

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on Monday, September 11, 2017 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: Steve Crotts, Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

CHATHAM COUNTY PLANNING BOARD PRESENT: Caroline Siverson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, August 14, 2017 Minutes was made by Brown, seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

UDO Amendment – Article XII – Density and Dimensional Regulations

Meadows shared the proposed text amendments to §172 Building Height Limitation (Heavy Industrial zoning district).

Attached documents: draft ordinance amending Article 12 and worksheet.

This amendment recommendation is made by Staff in consultation with the Chatham Economic Development Corporation. The proposed amendment seeks to heighten the readiness for future industrial development of the Chatham Siler City Advanced Manufacturing (CAM) Site.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Siler City has historically served as Chatham County's industrial and commercial center.
3. Siler City remains the industrial center of the county with a concentration of manufacturing employment greater than the countywide average.
4. Attract diverse industrial development that will stimulate the economy.
5. Encourage industrial development that is environmentally friendly.

6. Encourage industrial land uses that require appropriate amounts of public water for their manufacturing processing.
7. Identify adequate land for future industrial development.
8. Support existing industry.
9. Preserve the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
10. Make the extensions of water and sewer service to identified industrial areas a top priority.
11. Require that, as a condition of receiving public water and/or sewer service, all new industrial developments be incorporated into the Town limits.
12. Encourage warehousing and assembly uses.
13. Encourage water reuse and industrial recycling for new and existing industry.
14. Develop an industrial incentive policy and program.

A motion that the text amendments to §172 Building Height Limitation (Heavy Industrial zoning district) 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, Siler City has historically served as Chatham County's industrial and commercial center, Siler City remains the industrial center of the county with a concentration of manufacturing employment greater than the countywide average, attract diverse industrial development that will stimulate the economy, encourage industrial development that is environmentally friendly, encourage industrial land uses that require appropriate amounts of public water for their manufacturing processing, identify adequate land for future industrial development, support existing industry, preserve the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area, make the extensions of water and sewer service to identified industrial areas a top priority, require that, as a condition of receiving public water and/or sewer service, all new industrial developments be incorporated into the Town limits, encourage warehousing and assembly uses, encourage water reuse and industrial recycling for new and existing industry, develop an industrial incentive policy and program was made by Brown, seconded by Parks and unanimously approved.

A motion to approve the §172 Building Height Limitation (Heavy Industrial zoning district) because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan, and to promote the general health, safety and welfare of the citizens of Siler City was made by Kolpack-Martindale, seconded by Contreras and unanimously approved.

UDO Amendment – Article X – Permissible Uses, Article XI – Supplementary Use Regulations, Article XVIII – Parking and Driveways, Article XIX – Screening and Trees

Meadows shared the proposes text amendments to §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening

Requirements and Land Use Classification Table (adult gaming establishment, general gaming establishment).

Attached documents: draft ordinance amending Article 10, 11, 18, 19, and worksheet.

The proposed amendments were first discussed by the Mayor and Board of Commissioners. The Town Board adopted a moratorium ordinance on July 17, 2017. Town staff prepared the proposed amendments following a review of other communities' ordinances. The Planning Board has reviewed draft language at several regular meetings.

urban uses.

A motion that the text amendments to §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening Requirements and Land Use Classification Table (adult gaming establishment, general gaming establishment) is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, encourage attractive commercial development in appropriate locations suitable for commercial purposes, encourage the continued commercial, retail, services, and office development of the central business district, improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs, encourage the continued development of major shopping centers along major thoroughfares, preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking, develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards, encourage through zoning requirements, planned general commercial development rather than small, individual lot development, improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas, develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

A motion to approve the §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening Requirements and Land Use Classification Table (adult gaming establishment, general gaming establishment) because of changed or changing conditions in a particular neighborhood or community as a whole, and to promote the general health, safety and welfare of the citizens of Siler City was made by Kolpack-Martindale, seconded by Brown and unanimously approved.

UDO Amendment – Article XX – Amendments

Meadows shared the proposed text amendments to §311 Intent (zoning amendments, regulations, plan), §316 Review and Recommendations of the Planning Board (zoning amendments, plan consistency), §318 Town Board Action (zoning amendments, plan consistency, reasonable and in the public interest).

Attached documents: draft ordinance amending Article 20 and worksheet.

The proposed amendments are required as a result of amendments to the NC General Statutes. The Planning Board reviewed the draft language during a recent regular meeting.

A motion that the text amendments to §311 Intent (zoning amendments, regulations, plan), §316 Review and Recommendations of the Planning Board (zoning amendments, plan consistency), §318 Town Board Action (zoning amendments, plan consistency, reasonable and in the public interest) is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, and a land development plan is not a rigid zoning ordinance, but rather a guide for elected and appointed boards in making land development and permitting decisions. It is a medium to long-range plan. Some of the strategies adopted in this plan may not be feasible for several years, while others can and should be accomplished immediately was made by Kolpack-Martindale, seconded by Brown and unanimously approved.

A motion to approve the §311 Intent (zoning amendments, regulations, plan), §316 Review and Recommendations of the Planning Board (zoning amendments, plan consistency), §318 Town Board Action (zoning amendments, plan consistency, reasonable and in the public interest) to promote and forward the purposes of the adopted Siler City Land Development plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Brown, seconded by Contreras and unanimously approved.

DISCUSSION

Single-family & two-family residential (built upon area, accessory buildings/uses, parking, enforcement)

The board recommended the proposed ordinance amendments as presented with the following recommendation:

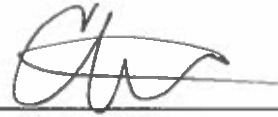
- Front yard is to be measured from front building line of principal building to street edge when determining the forty percent limit.

Downtown/Historic Preservation

Jackie Adams asked the board for their support in making downtown more welcoming. The board was very supportive of this idea and asked that she propose this idea to the other property owners. Adams will compose a letter and Meadows will email this letter to property owners. Adams will form a committee if other property owners are supportive of this idea and come back to the board with suggestions.

ADJOURNMENT

A motion to adjourn at 6:25pm was made by Brown, seconded by Kolpack-Martindale and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist