood is currently residential and the land development plan recommends residential; and
 - b. the Mabry property since the owner wants it to be zoned light-industrial.
3. The planning board shall prepare and submit a written recommendation to the town board as soon as practical, but not later than thirty-five (35) days (September 17, 2018) following the date of the planning board meeting. Failure of the planning board to submit a recommendation to the town board within the prescribed time limit shall be construed as a favorable recommendation.

Meadows shared the August 20, 2018 Town Board Public Hearing discussion

1. The Town Board opened and recessed the public hearing until September 17, 2018.
2. The Town Board's discussion centered around the Mabry property and the list of permitted uses within the G-C and L-I zoning district.

A motion that the map amendment is approved and; (a) Declared that the land development plan; 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: 1. Rezone parcel # 16281, 61438, & 16358 from R-20 to General-Commercial (G-C). 2. Do not rezone parcel # 16280 & 17202. 3. Amend the land development plan: a. From rural residential to mixed use for parcels # 61438 & #16358; and b. For that portion of parcel #16281 located outside of the FEMA floodplain from rural residential to mixed use was made by Hudson, seconded by Brown and unanimously approved

NEW BUSINESS

None


ADJOURNMENT

A motion to adjourn at 6:59pm was made by Brown, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist