

Siler City Land Development Plan

December 18, 2017

Prepared by the Triangle J Council of Governments

For the Town of Siler City



Triangle J
Council of Governments

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Chapter 1 – Introduction and Overview of the Plan

The purpose of the plan is to provide a vision for the future growth and development of the Town of Siler City, and to help execute that vision through adopted goals and policies. The first land development plan was approved in November 1968. Updates to the plan were approved in 1989 and 2003. This 2017 plan is an update of the 2003 plan, and is designed to assist public officials, citizens, and staff with evaluating the appropriateness of land development requests and to manage change. As a guide, the plan is designed to provide direction while allowing for flexibility as the need arises. It is not a rigid ordinance and should be reviewed on a regular basis to remain true to the desires of the Town and its citizens.

The Need for Planning

Siler City is a different community in 2017 than it was in 2003 when the last land development plan was adopted. The Town has experienced significant population growth, having grown from 6,966 in the 2000 Census to 7,887 in the 2010 Census (13% growth). The Census Bureau estimates that the population continued to grow to 8,396 by 2015 (21% growth since 2000). In addition to this population growth, there have been significant changes to business and industry in Town, particularly with the proposed Chatham-Siler City Advanced Manufacturing (CAM) site.

Like the 2003 plan, the 2017 Land Development Plan is an attempt to guide future land use and development decisions. As an update, the plan's purposes are to:

- Update and analyze the information and data used to develop the plan
- Update the conceptual land use plan map
- Revise and update the goals associated with each land use type in the plan
- Clarify language regarding action steps

The Planning Process

The Siler City Land Development Plan Steering Committee drafted this document with technical assistance from the Town's Planning Department and the Triangle J Council of Governments. The steering committee met seven times between November 2016 and September 2017 to review the existing document adopted in 2003, discuss necessary updates to data and information in the document, redefine the future land use categories, and create a new future land use map.

A draft version of the plan was presented for public review, with a public input workshop held on October 10, 2017. Following the meeting, the steering committee met in November 2017 to review the comments received on the draft plan and recommend changes for inclusion in the final draft. The final draft was presented to the Siler City Planning Board on December 11, 2017 and to the Siler City Board of Commissioners on December 18, 2017. It was adopted by the Board of Commissioners on December 18, 2017.

Plan Highlights

Chapter 2 of this document provides a great deal of data on the demographics and economy of the Town, and Chapter 3 provides a snapshot of the current patterns of land use, transportation, infrastructure, and natural resources in the Town. These two chapters taken together provide a

portrait of the Town's past and current conditions and inform the later recommendations on future land use.

Chapter 4 of this document focuses on the future land uses within the community. The chapter defines eight broad categories of land use and identifies specific objectives and implementation strategies appropriate for each. The chapter concludes with a map showing the general locations of future land uses within the community.

Study Boundary

This plan covers the Town of Siler City and its Extra-territorial Jurisdiction (ETJ). The Town's ETJ currently extends three miles beyond the town limits, as approved by the Chatham County Board of Commissioners in 2002.

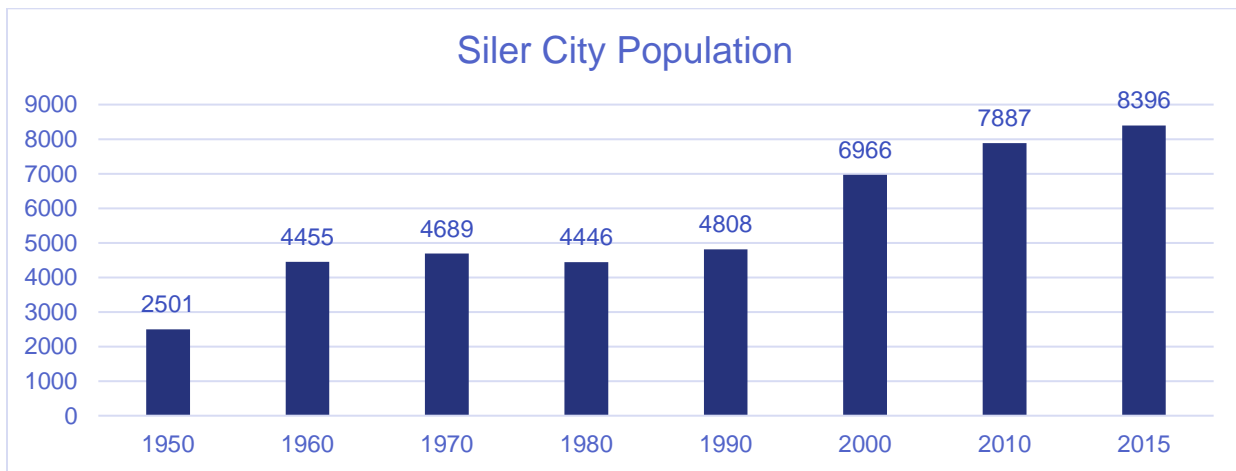
Chapter 2 – Population and Economy

Siler City is located in western Chatham County, southwest of the Research Triangle region and southeast of the Piedmont Triad region, at the intersection of US Highway 64 and US Highway 421. The Town was incorporated in 1887.

Population and Housing Characteristics

Historic Population Growth

Since 1950, Siler City has shown growth in population each decade, with the exception of a small decrease in the 1970s. In some decades the growth was particularly rapid—the 1950s saw rapid growth as a result of post-war suburban growth and annexation and the 1990s saw the beginning of rapid growth due to in-migration. In the post-World War II period, Siler City exhibited population growth patterns similar to other small industrial mill towns across North Carolina—growth was steady but slow, and as industries aged and companies closed the growth decreased. However, in more recent years the town has reversed this trend—the 1990s saw a 45% increase in the Town’s population, and the 2000s saw an additional 13% increase. The estimated 2015 population of Siler City is almost double what it was in 1990, only 25 years earlier. Some of this growth can be explained by annexation, but much of it is the result of large in-migration by people moving to the Town from elsewhere.



Historic Population Growth Rates

	1950-60	1960-70	1970-80	1980-90	1990-2000	2000-10	2010-15
Siler City	78.1%	5.2%	-5.2%	8.1%	44.9%	13.2%	6.5%
Chatham County	5.5%	10.3%	13.1%	16.0%	27.3%	28.7%	11.7%
North Carolina	12.2%	11.6%	15.7%	11.3%	21.4%	18.5%	5.3%

Source: US Census

The Town of Siler City has an Extra-territorial Planning Jurisdiction (ETJ) that extends beyond the Town limits. While the Census does not tabulate historical population data for the ETJ, we are able to estimate that as of the most recent Census (2010), the blocks within the ETJ had a population of approximately 5,400. This resulted in a 2010 population of approximately 13,300 for the entire planning area.

Age Distribution

The table below shows the age composition of Siler City between the census years of 1990 and 2010, as well as an estimate for the 2011-15 timeframe based on the American Community Survey.

Age Composition: 1990 to Present

Age Group	1990		2000		2010		2011-15 ACS*	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	340	6.9%	541	7.8%	786	10.0%	721	8.8%
5-17	738	15.0%	1,191	17.1%	1,563	19.8%	1,532	18.7%
18-21	261	5.3%	480	6.9%	464	5.9%	345	4.2%
22-34	2,546**	51.6%**	1,718	24.7%	1,589	20.1%	1,528	18.7%
35-64			2,119	30.4%	2,532	32.1%	2,879	35.1%
65 +	1,050	21.3%	917	13.2%	953	12.1%	1,188	14.5%

*American Community Survey data is sample data averaged over a 5-year period, and is not entirely analogous to decennial Census data; there is a relatively high margin of error with ACS data; despite these caveats it has been included here due to being a more recent data source than the 2010 Census, which was taken 7 years ago.

**Detailed 1990 Census data is no longer easily-available, so the 1990 data are presented the same way they were in the 2003 Siler City Land Development Plan (from which the 1990 values were taken), which only had one age category for 22-64.

It appears that over time the proportion of Siler City's population made up by children under 17 and middle-aged adults between 35 and 64 has been increasing, while the proportion of the population made up by young adults between 18 and 34 and seniors over the age of 65 has been decreasing.

Median Age

Median age is the age that divides the total age frequency into two equal parts (i.e. half of individuals are older than the median age and half are younger). It is a good indicator to gauge whether a population is getting older. The table below shows the dramatic changes that have taken place in Siler City. In 1990, the Town had a higher median age than both the state and the county. By 2010, both the state and county had significantly older median ages, while Siler City's median age had gotten significantly younger.

Median Age Comparison: 1990 to 2010

	1990	2000	2010	Change 1990-2010
Siler City	37.1	31.4	31.1	-6.0 (-16.2%)
Chatham County	36.3	38.8	43.6	+7.3 (+20.1%)
North Carolina	33.2	35.3	37.4	+4.2 (+12.7%)

Source: US Census

Household Size and Characteristics

In 1990, the average household population size in Siler City was comparable to the average household size in Chatham County and in the State of North Carolina. However, Siler City's average household population size increased dramatically between 1990 and 2000, and continued to increase between 2000 and 2010. This increase was in contrast to the general trend seen at both the state and county levels toward smaller average household sizes. When combined with the age data, this suggests that Siler City has experienced a rapid influx of larger and younger families, which is in contrast to the statewide and countywide long-term trend

toward older and smaller households. This trend could have implications in terms of the type and mix of housing needed in the community.

Average Household Size Comparison: 1990 to 2010

	1990	2000	2010	Change 1990-2010
Siler City	2.49	2.86	2.94	+0.45 (+18.1%)
Chatham County	2.50	2.47	2.43	-0.07 (-2.8%)
North Carolina	2.54	2.49	2.48	-0.06 (-2.4%)

Source: US Census

Data describing ownership and condition of the housing stock from the 2000 Census and the 2011-2015 American Community Survey is presented in the table below. Siler City's housing vacancy rate is higher in 2011-15 than it was in 2000, but is still lower than the statewide average and only slightly higher than the countywide average. There has been a significant increase in the proportion of housing stock in the town that is renter-occupied, rising from approximately 40% of units in 2000 to approximately 50% of units in 2011-15—this is also significantly higher than the countywide and statewide renter-occupancy rates.

Less than 1% of current occupied housing units in the Town lack complete plumbing facilities, which is similar to the rate from 2000. However, there has been a large drop in the number of crowded rental units (those with an average of more than one person per room) since 2000, with a small increase in the number of crowded owner-occupied units.

The 2003 Land Development Plan noted that conditions in 2000 indicated potential overcrowding and lack of available housing units, noting that additional housing supply would be needed to meet the demand. Based on the change between 2000 and 2011-15, it appears that much of the unmet demand noted in 2003 may have been addressed, as evidenced by the lower rates of crowding and higher rates of vacancy. However, there are current reports of very high demand and limited availability for rental housing in Siler City, more recent than the available American Community Survey data. This means that overcrowding could become an issue again if additional supply of rental stock (whether in Siler City or other area jurisdictions) does not keep pace with demand for rental units in the region.

Housing Characteristics Comparison: 2000 to Present

	Siler City		Chatham County		North Carolina	
	2000	2011-15	2000	2011-15	2000	2011-15
Total Housing Units	2,526	3,022	21,358	29,632	3,523,944	4,417,210
Percent of Units Occupied	94.5%	89.5%	92.4%	90.9%	88.9%	85.5%
Percent of Units Vacant	5.5%	10.5%	7.6%	9.1%	11.1%	14.5%
Percent of Occupied Units Owner-occupied	59.1%	49.6%	77.2%	77.2%	69.4%	65.1%
Percent of Occupied Units Renter-occupied	40.9%	50.4%	22.8%	22.8%	30.6%	34.9%
Percent of Occupied Units Lacking Plumbing	0.8%	0.7%	2.1%	0.2%	1.1%	0.3%
Percent of Owner-occupied Units with >1 Person per Room	6.3%	7.0%	2.3%	1.4%	1.8%	1.3%
Percent of Renter-occupied Units with >1 Person per Room	28.7%	8.2%	10.6%	5.1%	7.1%	4.6%
Median Housing Unit Value	\$79,300	\$99,000	\$113,300	\$223,500	\$95,800	\$154,900

Source: 2000 US Census; 2011-15 American Community Survey sample data

One result of interest in the table above is the significantly lower median housing unit value/price in Siler City as compared to both the state average and especially the Chatham County average. This suggests that perhaps one of the most attractive features drawing new residents to Siler City is the affordability of the housing in the Town. On the other hand, it also shows that because real estate values in Siler City are growing slower than average there may be less opportunity/motivation to pursue home ownership as an individual investment strategy.

Housing Demand and Construction Activity

The population growth occurring in Siler City has the effect of increasing demand for housing. The total number of housing units in the Town has increased from 2,526 in the 2000 Census to an estimated 3,022 in the 2011-15 American Community Survey (20% increase). The number of owner-occupied units decreased over this period from 1,409 to 1,342 (5% decrease) and the number of renter-occupied units increased from 977 to 1,363 (40% increase).

An analysis conducted by the Triangle J Council of Governments in 2017 using address point data provided by Chatham County showed that 69% of housing units within the Siler City planning area are single-family homes, 22% are mobile homes, and 9% are apartments/townhomes/duplexes. The table below shows the results of the analysis.

Residential Unit Types in Siler City and ETJ, 2017

Type	Siler City		ETJ		Total	
	Number	Percent	Number	Percent	Number	Percent
Single-family	1,971	67%	1,840	71%	3,811	69%
Mobile Home	507	17%	724	28%	1,231	22%
Apartment/Townhome/ Duplex	479	16%	40	2%	519	9%
TOTAL	2,957	100%	2,604	100%	5,561	100%

Source: Triangle J Council of Governments

The table below shows that there was significant construction of single-family homes in Siler City and its ETJ during the late 2000s recession, but that residential construction has slowed significantly since that time with the exception of a spike in multi-family construction in 2011.

Residential Building Permits in Siler City and ETJ, 2009-2015

Year	Single-family Units	Multi-family Units	Mobile Homes
2009	12	0	3
2010	21	0	9
2011	7	36	6
2012	4	0	1
2013	5	0	10
2014	9	0	1
2015	3	6	2
TOTAL	61	42	33

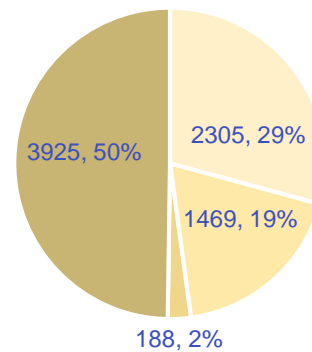
Source: Town of Siler City

Racial and Ethnic Composition

Siler City has witnessed a dramatic shift in the ethnic and racial composition of the community. In 1990, 70.6% of residents described themselves as white, 26.9% as black or African-American, and 2.5% as another race. By 2000 this had shifted to 50.8% white, 19.7% black or African-American, and 26.5% another race, much of which could be attributed to growth in Hispanic residents.

In 2010, the Census Bureau reported the Town's racial and ethnic makeup as follows:

Racial and Ethnic Composition, 2010



- Non-Hispanic White
- Non-Hispanic Black/African-American
- Non-Hispanic, Other Races or Multiple Races
- Hispanic of Any Race

Much of Siler City's growth can be attributed to in-migration by people of Hispanic origin. In 1990, 3.6% of the Town's population described themselves as Hispanic, but by 2010 this figure had grown to 49.8%. Hispanic/Latino individuals now make up the largest ethnic or racial group in the community, with almost half of the Town's population. This new ethnic makeup of the community has, and will continue to have, an effect on Town services and programs.

Population Projections

Municipal population change is a function of two primary factors. The rate of natural change is the difference of births over deaths and migration. From the end of World War II until 1990, most of the Town's growth occurred due to annexations. From the 1960s until the 1990s the Town exhibited slow growth characteristic of Piedmont North Carolina outside of the major metropolitan areas. The migration rate of new persons moving to the Town was not a major factor in the population change of the community. However, since 1990 there has been a significant change in the community's growth pattern—most growth today is driven by in-migration.

It can be difficult to forecast municipal population projections, but the North Carolina Office of State Budget and Management (OSBM) produces annual forecasts of county population growth and it is possible to use these county projections as a surrogate for potential municipal growth. OSBM projects that Chatham County's population will grow 55.3% between 2010 and 2035, from 63,783 residents to 99,058 residents. If we assume the same rate of growth happens in Siler City and its ETJ, this would result in the following projection:

Population Projection based on OSBM County Growth Projection Rate

	2010 Population	2035 Population
Town of Siler City	7,887	12,249
Town of Siler City + ETJ	13,300 (estimate)	20,655

Another potential method for generating growth projections is to use historic growth rates and extrapolate them into the future. If we assume that Siler City grows at 13.2% each decade, as it did between 2000 and 2010, this would result in the following projection:

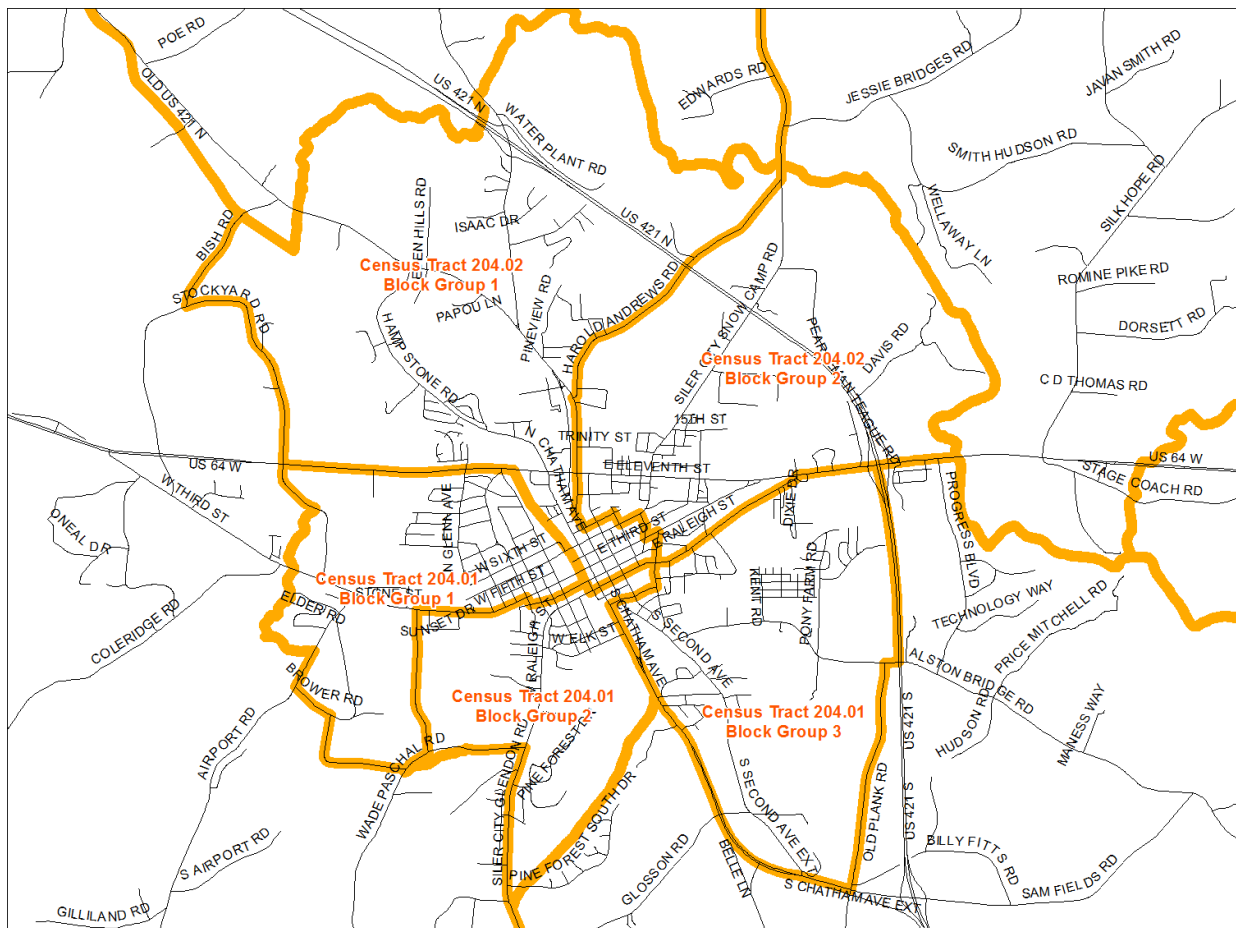
Population Projection based on Extrapolation of Siler City Growth Rate from 2000-2010

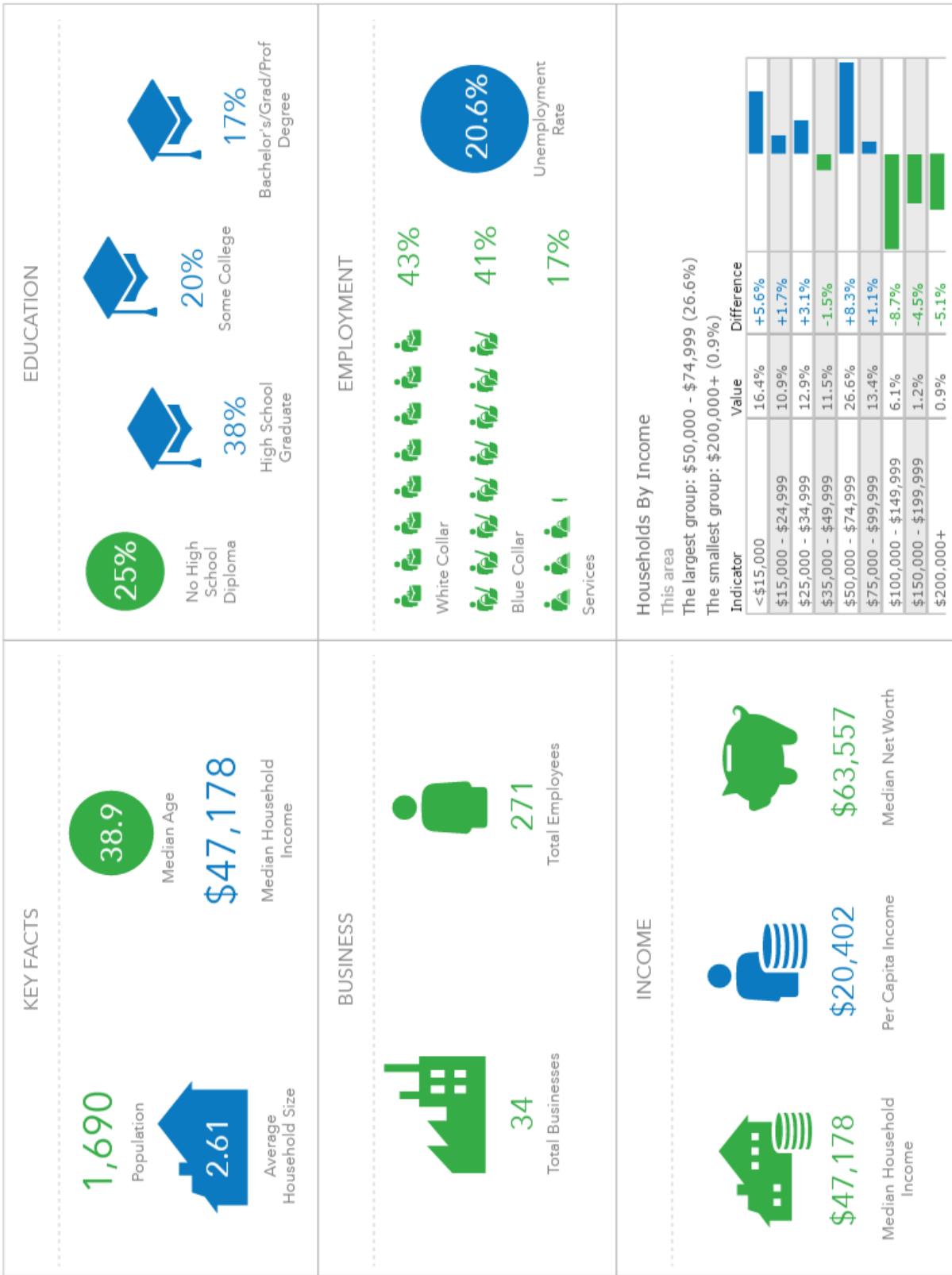
	2010 Population	2020 Population	2030 Population	2040 Population
Town of Siler City	7,887	8,928	10,107	11,441
Town of Siler City + ETJ	13,300 (estimate)	15,056	17,043	19,293

It must be noted that population projection is an inexact science. Neither of the methods shown above is likely to produce the “correct” 2035 population level, but both are useful for examining what a reasonable potential future could look like.

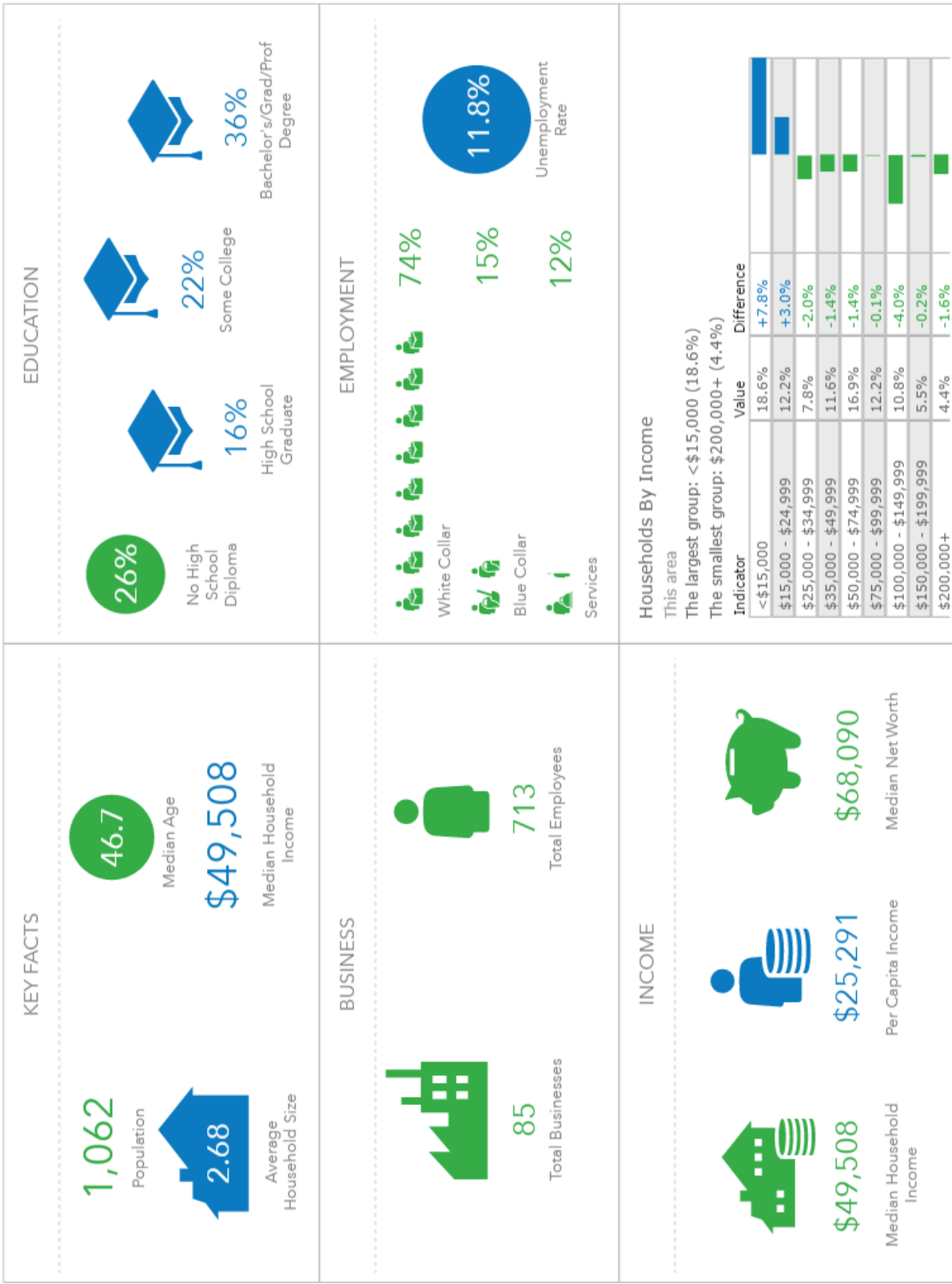
Block Group-Level Community Characteristics

The infographics on the next several pages are taken from the Community Analyst dataset provided by ESRI. These provide a snapshot of conditions at the census block group level. There are five main block groups that cover most of Siler City, and these are shown on the following pages. In general, this more detailed level of analysis shows the differences in demographics, income, educational attainment, employment, and other factors in different sections of the Town.

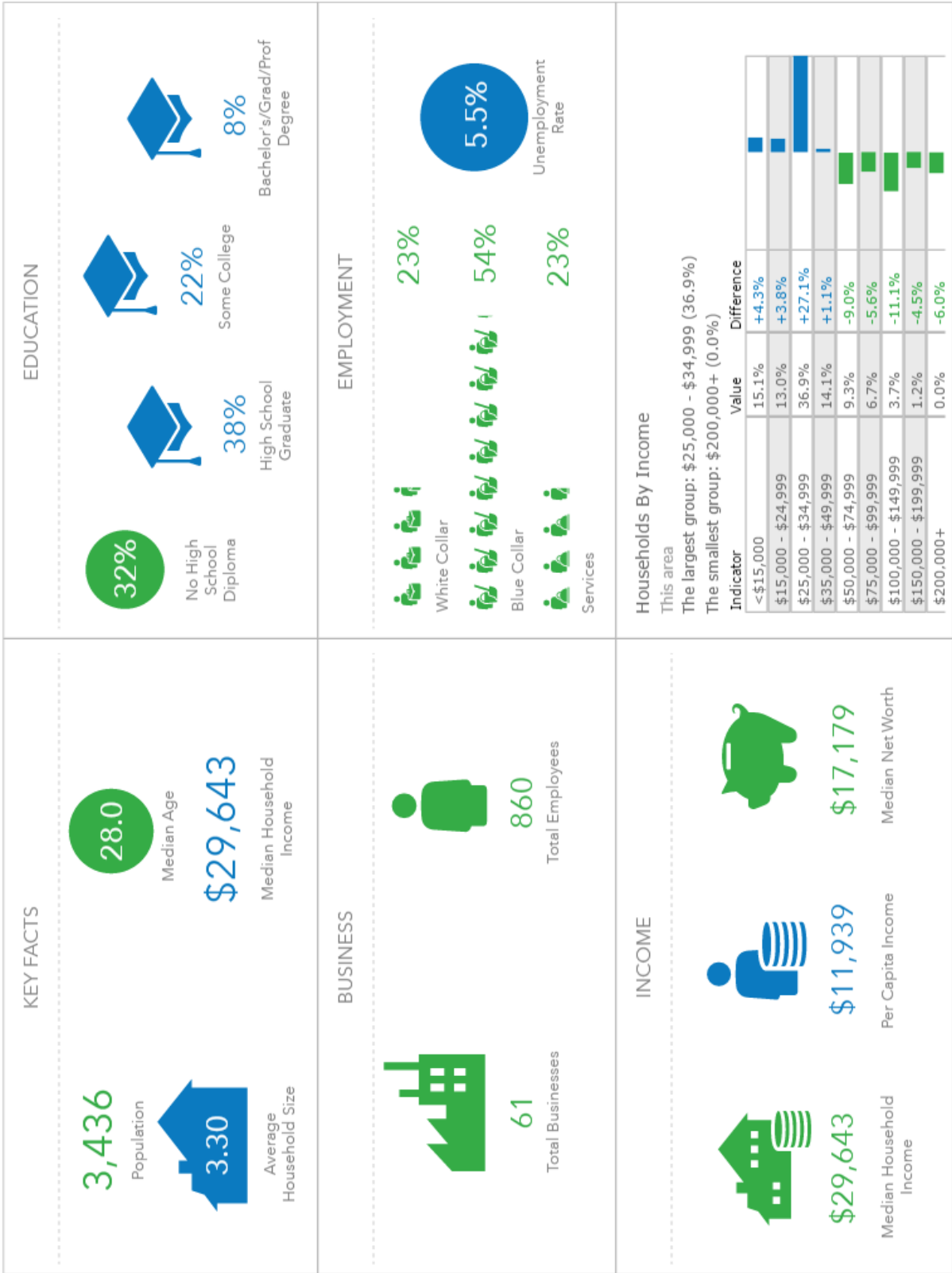




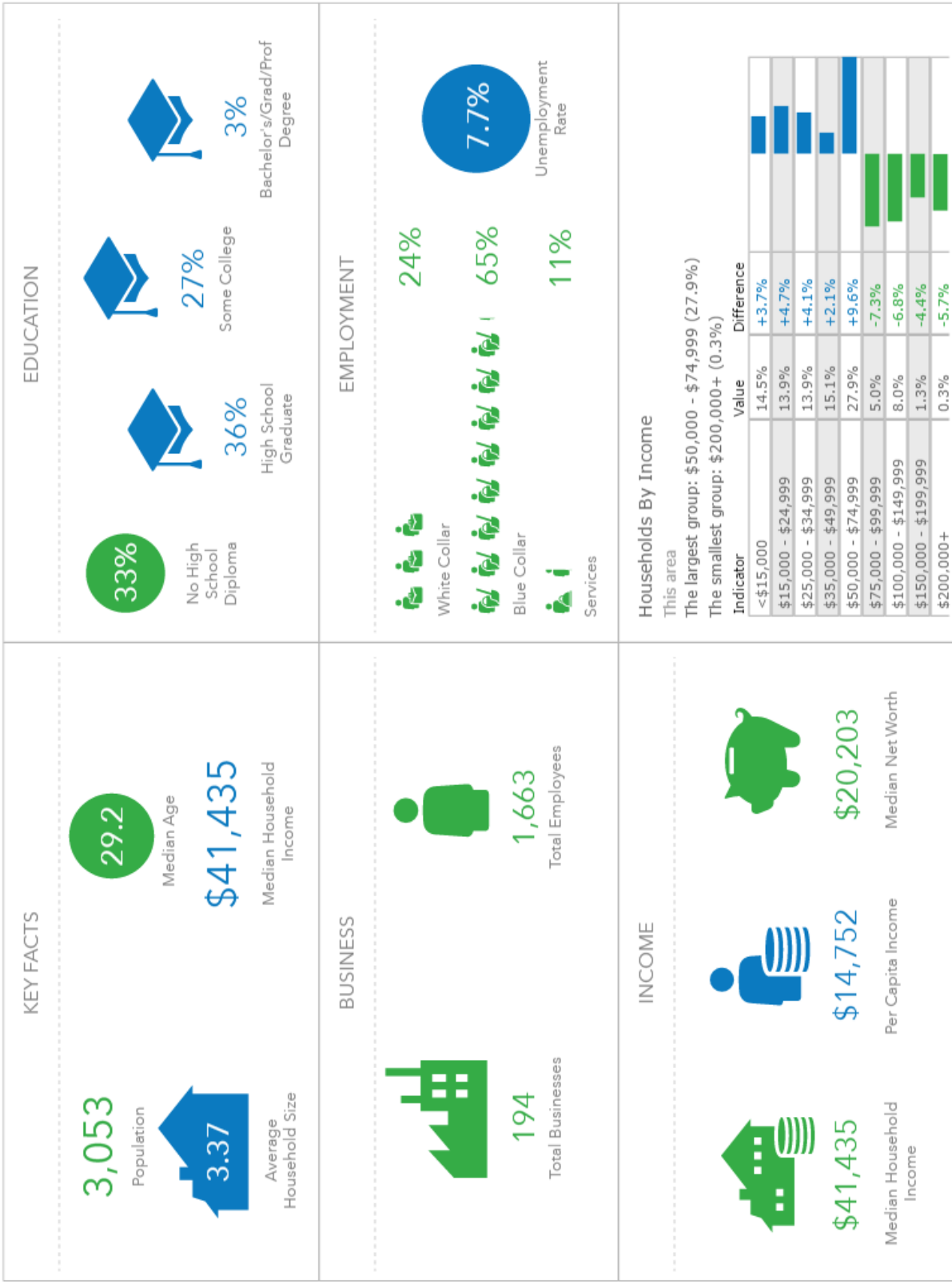
Census Tract 204.01, Block Group 1 (Southwestern Siler City)



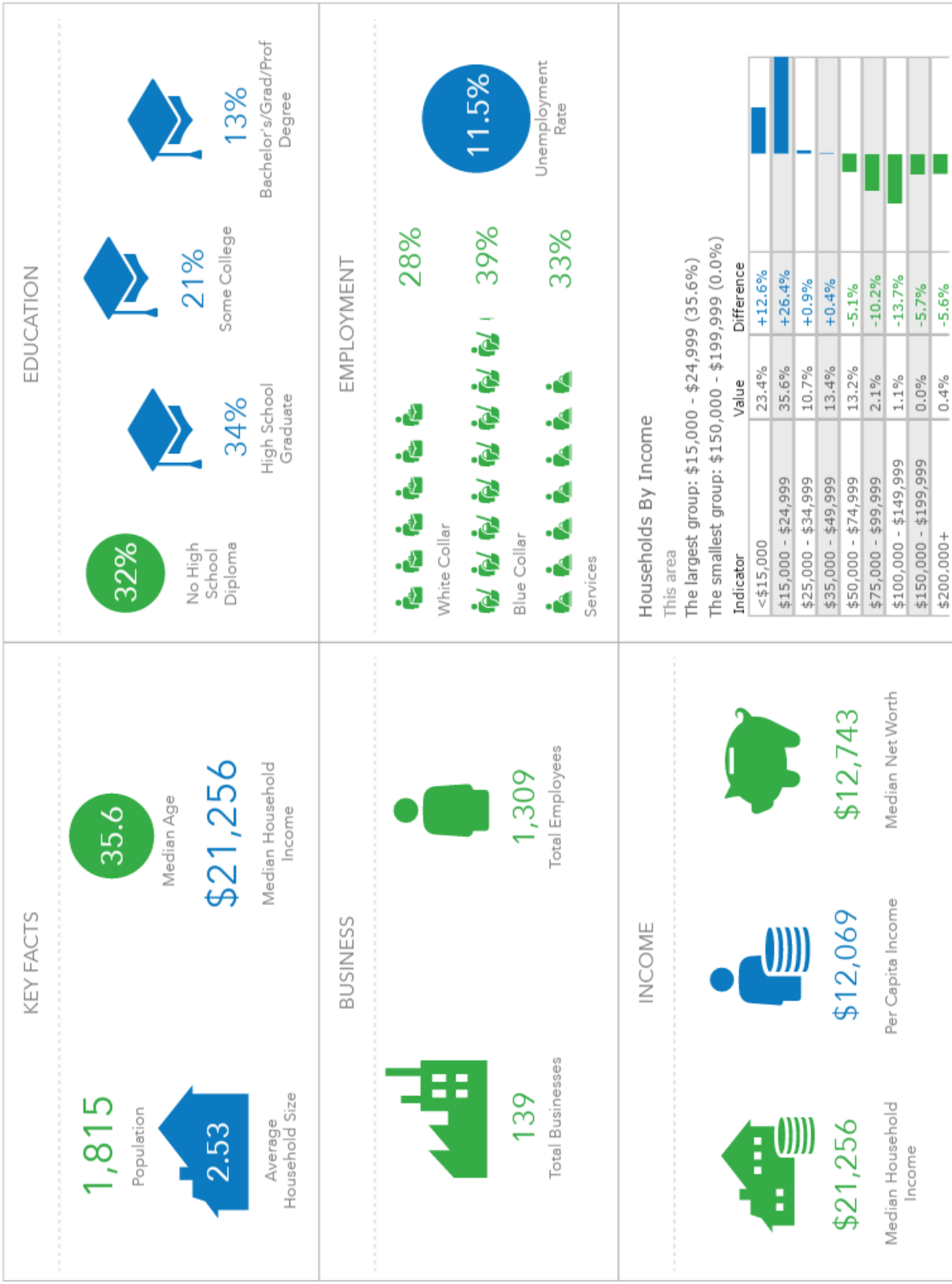
Census Tract 204.01, Block Group 2 (Southwestern Siler City)



Census Tract 204.01, Block Group 3 (Southeastern Siler City)



Census Tract 204.02, Block Group 1 (Northwestern Siler City)



Census Tract 204.02, Block Group 2 (Northeastern Siler City)

Economic Characteristics

Siler City has historically served as Chatham County's industrial and commercial center. Located at the crossroads of US Highways 64 and 421, the town is strategically located with easy access to both the Research Triangle and Piedmont Triad markets. The Town has freight railroad service from Norfolk Southern, and also owns the Siler City Municipal Airport.

Employment

The manufacturing sector has long been the base of Siler City's economy. In both the 1980 Census and 1990 Census, manufacturing accounted for the majority of jobs held by Siler City residents. By the 2000 Census, manufacturing had fallen to 47.5% of jobs for town residents, but was still the largest employment sector. By the 2011-15 American Community Survey, however, the proportion of residents working in manufacturing jobs had fallen to 22%, with Education and Healthcare following at 17.7%, Construction at 12.8%, and Food and Leisure at 12.6%. The table below shows the percentage of the Town's residents working in each sector in the 2011-15 ACS.

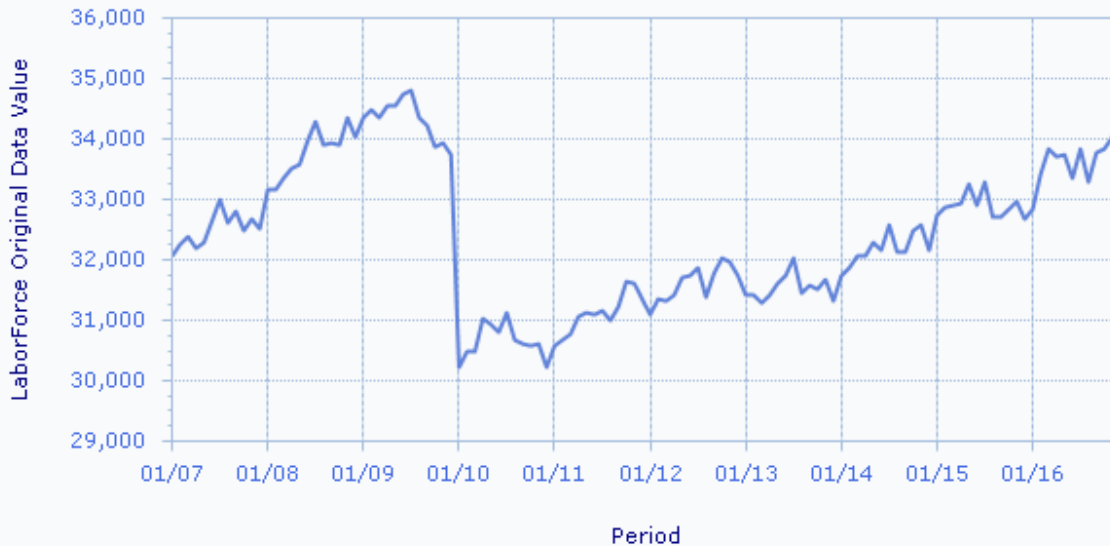
Employment by Economic Sector, Siler City Residents, 2011-15

Economic Sector	Resident Employment Share
Agriculture	2.4%
Construction	12.8%
Manufacturing	22.0%
Wholesale Trade	3.8%
Retail Trade	6.2%
Transportation and Utilities	3.1%
Finance, Insurance, and Real Estate	0.3%
Professional and Administrative	7.5%
Education and Healthcare	17.7%
Food and Leisure	12.6%
Other Services	7.8%
Public Administration	3.7%

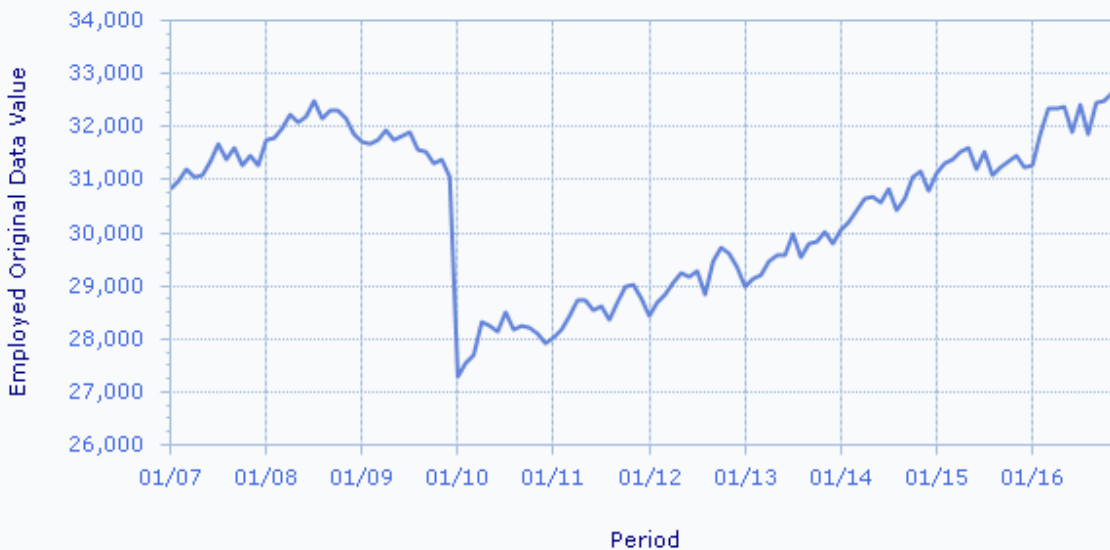
Source: 2011-15 American Community Survey

Chatham County Labor Force and Employment, 2007-2016

LaborForce



Employed

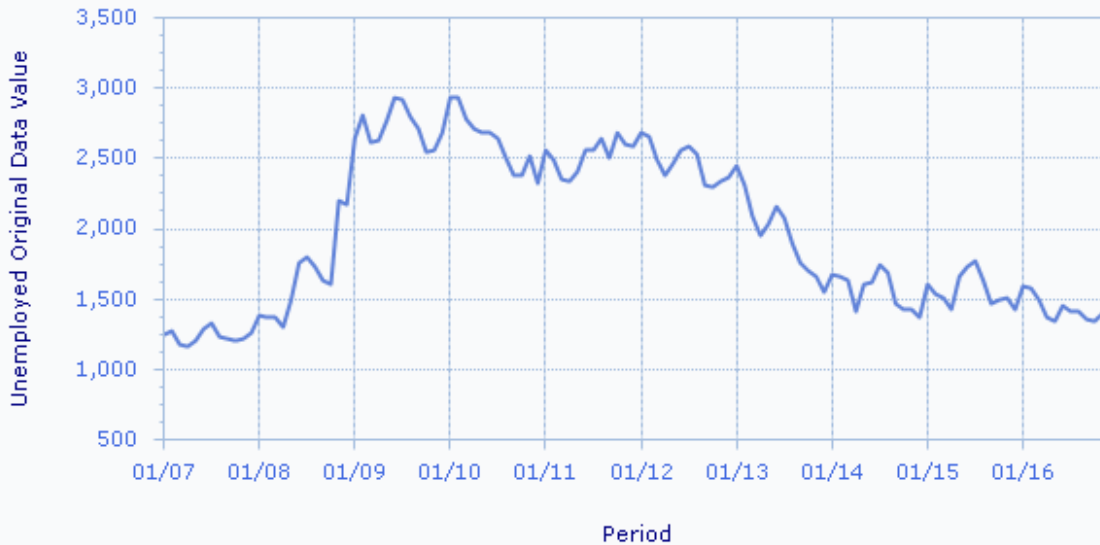


Source: NC Commerce Department, Labor and Economic Analysis Division

The above graphs show that the labor force of Chatham County (the population of working age that is actively either working or seeking work) and the number of employed residents in the county both grew steadily until late 2009 when there was a precipitous drop due to the recession. Both values have grown steadily again since that time to the point where they are currently close to pre-recession levels. However, it is unclear whether this is due to job growth within the county or to higher out-commuting of residents—Chatham County lost a large number of jobs during the recession and many of those employers/facilities have not returned.

Chatham County Unemployment and Unemployment Rate, 2007-2016

Unemployed



Unemployment Rate(%)



Source: NC Commerce Department, Labor and Economic Analysis Division

As shown above, unemployment in Chatham County began to rise in 2008, reaching a peak of nearly 10% unemployment in early 2010, then gradually falling back to roughly the pre-recession unemployment rate of around 4%. There are approximately 1,500 Chatham County residents unemployed and actively searching for work as of the end of 2016, out of a total labor force of approximately 34,000 people.

The following table shows the distribution of private sector jobs actually located within Siler City.

Statistics on Firms Located in Siler City, 2012

Employment Category	Number of Firms	Firms with Paid Employees	Number of Paid Employees	Firms without Paid Employees	Sales, Receipts, or Value of Shipments	Annual Payroll
Construction	26	8	20-100*	18	\$30 million	NA*
Wholesale Trade	37	34	159	3	\$1.1 billion	\$6 million
Retail Trade	60	36	677	24	\$167 million	\$14 million
Finance & Insurance	41	32	115	9	\$18 million	\$5 million
Real Estate, Rental & Leasing	34	3	<20*	31	NA*	NA*
Professional, Scientific & Technical Services	96	15	20-100*	80	NA*	NA*
Administrative, Support, Waste Management & Remediation Services	113	4	<20*	110	\$2 million	NA*
Health Care & Social Assistance	80	42	957	38	\$63 million	\$23 million
Accommodation & Food Services	27	27	350	0	\$16 million	\$5 million
Other Services (Except Public Administration)	86	13	20-100*	73	NA*	NA*
Total	668	237	2,819	431	\$1.5 billion	\$71 million

Source: US Census Bureau, 2012 Economic Census Survey of Business Owners

Siler City Major Employers

Company	Industry/Sector	Estimated Number
Chatham Hospital	Health Care	700
Chatham County Schools (Jordan-Matthews HS, Chatham MS, Siler City ES, Virginia Cross ES)	Education	340
Town of Siler City	Government	250
Walmart	Retail	250
Olympic Steel	Manufacturing	180
Genesis Health Care	Health Care	140
Sunrise Home Care	Health Care	100
Pallet One (outside ETJ, but nearby)	Manufacturing	100
Brookwood Farms	Manufacturing	90
National Guard	Government	85
Lazar Industries	Manufacturing	80
Conveyor Equipment Company	Manufacturing	75
Bestfood Cafeteria/Steakhouse	Food Service	60
Lloyds of Chatham	Manufacturing	60
First Choice Home Health Care	Health Care	60
McDonalds	Food Service	50
Engineered Plastic Components	Manufacturing	50
Food Lion	Retail	50

Source: InfoUSA data provided by North Carolina Department of Transportation

Income

Siler City's per capita income was \$13,898 according to the 2011-15 American Community Survey. This compares to \$32,845 for Chatham County and \$25,920 for the state.

Median family and household incomes for Chatham County have been growing faster than the state average, reflecting suburban growth from the Research Triangle region. However, median incomes in Siler City have actually decreased since 2000. Whereas Siler City's median household income in 1990 was 77% of the countywide median, this had fallen to only 53% of the countywide median by 2011-15.

Household income is based on all households, regardless of household arrangement (e.g. roommates, families, etc.). Family income is based on family households only.

Median Household Income: 1990 to Present

Year	Siler City	Chatham County	North Carolina
1990	\$21,987	\$28,539	\$26,647
2000	\$33,651	\$42,851	\$39,184
2011-15	\$29,956	\$56,642	\$46,868

Source: 1990 and 2000 US Census, 2011-15 ACS

Median Family Income: 1990 to Present

Year	Siler City	Chatham County	North Carolina
1990	\$34,176	\$32,201	\$32,201
2000	\$41,357	\$50,909	\$46,335
2011-15	\$36,034	\$68,564	\$57,856

Source: 1990 and 2000 US Census, 2011-15 ACS

Commuting Patterns

The Town's role as an employment center is evident from the commuting pattern data from the US Census. In the 2011-15 American Community Survey, the percentage of Town residents working within Chatham County is higher than the percentage of Chatham County residents working within the county. As growth from the Research Triangle region has spread into Chatham County from the east, more bedroom communities have developed to serve employers in the Research Triangle Park area. The ACS found that 59% of Chatham County residents worked outside the county while 41% worked within. This continued a long-term trend toward more Chatham County residents commuting out of the county for work. In contrast, a larger percentage of Siler City residents work within the immediate area. The 2011-15 ACS found that 57% of Siler City residents work in Chatham County, and of those residents working in the county, 48% worked within Siler City itself. However, even though Siler City has less out-commuting than the county as a whole, the trend in Siler City is still toward increased out-commuting as shown in the table below.

Siler City Labor Force – Place of Work, 2000 to Present

Place of Work	Percentage of Siler City Resident Labor Force, 2000 Census	Percentage of Siler City Resident Labor Force, 2011-15 ACS
Inside Siler City	54%	27%
Inside Chatham County (outside town limits)	20%	30%
Outside Chatham County	26%	43%

Source: 2000 Census and 2011-15 American Community Survey

Chapter 3 – Land Use Patterns & Community Resources

Existing Land Use & Development

Before the Town was incorporated, the area consisted of country homesteads and family farms for over a century. The Town of Siler City was incorporated on March 7, 1887 and grew from its location at the crossroads of the old Raleigh-to-Salisbury and Greensboro-to-Fayetteville stage roads. The historic crossroads for the Town was located at the intersection of Chatham Avenue and Third Street (Old US 64). The Town's location as a highway crossroads, together with the coming of the railroad has shaped the land use patterns of the Town. The current crossroads for the downtown central business district (CBD) is located at the corner of Raleigh Street and Chatham Avenue.

The construction of the US Highway 64 bypass (current Eleventh Street) north of the CBD created a commercial corridor along the new highway. The majority of the Town's retail activity moved to this location. The pattern of commercial growth along US 64 described in previous land development plans from 1989 and 2003 has generally continued since that time. In the 1990s a new limited-access bypass for US 421 was constructed on the east side of Siler City, and the intersection of US 64 and the US 421 Bypass has developed as a major commercial node for the Town.

Siler City has three major existing industrial areas: the industrial park located north of the Town limits along Old US 421, the industrial area adjacent to the Norfolk Southern railroad in the Town's CBD, and in the area surrounding the intersection of East Third Street and US 64. Additional areas identified for future industrial development in past plans include the industrial park along Progress Boulevard and the area surrounding the Siler City Municipal Airport; however, little industrial development has yet occurred in these locations. Additionally the Chatham-Siler City Advanced Manufacturing Site is a large proposed industrial site located northwest of Siler City intended for a major large-scale manufacturing facility.

The original residential neighborhoods of Siler City were developed adjacent to the CBD. Development densities range from 6,000 to 10,000 square-foot lots in the older neighborhoods near the CBD to half-acre and larger lots in outlying neighborhoods such as Homewood Acres and the Siler City Country Club. Most residential development has historically consisted of single-family homes. Large manufactured housing developments have been developed along Chatham Avenue just north of the Town limits and along the Alston Bridge Road corridor. Most recent development has occurred to the south and west of existing developed areas, and in the Alston Bridge corridor.

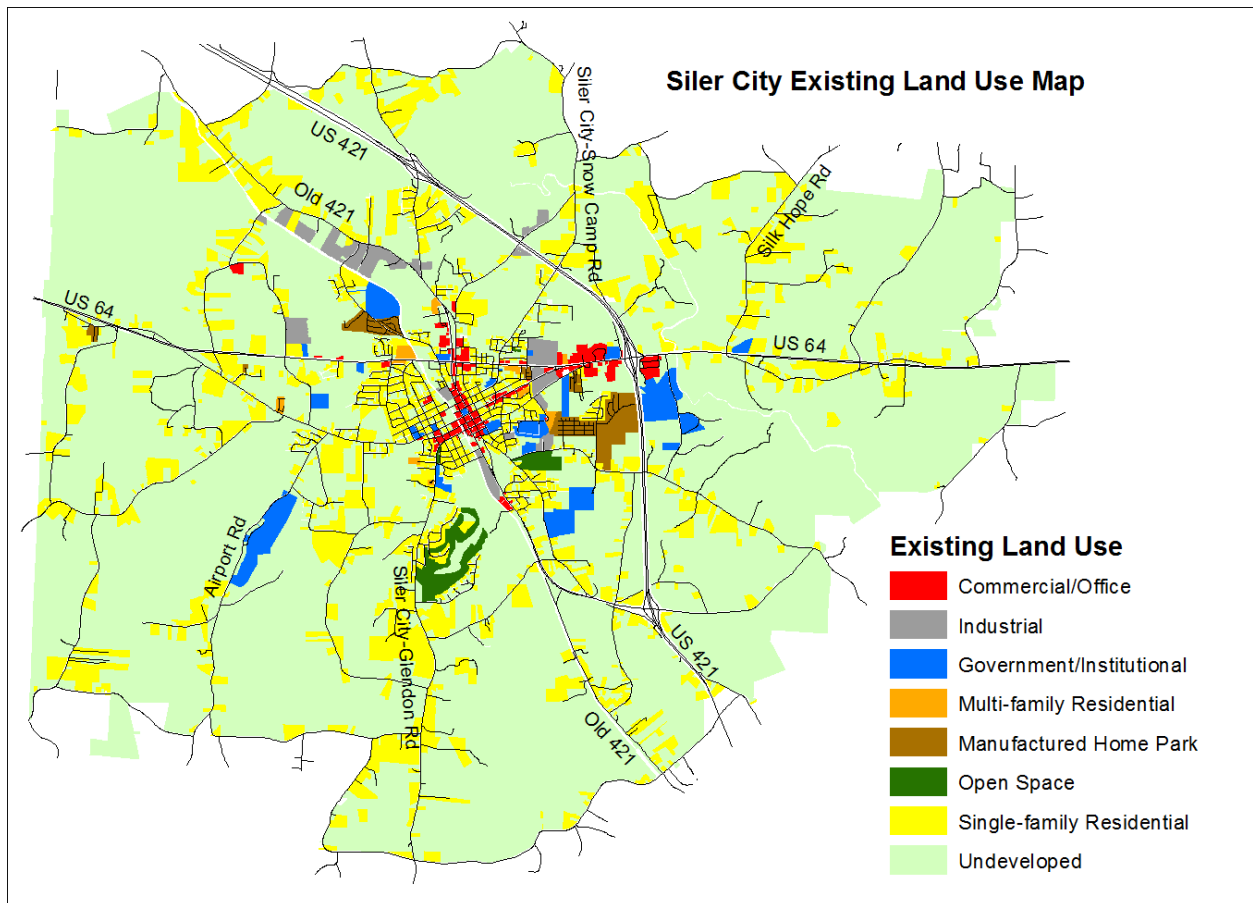
Siler City has an extra-territorial planning jurisdiction that extends three miles beyond the Town limits. Most of the developed land in this area is comprised of farmland and low-density residential development.

The table on the next page summarizes the major land use categories by both acreage and percentage of coverage for the Town and its extra-territorial jurisdiction. The table is followed by a map of existing land use. For the purposes of this analysis, large parcels of land that are

used for agriculture or undeveloped, as well as very large parcels with only a single structure, and parcels with only minor structures (no occupied house) are treated as “undeveloped.”

Existing Land Use in Acres, Town of Siler City and Extra-territorial Jurisdiction

Land Use Category	Town Limits		Extra-territorial Jurisdiction		Total Planning Area	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Commercial/Office	274	8.0%	17	<0.1%	291	0.7%
Industrial	283	8.2%	135	0.4%	418	1.0%
Government/Institutional	310	9.0%	354	0.9%	664	1.6%
Multi-family Residential	65	1.9%	10	<0.1%	75	0.2%
Manufactured Home Park	89	2.6%	243	0.6%	333	0.8%
Open Space	75	2.2%	167	0.4%	242	0.6%
Single-family Residential	794	23.1%	5,385	14.2%	6,179	15.0%
Undeveloped	1,551	45.1%	31,503	83.3%	33,054	80.1%
TOTAL	3,441	--	37,814	--	41,255	--



Downtown Development

Historically, Siler City has served as an important industrial and commercial center for Chatham County. The downtown core is located at the crossroads of Raleigh Street and Chatham Avenue. The Norfolk Southern railway provided service to adjacent businesses and industries. Downtown supported retail as well as regional agricultural businesses. Downtown's former importance as an agricultural center is still evident today, as farm-related businesses are still located within the downtown core. The downtown includes businesses such as banks, law offices, stores, services, offices, the Town Hall, and the post office.

Siler City adopted a Downtown Master Plan in 2013 that outlined specific recommendations for the Downtown area. The plan focused on recommendations to address the four strategies identified in the 2011 Economic Development Strategic Plan:

- Business Development
- Marketing Siler City
- Further Developing and Building On Existing Downtown Arts Community
- Siler City as a Retirement Destination

The Downtown Master Plan map on the next page was developed and approved in 2013. Streetscape improvements are one of the main recommendations of the plan.

Agriculture

The Town has historically played a major role in county agriculture by serving as a supply and support center for farms within the area. While agriculture statewide has continued to decline, it remains an important part of Chatham County's economy. The poultry business was promoted in the 1920s to help supplement row crops and still plays a significant role in the local economy. Mountaire Farms is one of Chatham County's largest employers, and has proposed expansion of its facilities in Siler City.

Many farmers have participated in agricultural preservation by voluntarily placing their farms in Voluntary Agricultural Districts (VADs). Siler City's Extra-territorial Planning Jurisdiction (ETJ) includes many working farms. The Land Development Plan supports continuation of agribusiness in rural portions of the Town's ETJ, and also supports farming within the ETJ as a local source of food and a way to enhance the local economy.

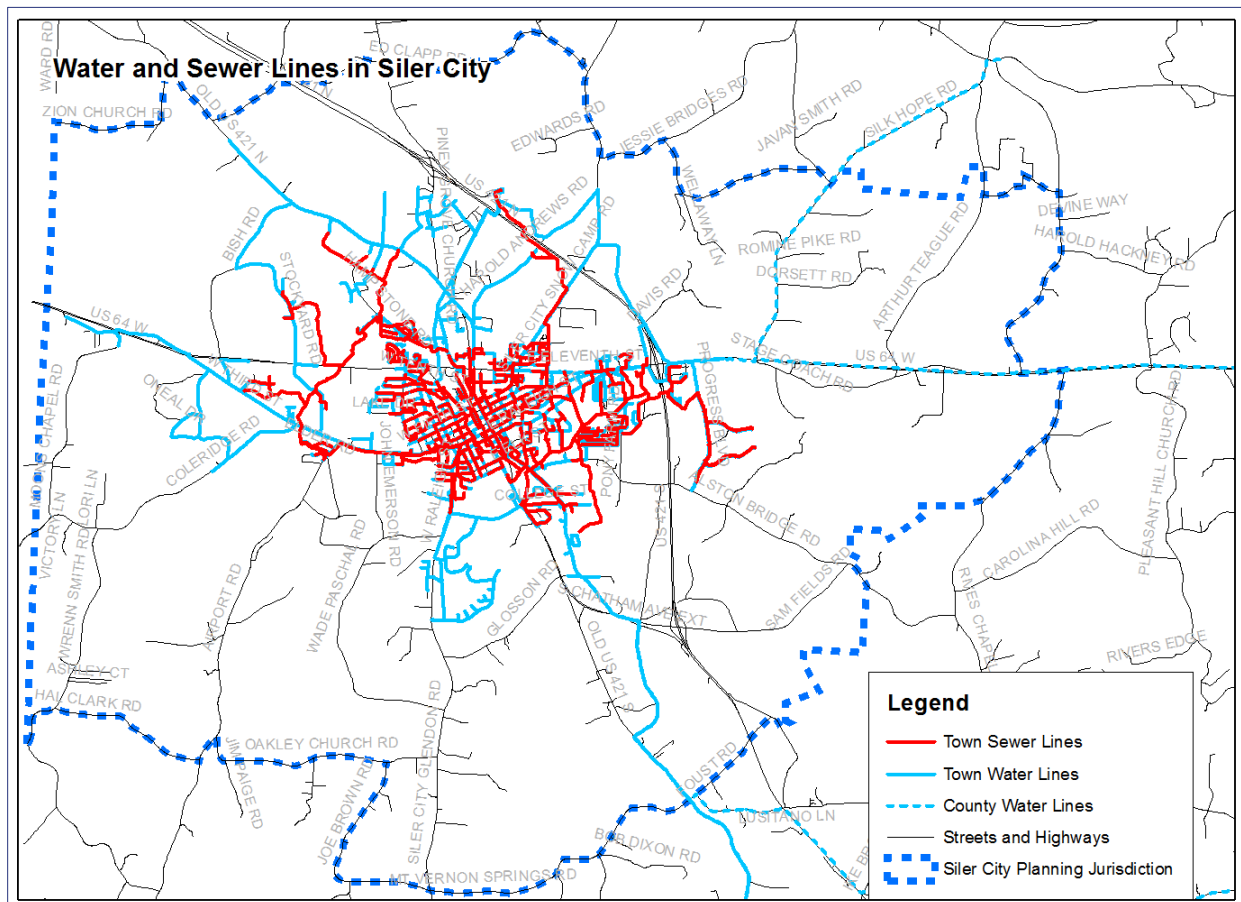
Community Facilities and Public Infrastructure

Utilities

The municipal water supply for Siler City comes from two reservoirs (Upper and Lower) located along the Rocky River north of the Town limits. The Upper Reservoir and Lower Reservoir each have a capacity of 380 million gallons. When combined with smaller water sources such as Clapp Lake (65 million gallons) and Fox Lake (10 million gallons), the Town has a total maximum safe yield of 6 million gallons of water per day. As part of the permitting process for the expansion of the Lower Reservoir a decade ago, the Town reached an agreement with the state to protect water quality and habitats downstream in the Rocky River by controlling stormwater runoff and increasing the width of vegetative buffers along the river and other identified streams.

The Town of Siler City has a municipal wastewater treatment plant that is located east of town, south of US 64 and adjacent to the Rocky River (behind the Walmart shopping center). The plant has a capacity of 4 million gallons per day.

Duke Energy-Progress provides electric service to the Town. Natural gas is provided by Public Service of North Carolina (PSNC). CenturyLink is the primary phone and internet service provider.



Public Services

Siler City provides its residents with a full-time police department and a volunteer fire department. Rescue services are provided by First Health. Waste Management is contracted to provide solid waste pickup.

The Town's library, Wren Memorial, is located on North Second Avenue near downtown. A branch location of Central Carolina Community College is located off of Progress Boulevard. Chatham County Schools operates Jordan-Matthews High School, which is located off East Raleigh Street near the center of Town, as well as Chatham Middle School, Siler City Elementary School, and Virginia Cross Elementary School which are located in Siler City's extra-territorial jurisdiction. Two public charter schools also operate in the area—Chatham Charter School on North Chatham Avenue and Sage Academy on Martin Luther King Jr. Boulevard.

Transportation

Siler City adopted the Chatham County Comprehensive Transportation Plan in 2016 to serve as a guide for future transportation improvements in the Town. The Comprehensive Transportation Plan's highway map is shown on the following page. Roadway recommendations in that plan include:

- Construction of a US 64 Bypass on the north side of Siler City, connecting US 64 in the vicinity of West Third Street with US 421 in the vicinity of Harold Andrews Road. The eastern portion of the road (between US 421 and Old US 421) is recommended as a freeway with controlled access, while the western portion of the road (between US 64 and Old US 421) is recommended as an expressway that would provide more flexibility in allowing access to side roads but would still provide a high-mobility, high-speed route. Construction of this facility would also require modifications to the existing interchange at US 421 and Piney Grove Church Road due to the short distance between the existing interchange and the proposed new roadway.
- Addition of a median and other access management/operational improvements on existing US 64 (Eleventh Street) in order to improve traffic flow and safety.
- Improvements to Second Avenue between Greensboro Avenue and Fayetteville Avenue, potentially including a road diet. A road diet would involve removing underutilized roadway lanes and repurposing that space for other uses (such as parking, turn lanes, bike lanes, sidewalks, etc.)
- Extension of Pony Farm Road to connect to US 64.
- Minor improvements such as added shoulders on Airport Road, Piney Grove Church Road, and Siler City-Snow Camp Road.
- Construction of a future interchange at US 421 and Alston Bridge Road.

In addition to the Comprehensive Transportation Plan, the Town of Siler City also developed and adopted a Pedestrian Plan in 2013 and adopted Chatham County's Bicycle Plan in 2010. These bicycle and pedestrian recommendations were compiled into a Regional Bicycle & Pedestrian Plan by the Triangle Area Rural Planning Organization in 2015. Maps showing an overview of these bicycle and pedestrian recommendations can be found on the following pages.

Transit service in Siler City is provided by Chatham Transit Network (CTN). CTN provides demand-responsive services throughout the county and operates fixed routes connecting Siler City to Pittsboro and Pittsboro to Chapel Hill.

The Siler City Municipal Airport is a Town-owned general aviation facility that is located south of town along Airport Road. Airport facilities include a paved and lighted 5,000 foot runway, which is the minimum length necessary for corporate-type aircraft. Two upcoming projects at the airport will result in acquiring land to remove obstructions and improve the runway approaches, and to extend the runway by 500 feet and add a parallel taxiway, including relocation of a section of Airport Road to accommodate the longer runway. The availability of this airport is an important economic development asset—in order to protect this community asset, the Land Development Plan should include strategies to ensure development in surrounding areas is compatible with airport uses.

In addition to planned projects, there are a number of funded NCDOT transportation projects underway in the Town:

- TIP Number U-5737 – US 64 from Glenn Ave to US 421, upgrade roadway to include median for access control, sidewalks, crosswalks, bike lanes and/or multiuse path. Anticipated construction in 2020.
- TIP Numbers AV-5736 and AV-5816 – Siler City Municipal Airport, land acquisition, runway extension, and realignment of a portion of Airport Road. Anticipated construction in 2019.
- TIP Number EB-5871 – East 3rd Street sidewalk from N 5th Ave to US 64. Anticipated construction in 2020.
- TIP Number EB-5734 – East Raleigh Street sidewalk from S 7th Ave to US 64. Anticipated construction in 2020.

Parks and Recreation

Open space and opportunities for recreation are important contributors to a community's quality of life. Siler City is fortunate to have a variety of recreational resources available. The Town maintains a recreation department with a full-time director. Facilities include a swimming pool, two gymnasiums, ball fields, tennis courts, fitness trails, and the Loves Creek Greenway.

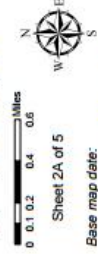
The Town has a Parks and Recreation Master Plan that contains recommendations for future park and programming improvements, including expansion of Bray Park onto land south of the existing park.

**Highway Map
Siler City Inset**

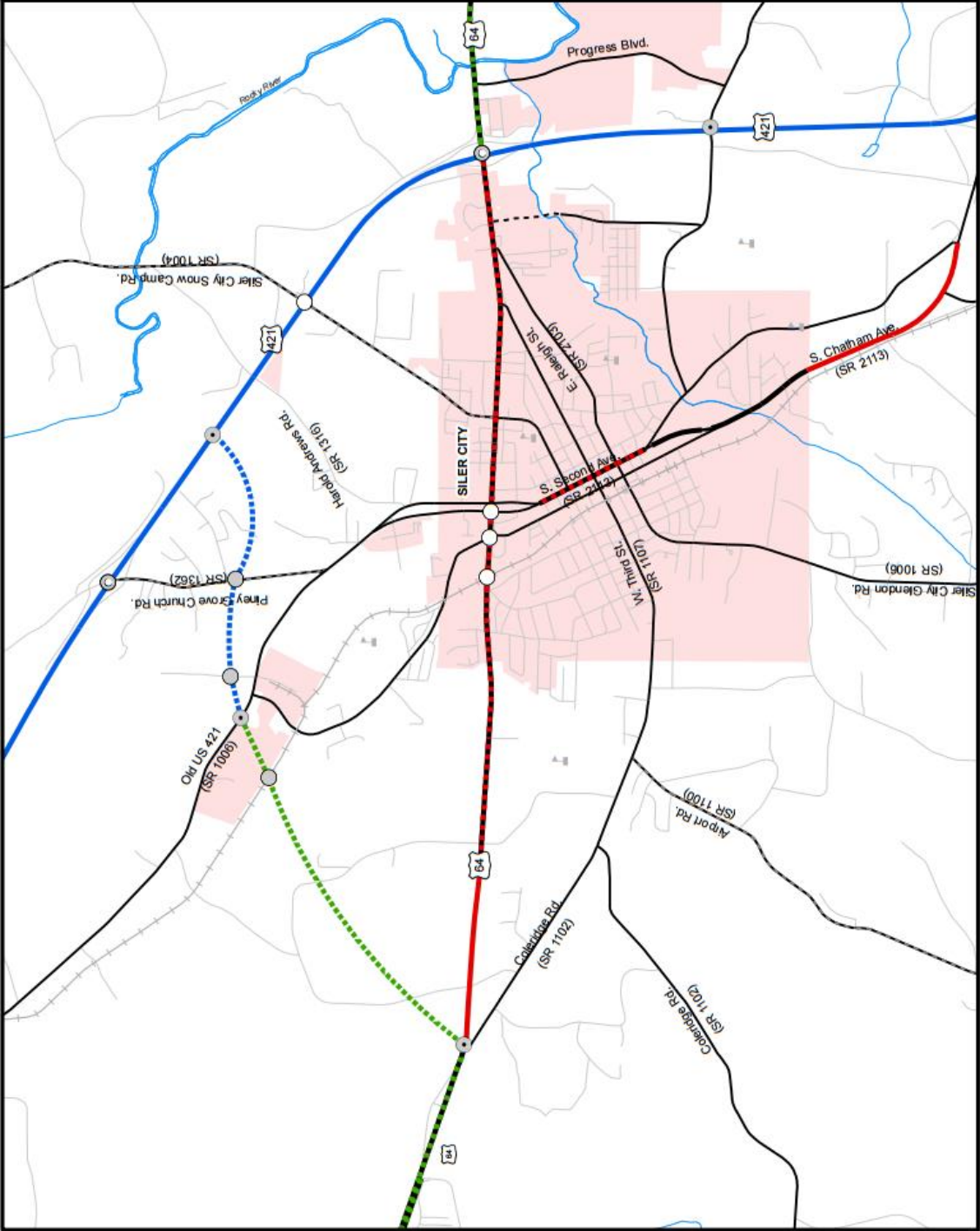


**Chatham County
RECOMMENDED
Comprehensive
Transportation Plan**
Plan date: June 27, 2016

- Freeways**
 - Existing (Solid blue line)
 - Needs Improvement (Dashed blue line)
 - Recommended (Dotted blue line)
- Expressways**
 - Existing (Solid green line)
 - Needs Improvement (Dashed green line)
 - Recommended (Dotted green line)
- Boulevards**
 - Existing (Solid red line)
 - Needs Improvement (Dashed red line)
 - Recommended (Dotted red line)
- Other Major Thoroughfares**
 - Existing (Solid black line)
 - Needs Improvement (Dashed black line)
 - Recommended (Dotted black line)
- Minor Thoroughfares**
 - Existing (Thin solid black line)
 - Needs Improvement (Thin dashed black line)
 - Recommended (Thin dotted black line)
- Interchanges**
 - Existing (Circle with dot)
 - Proposed (Circle with dot and outline)
- Interchange Needs Improvement** (Circle with outline)
- Existing Grade Separation** (Circle with horizontal lines)
- Proposed Grade Separation** (Circle with horizontal lines and outline)

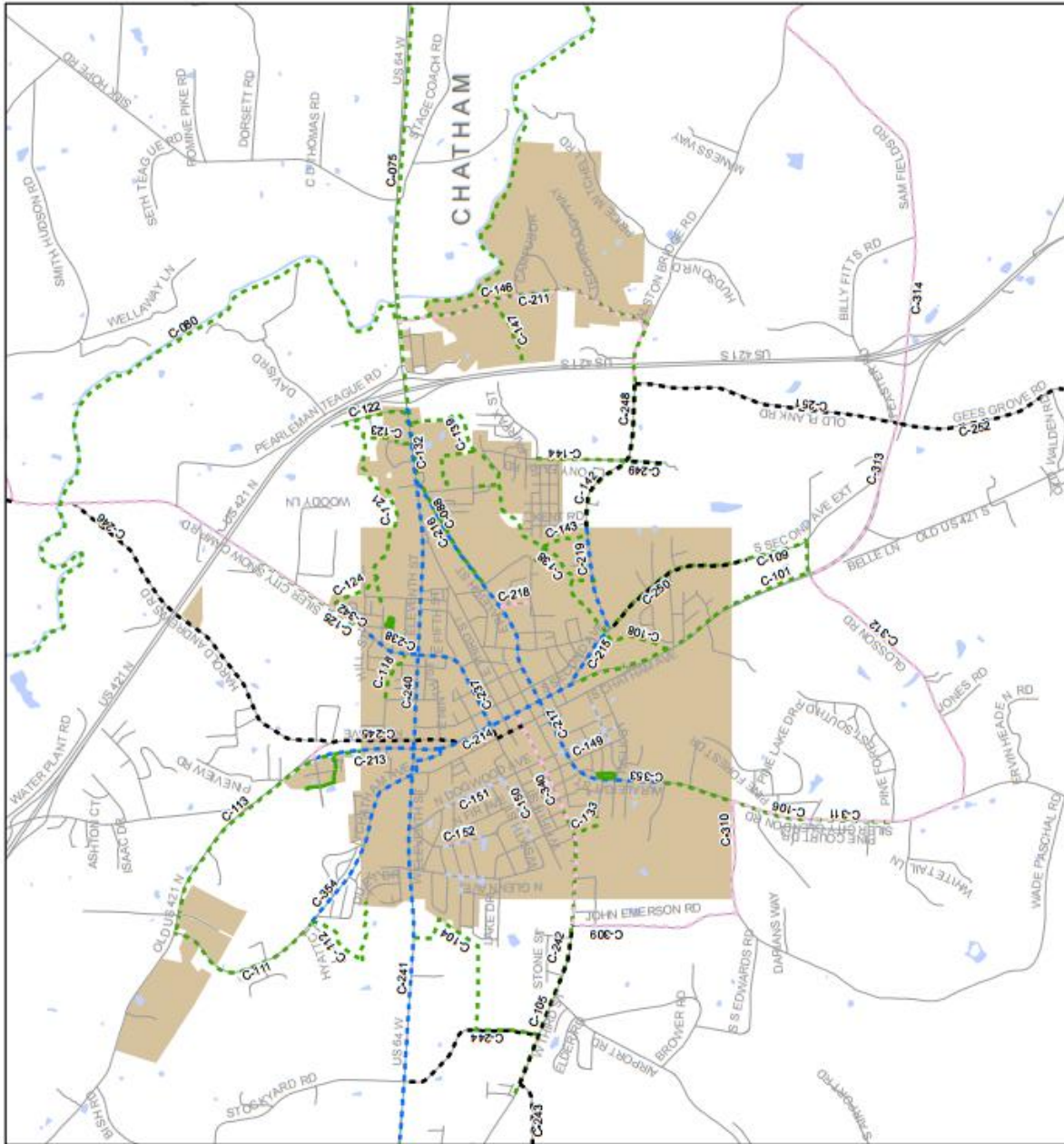


Base map date:
Refer to CTP document for more details



Chatham County Existing & Planned Bicycle Facilities Siler City Inset

Page B-3



- Legend**
- Proposed Point Bike Facilities**
 - Bike Signal
 - Intersection Signage
 - Existing Bike Facilities**
 - Bike Lane
 - Bike/Ped Bridge
 - Multihuse Path
 - On-street Route
 - Paved Shoulder
 - Shared Lane Marking
 - Proposed Bike Facilities**
 - Bike Boulevard
 - Bike Lane
 - Bike/Ped Bridge
 - Multihuse Path
 - On-street Route
 - Paved Shoulder
 - Shared Lane Marking
 - Shared Road Signage
 - Traffic Calming
 - Unspecified On-road Bike Improvement
 - Wide Outside Lane with Sharrow



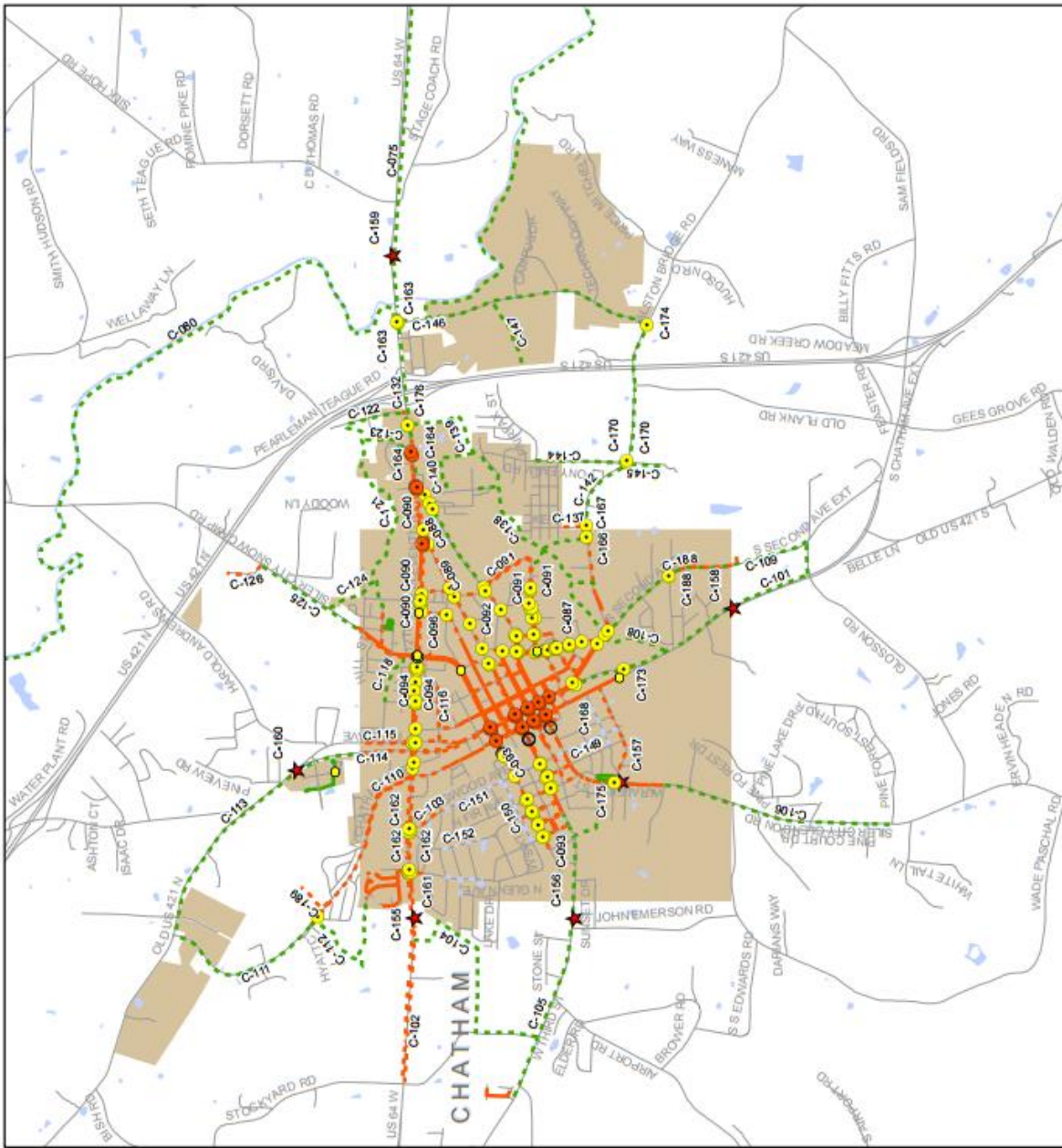
Map Date: April 20, 2015



Chatham County Existing & Planned Pedestrian Facilities Siler City Inset

Page B-6

- Legend**
- Existing Point Ped Facilities**
 - Crosswalk
 - Tunnel
 - Proposed Point Ped Facilities**
 - Crossing Improvement
 - Crosswalk
 - Crosswalk/Ped Signal
 - Curb Ramp
 - Gateway
 - Ped Signal
 - Rail Crossing
 - Ramp
 - Existing Ped Facilities**
 - Bike/Ped Bridge
 - Multi-use Path
 - On-street Route
 - Sidewalk
 - Proposed Ped Facilities**
 - Bike/Ped Bridge
 - Multi-use Path
 - On-street Route
 - Pedestrian Trail
 - Sidewalk
 - Traffic Calming

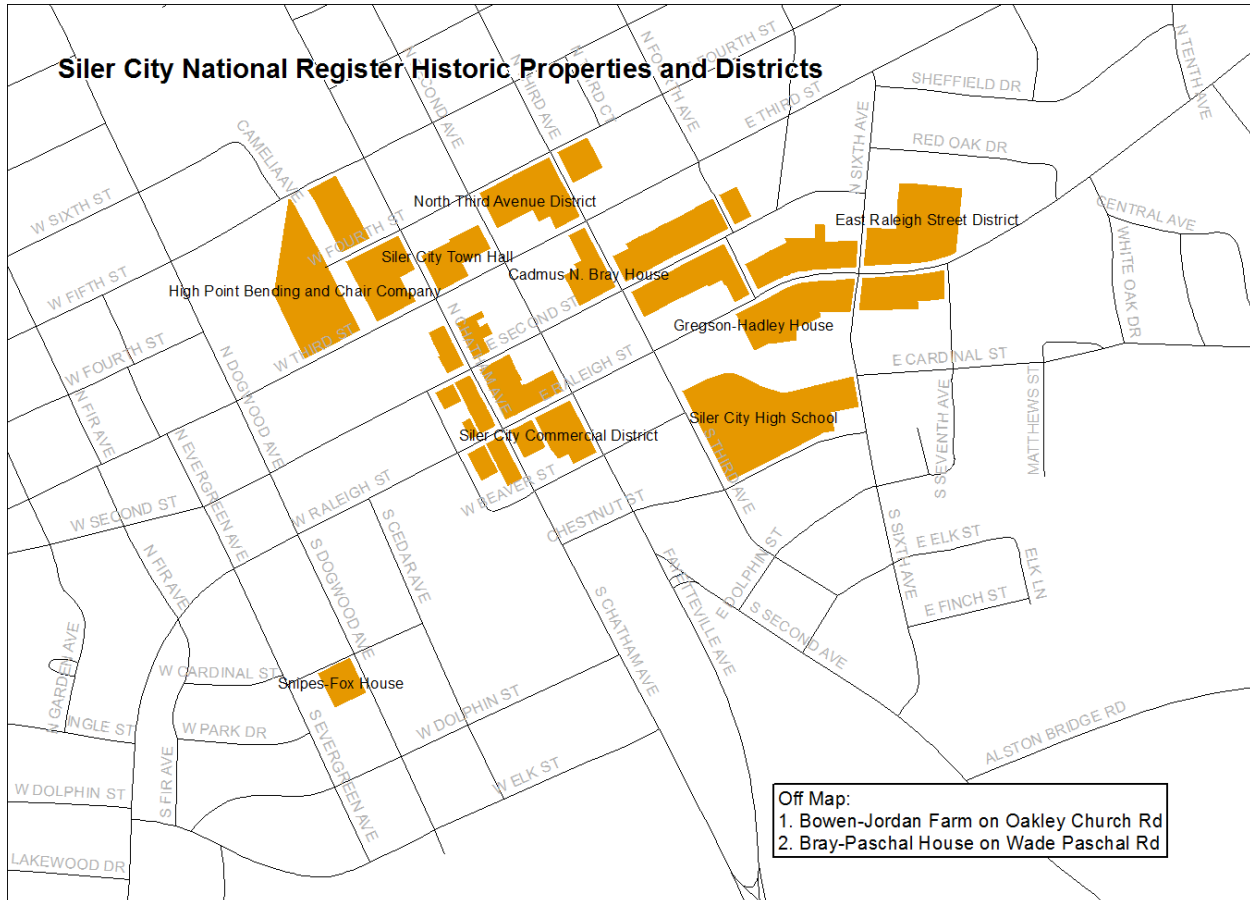


Map Date: April 20, 2015



Historic Features

There are three districts listed on the National Register of Historic Places (East Raleigh Street, North Third Avenue, and Siler City Commercial). Sites receiving individual designation include the Bowen-Jordan Farm, Cadmus N. Bray House, Bray-Paschal House, Gregson-Hadley House, High Point Bending and Chair Company, Hotel Hadley, Siler City Town Hall, Siler City High School, and Snipes-Fox House.



Natural Resources

Conservation Strategies

In 2016, the Town of Siler City received grant funding to conduct an analysis of natural resources and conservation needs within its planning area. As part of the analysis, the following natural features were highlighted as priorities for future conservation:

- Streams and Rivers (see also page 36) – Siler City is located in the Cape Fear River watershed, which is the largest river basin in North Carolina. Protecting the streams and rivers, whether they be ephemeral, intermittent, or perennial, is important for protecting water quality for Siler City and for the millions of people living downstream. The streams and rivers in Siler City also provide important habitats for fish, mussels, crayfish, salamanders, and turtles. Directly downstream of Siler City, Rocky River is home to many rare species, including the federally-listed endangered Cape Fear Shiner, which occurs nowhere else outside the Cape Fear basin. In addition, the Rocky River has

known occurrences of five species of rare mussels: Carolina creekshell (a federal species of concern), notched rainbow, brook floater, creeper, and eastern creekshell. Many of these species also occur in Brush Creek. These species are in decline in other parts of the state, in large part due to increased sedimentation, nutrients, and contaminants caused by stormwater runoff associated with impervious surfaces and agricultural practices. A lack of riparian vegetation or inadequate width of forested buffers can cause streambank erosion and sedimentation. The persistence of these sensitive species downstream of Siler City indicates that the water quality is quite high; maintaining high water quality for these species and for human use of the water is important. It also helps keep these species from becoming listed by the federal government, which reduces regulatory burdens on local governments, developers, and landowners. It is likely that Siler City's wide riparian buffers contribute to the persistence of these species downstream.

- Large Intact Hardwood Forest Blocks – Siler City has many large blocks of intact mixed hardwood and pine forests that provide important habitat for wildlife, including game species such as deer. Forests are primarily threatened by conversion to loblolly pine plantations and fragmentation due to clearing for development. Communities gain many benefits from protecting their forestland, including carbon sequestration, air pollutant removal, and water treatment. Research has shown that for every ten percent increase in forest cover in a watershed, water treatment costs decreased by approximately twenty percent¹. The Loves Creek-Rocky River and Lacys Creek-Rocky River watersheds are both currently over 50% forested according to the South Atlantic Conservation Blueprint 2.1, and as such are contributing these water treatment services. Many species of wildlife rely on having large forested areas; they will not persist in small patches of forest. Contiguous forest blocks of at least 75 acres have been shown to be adequate for several bird species of conservation concern that occur in this region, such as the scarlet tanager, Acadian flycatcher, ovenbird, and Northern parula. Small patches of forests, even in residential subdivisions, are important as migratory stop-over sites for birds, but will not provide breeding habitat for most species².
- Natural Heritage Natural Areas –
 - Donnelly Hardpan Bog is a 16-acre Natural Heritage Area that is rated *exceptional* within the Western Carolina Slate Belt owned by the North Carolina Herpetological Society. “This flat upland area has clay hardpan soils derived from mafic rock. It contains an excellent example of the extremely rare Upland Pool community type. The pool has no canopy, and is dominated by buttonbush and cypress-swamp sedge. The pool is also significant for unusual occurrences of Coastal Plain flora and for its importance as a breeding site for the spotted salamander. Low, poorly-drained areas contain good quality Upland Depression Swamp Forest dominated by willow oak with an herb layer of the uncommon longleaf spikegrass and sphagnum

¹ Barten, P.K., and C.E. Ernst, 2004. Land Conservation and Watershed Management for Source Protection. *Journal of American Water Works Association* 96(4):121-135.

² *Conservation Recommendations for Priority Terrestrial Wildlife Species and Habitats in North Carolina*, www.ncwildlife.org/Portals/0/Conserving/documents/ConservingTerrestrialHabitatsandSpecies.pdf

moss. Also present is a fair quality Xeric Hardpan Forest with a canopy of post oak and blackjack oak and a sparse herb layer of broom moss and reindeer lichen.” – NC Natural Heritage Program, Piedmont Mafic Areas Inventory, 1995. The Donnelly Hardpan Bog is also a habitat for four-toed salamanders, a rare State Special Concern species.

- Cape Fear/Rocky River Subbasin Aquatic Habitat is a Natural Heritage Area that is rated *exceptional*. “This reach of the Rocky River stretches approximately 18 miles from the Rocky River Reservoir to just above the confluence of Bear Creek, and more than half of it lies within the Rocky River Local Watershed Plan study area. The Rocky River is one of Chatham County’s biological treasures as it is home to a diversity of mussels and is the principal world refuge for the federally endangered Cape Fear shiner and federal candidate Septima’s Clubtail dragonfly.” - NC Division of Mitigation Services, Upper Rocky River Local Watershed Plan Preliminary Findings Report, 2005.
- Rocky River Basalt Bluffs and Levees is in private ownership by 130 Chatham and is a Natural Heritage Area with a rating of *high*. The Rocky River flows through this 435-acre site....The most prominent geologic feature of this site is a large flow of basalt that crosses the river just upstream of SR 2170 (Rives Chapel Road). In contrast to downstream sites, this reach of the Rocky River has relatively few riffle areas. The vegetation is dry mesic oak-hickory forest grading into mesic mixed hardwoods. The variety of slope and aspect at this site provide habitat for a variety of subcommunities including mountain laurel, broach beech fern, and wild comfrey. The levee forest that grows along the old stagecoach road at the southernmost end of the site is one of the most outstanding examples in the county. Here the circumneutral to basic soils weathered from basalt are reflected by the presence of shagbark hickory, hackberry, southern sugar maple, buckeye, bladdernut, and coralberry.” – NC Division of Mitigation Services, Upper Rocky River Local Watershed Plan Preliminary Findings Report, 2005.
- Cape Fear/Deep River Above High Falls Aquatic Habitat has multiple private landowners along Brush Creek and “is significant because it contains several rare mussel species, including the atlantic pigtoe, Carolina creekshell, brook floater, creeper, eastern creekshell, notched rainbow, and triangle floater.” This area has a rating of *very high*. Also, Brush Creek drains to the Deep River and habitat of the federally endangered Cape Fear shiner. – NC Natural Heritage Program, Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina, 1992.
- Floodplains – Intact, protected floodplains (forested communities in low-lying areas along streams and rivers) provide multiple benefits to communities including the protection of water quality and aquatic habitat in adjacent streams, flood storage and conveyance, and that are an important and biologically-productive habitat that is among the most threatened in our state. Many wildlife species use floodplains for breeding, foraging, and movement. The restoration and protection of floodplains in Siler City is a priority. The planning region is drained by tributaries of the Rocky and Deep Rivers. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on Loves Creek, Blood Run Creek, Little Brush Creek, and Rocky River. Fortunately, very few existing structures are located in the designated flood hazard

areas. The Loves Creek flood hazard area is the largest of all the designated flood-prone areas and has the greatest impact on land development within the Siler City planning region. The principal flood hazard areas on Loves Creek are located (1) between the US 421 Bypass and Siler City Country Club, and (2) west of the Norfolk Southern railroad tracks between West Dolphin Street and West 6th Street. Stream and floodplain restoration, particularly along Loves Creek, would be beneficial as a way to limit flooding impacts and improve water quality in the creek.

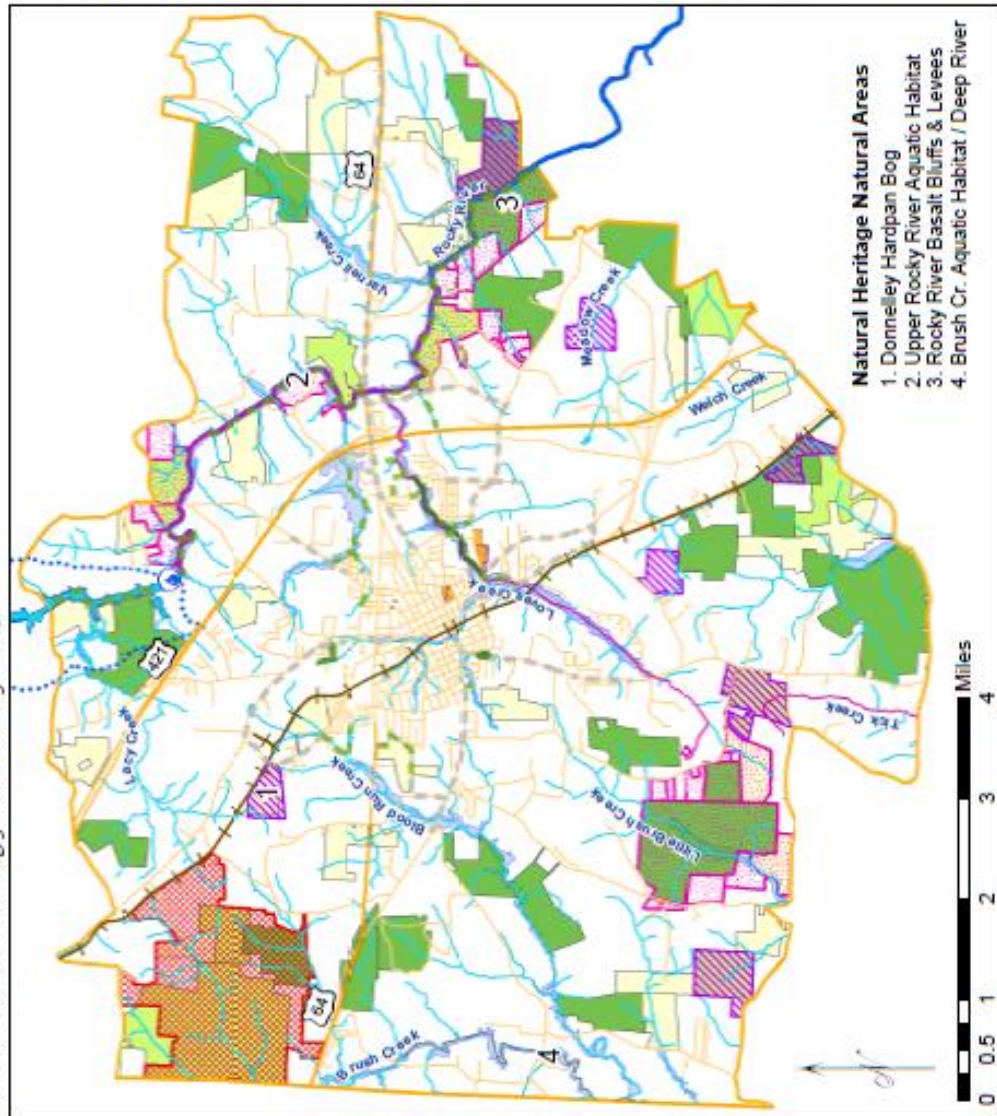
- Wetlands – Wetlands perform many ecosystem services, including flood protection and pollution control, and they provide essential breeding, rearing, and foraging sites for numerous fish and wildlife species. Many wetlands are regulated under the Clean Water Act, Sections 404 and 401, with regulatory authority provided by the US Army Corps of Engineers. Small, isolated wetlands, such as upland pools and depressions, are not regulated—as a consequence these are considered to be one of the most endangered habitats in North America. In North Carolina, they serve as critical habitat for many declining species of plants and animals. Donnelly Hardpan Bog in northern Siler City is an exceptional example of an isolated wetland. This bog is home to Four-toed salamander, a state species of special concern because it is known to be in decline in North Carolina. This wetland would not be protected under current state and federal rules. It is up to conservation-minded landowners and communities to protect these critical habitats. Most of these systems have been lost to draining for agriculture, forestry, and development. It is important to identify these wetlands, which are often not mapped, and protect them.
- Within the Town limits, underutilized properties along the floodplains and stream corridors were identified as potential sites for stream restoration, stormwater management and water quality treatment.

As part of the 2016 study, a mapping analysis was done to provide information about targeting areas for conservation. The analysis used a number of GIS layers of natural features and ranked the features in those layers based on how well they preserve aquatic and terrestrial habitats, landscape function and connectivity to preserve wildlife habitat and biodiversity. The map on the next page shows the final areas highlighted for conservation/protection as a result of the exercise. A second map highlights areas that are currently degraded but could be prioritized for floodplain/stream restoration projects. The Loves Creek Watershed Stewards group has been instrumental in this work.

Water Supply Watersheds

In 1989, the North Carolina General Assembly ratified the Water Supply Watershed Protection Act codified as General Statutes 143-214.5 and 143-214.6. This act mandated the state's Environmental Management Commission to adopt minimum statewide water supply protection standards and to reclassify all existing surface water supply watersheds to the appropriate classification. The purpose of the act was to protect the public water supplies of North Carolina communities through regulation of stormwater runoff. The Water Supply Watershed Protection Rules adopted in 1992 required that all local governments having land use jurisdiction within a water supply watershed, adopt and implement watershed protection ordinances, maps, and a management plan. The minimum standards of protection required are controlled by the state designation of the watershed.

Conservation Planning for Siler City's ETJ

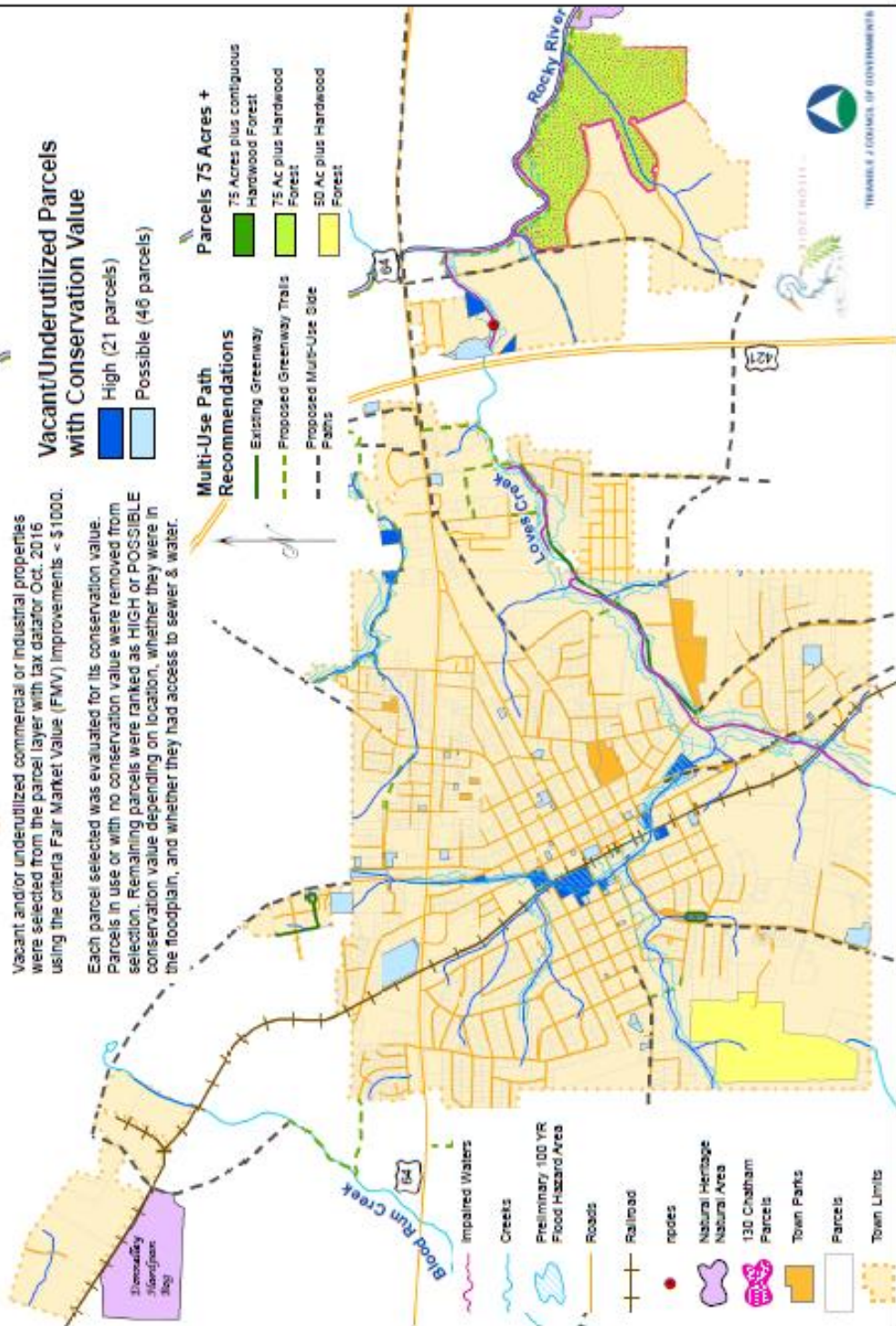


- Water Intake
 - Water Supply Critical Area
 - Impaired Waters
 - Creeks
 - River
 - Floodplain
 - Town Parks
 - Existing Greenway
 - Proposed Greenway Trails
 - Proposed Multi-Use Side Paths
 - ETJ
 - Railroad
 - Roads
- Added layers**
- Chatham - Siler City megasite
 - Managed Areas
 - 130 Chatham Parcels
 - Parcels 75 Acres +
 - 75 Acres plus contiguous Hardwood Forest
 - 75 Ac plus Hardwood Forest
 - 50 Ac plus Hardwood Forest



Water Resource Planning Project for Siler City funded by 2015 (J) WQ Management Planning Grant

Evaluation Underutilized Properties within the Town of Siler City






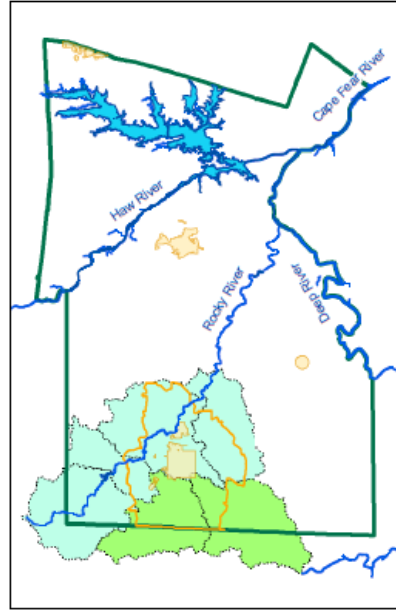
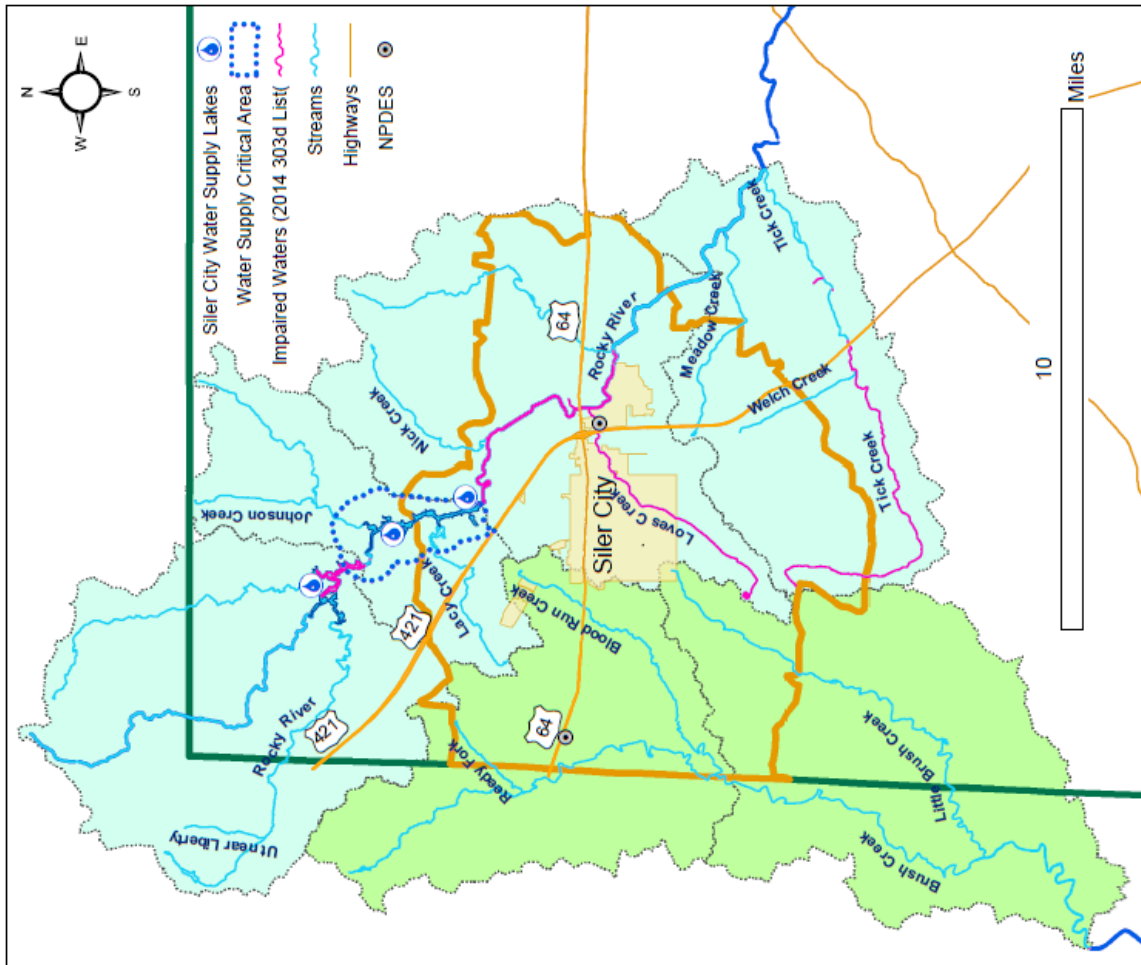
Vacant and/or underutilized commercial or industrial properties were selected from the parcel layer with tax data for Oct. 2016 using the criteria Fair Market Value (FMV) improvements < \$1000. Each parcel selected was evaluated for its conservation value. Parcels in use or with no conservation value were removed from selection. Remaining parcels were ranked as HIGH or POSSIBLE conservation value depending on location, whether they were in the floodplain, and whether they had access to sewer & water.

Water Resource Planning Project for Siler City funded by 205 (j) WQ Management Planning Grant

Siler City Water Resources

The Siler City ETJ is located in Chatham County, NC within the upper Rocky River and upper Deep River watersheds. The Cape Fear River forms at the confluence of the Deep River and the Haw River just before it leaves Chatham County. Siler City relies on 3 water supply lakes the upper water supply is impaired.

-  Rivers
 -  Town Limits
 -  Siler City ETJ
 -  Chatham County
- Watersheds within Siler City ETJ**
-  watersheds draining to Rocky River
 -  watersheds draining to Upper Deep River



TRIANGLE J COUNCIL OF GOVERNMENTS

Water Resource Planning Project for Siler City funded by 205 (j) WQ Management Planning Grant

Siler City's planning jurisdiction is partially located in the Rocky River watershed, which is designated WS-III and located north of the town. The watershed extends upstream of the Town's water intake which is located on a reservoir along the Rocky River. The watershed protection ordinance was adopted by the Town of Siler City on September 28, 1993, revised on June 1, 1998, and approved by the state in February 2000. The Town then revised its ordinance to reflect the expansion of the lower reservoir.

River and Stream Corridors

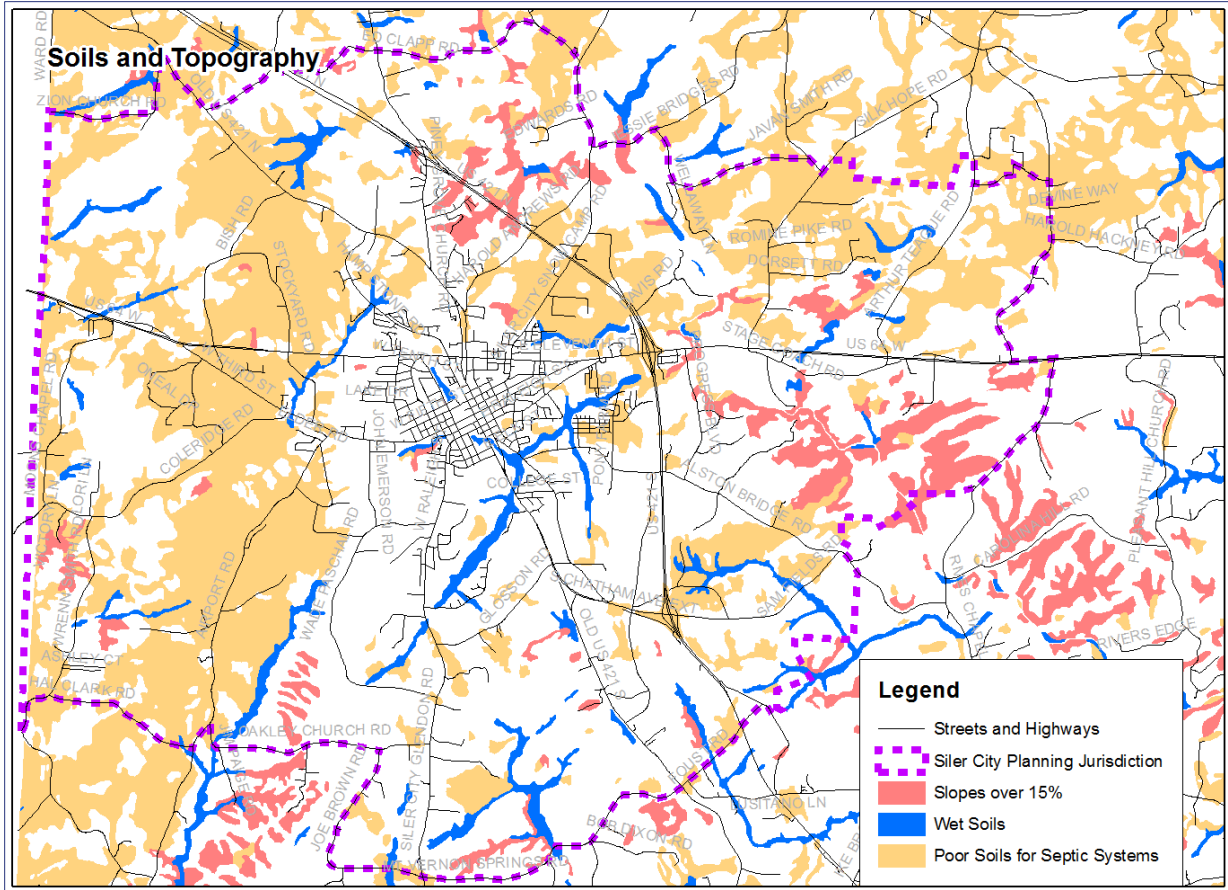
As a result of an agreement between the Town and state agencies in 2003, protected vegetative buffer areas were created along the Rocky River and several identified streams. The Rocky River buffer area is 200 feet in width from the water's edge at normal levels along each side of the river, and extends along the entire reach of the river within the Town's planning jurisdiction. In addition to the buffer along the riverbank, a protected zone extending 2500 feet from the river has also been established. Within this zone, all perennial and intermittent streams must also maintain a 200 foot vegetative buffer. Within the Town's planning jurisdiction outside the 2500 foot zone, a 100-foot buffer on each side of all perennial streams is required and a 50-foot buffer on each side is required for intermittent streams. Protection rules within the buffers call for no new development, minimizing sewer lines and protecting trees and vegetation. The purpose of the buffer is to protect both water quality within the Rocky River and natural habitats that exist in the river and streams. See also page 29.

Soils

According to the General Soil Map for Chatham County, four major soil associations in the Siler City area include the Georgeville-Herndon Association, Georgeville-Davidson Association, Timberlake-Herndon-Orange Association, and Wehadkee-Chewacla Association. Soils in the Georgeville-Herndon Association are deep and well-drained and have moderate limitations for septic systems, building foundations, and road construction. The Georgeville-Davidson soils are also deep and well-drained soils. Georgeville soils have slight to moderate limitations for septic systems and building foundations. Davidson soils, however, have severe limitations for road construction due to low traffic-supporting capacity. Soils in the Timberlake-Herndon-Orange Association are moderately deep and well-drained. Herndon soils have moderate limitations for septic systems, building foundations, and road construction. Orange and Timberlake soils, however, have severe limitations for these uses due to high shrink-swell potential, low traffic-supporting capacity, and low bearing capacity. Wehadkee-Chewacla soils occur in flood-prone areas and have severe limitations for urban uses. Of all the soils found in the planning region, the Georgeville-Davidson soils are considered best for urban development purposes.

Topography

The Siler City planning area is located in the Piedmont Plateau and is characterized by generally rolling topography. Elevations in the Siler City area range from about 500 feet to 800 feet above mean sea level. Major areas of steep slopes (10 percent or greater slope) are located in the eastern portion of the planning area adjacent to the Rocky River. Some smaller isolated areas of steep slopes do exist in other sections of the planning region, but they are not large enough to pose a significant barrier to urban development.



Chapter 4 – Land Development Plan

Land Use Classifications

The future land use map later in this chapter identifies proposed land uses within the planning jurisdiction of the Town over the next 15 to 20 years. The land uses on the map are classified as follows:

INDUSTRIAL – These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.

MIXED USE – These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.

RURAL RESIDENTIAL – These are areas of very-low density development that are either environmentally-sensitive or are located beyond the anticipated utility service area of the Town. Minimum lot sizes in these areas are typically 1 acre or greater. Agriculture and forestry uses are common in these areas.

LOW-DENSITY RESIDENTIAL – These are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater.

MEDIUM-DENSITY RESIDENTIAL – These are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ¼ acre or greater.

HIGH-DENSITY RESIDENTIAL – These are areas appropriate for either multi-family or single-family residential development, with maximum densities of approximately 28 units per acre.

MOBILE HOME PARK – These are specialized residential areas composed of multiple mobile homes.

CONSERVATION AND RECREATION – These are areas identified as a priority for conservation of critical environmental features, or as preserved open space and parkland.

Goals and Objectives

The goals and objectives discussed in this chapter, in conjunction with the implementation strategies and future land use map later in this chapter, form the core of the Land Development Plan. The plan identifies a single high-level goal to guide all decisions. For each land use category in the future land use map, this chapter also identifies several discrete objectives as shown in the table that follows.

One overarching goal applies to the entire Land Development Plan:

The Town of Siler City should enact policies that encourage business and employment growth, in an environmentally- and socially-sustainable manner that attracts and retains residents.

In addition to the general goal above, there are several planning principles noted in both Town ordinances and State laws that should also be taken into consideration in land use decisions. These provisions officially apply to regulatory decisions, such as zoning approvals, but it is useful to also consider these provisions in the development of the broader guidance of this Land Development Plan.

Siler City's Unified Development Ordinance states the following principles to guide the process of zoning decision making:

In order to maintain sound, stable, and desirable development within the planning jurisdiction of Siler City, it is intended that [the Unified Development Ordinance] not be amended except:

- (1) To correct manifest error in the ordinance or zoning map; or*
- (2) Because of changed or changing conditions in a particular neighborhood or community as a whole; or*
- (3) To promote and forward the purposes of the adopted Siler City Land [Development] Plan; or*
- (4) To promote the general health, safety, and welfare of the citizens of Siler City.*

North Carolina General Statute 160A-383 outlines the following principles for use in developing zoning ordinances:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes:

- To provide adequate light and air;*
- To prevent the overcrowding of land;*
- To avoid undue concentration of population;*
- To lessen congestion in the streets;*
- To secure safety from fire, panic, and dangers; and*
- To facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*

The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.

Table of Objectives

Objectives	Supported Land Uses							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
A. Limit impacts of development on the environment and promote sustainability.	X	X	X	X	X	X	X	X
B. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.	X	X		X	X	X	X	
C. Identify adequate land for future industrial development.	X							
D. Support existing industries.	X							
E. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.		X						
F. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.		X						
G. Improve the appearance of properties.	X	X	X	X	X	X	X	X
H. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.		X						
I. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.		X						
J. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.		X						
K. Permit residential development at a density in keeping with the rural character of areas surrounding the Town.			X					
L. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.				X				
M. Permit residential development at a moderate density that is consistent with historical development patterns in the Town.					X			
N. Permit residential development at a higher density that would allow multi-family structures.						X		

Objectives	Supported Land Uses							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
O. Limit Town provision of public infrastructure such as water, sewer, and road improvements in areas designated as rural.			X					
P. Encourage agricultural use of the land.			X					
Q. Maintain the integrity of existing neighborhoods.				X	X	X	X	
R. Promote walkable, interconnected neighborhoods.				X	X	X	X	
S. Encourage the development of affordable housing.		X			X	X	X	
T. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.	X	X				X	X	
U. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.							X	
V. Encourage provision of recreation and park land for Town residents.				X	X	X	X	X
W. Encourage preservation of sensitive environmental areas from development.								X
X. Encourage efficient use of transportation networks.	X	X	X	X	X	X	X	X

The preceding objectives related to the land use classifications shown on the future land use map, and are used to guide decision making on amendments to the Town’s zoning map. However, it is also sometimes necessary to amend the text of the Town’s zoning ordinance. The following objectives relate to these text amendments that may be necessary from time to time.

- Objective Y. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
- Objective Z. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
- Objective AA. Modify the development ordinances to be more user-friendly where possible.

Implementation Strategies

The following strategies are recommendations of actions the Town can take to achieve the stated goals and objectives above. The strategies are organized in a matrix to allow for easy cross-referencing to the associated plan objectives.

Strategies	Supported Objectives							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
(1) 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.				L	M	N		
(2) Urban development densities should be restricted to areas in which sufficient water and sewer service is available.	B	B	O	B	B	B	B U	
(3) Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.		S			S	S	S	
(4) 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.			K	L Q	M Q	N Q	Q	
(5) Encourage in-fill development in established residential areas.			K	L	M	N		
(6) Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.		G	G	G Q	G Q	G Q	G Q	
(7) Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.	B	B		B	B	B	B	
(8) Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.				R	R	R	R	

Strategies	Supported Objectives							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
(9) Promote cluster development with usable open space and amenities.	A	A	A	A V	A V	A V	A U V	A V W
(10) Preserve the general character and intensity of the central business district.		F F G J T						
(11) Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.	G	E G	G	G	G	G	G U	G
(12) Encourage planned developments.	T	T		R	R	R T	R T	
(13) Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.	X	X	X	X	X	X	X	X
(14) 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.	X	G X	X	X	X	X	X	X
(15) Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.	C	E						
(16) Make the extension of water and sewer service to identified industrial areas a priority.	B C							
(17) Encourage warehousing and assembly as industrial uses.	C D							
(18) Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.	A							
(19) Develop an industrial incentive policy and program.	C D							
(20) Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.	B	B	O	B	B	B	B	

Strategies	Supported Objectives							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
(21) Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.				V	V	V	U V	V
(22) 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	X	X	V X	V X	V X	V X	V W X
(23) Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.				X	X	X	X	V X
(24) Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.	B	B		B V	B V	B V	B V	V
(25) Support development of public and private improvements in the Central Business District in accordance with the Town's Downtown Master Plan.		F G J						
(26) Develop a planting plan for street trees along public rights-of-way.	G	G	G	G	G	G	G	G
(27) Promote land uses that are compatible with the future growth and development of Siler City Municipal Airport.			P X					
(28) Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.				R	R	R	R	
(29) Modify the development ordinances to be more user friendly where possible.	Y Z AA	Y Z AA	Y Z AA	Y Z AA	Y Z AA	Y Z AA	Y Z AA	Y Z AA
(30) Develop policies to encourage maintenance of structures.	G	G		G	G	G	G	
(31) Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.		H I						
(32) Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.	A	A	A	A	A	A	A	A

Strategies	Supported Objectives							
	Industrial	Mixed Use	Rural Residential	Low-density Residential	Medium-density Residential	High-density Residential	Mobile Home Park	Conservation and Recreation
(33) 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.			G	Q	Q	Q	Q	
(34) Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.		E F G J T						

Action Steps

There are a number of action steps that could be taken by the Town in order to implement the recommendations of this Land Development Plan. These potential actions include:

- Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan. This could include updates to development requirements such as street and sidewalk design standards and open space provisions.
- Consideration of a “Complete Street” policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.).
- Considering the creation of a historic district with regulations to govern the design and appearance of properties within the district.
- Participation in the Main Street program operated by the North Carolina Department of Commerce.
- Implementation of recommendations to assist in restoration/improvement of underutilized parcels that would improve water quality in Loves Creek, as identified in the 2016 conservation planning project.
- Purchase of properties in critical natural areas across the planning area to ensure that these areas remain in natural and/or recreational use.
- Implementation of recommendations found in the 2017 Affordable Rental Housing Report and Strategy Toolbox.
- Development of a plan for extension of utilities to areas designated for growth.
- Considering updates to the Downtown Master Plan, Bicycle Plan, and other plans that are more than five years old.

- Coordinating closely with Chatham County on any future decisions about school siting or expansion to ensure that school sites are consistent with Plan objectives.
- Development of a plan for improved multi-modal access and circulation in the downtown area, including pedestrian improvements and a parking study.

Additional Goals and Objectives for the Chatham-Siler City Advanced Manufacturing Site Area

The Chatham-Siler City Advanced Manufacturing (CAM) Site is identified as a large-scale heavy industrial manufacturing area. Future uses within and adjacent to the CAM Site area are intended to develop in a homogeneous manner to enhance the highest and best use for this area and to mitigate conflicting or incompatible uses and development. Uses sensitive to manufacturing operations are discouraged. This area is suitable for a variety of uses, including but not limited to: manufacturing, assembly, research and development, warehouse, distribution, and planned business park.

CAM Site Area Objectives

1. Encourage and attract diverse industrial, manufacturing and industrial-support-related uses, compatible with the CAM Site, that will stimulate the local and regional economy.
2. Continue to support and enhance the deliberate and orderly industrial development of the CAM Site.
3. Encourage the development of concentrated, contiguous and compatible manufacturing uses.
4. Promote the CAM Site as a growth area and provide it priority for utility extensions.
5. Support existing industry.

CAM Site Area Strategies

1. Identify adequate land for future industrial development.
2. Identify properties adjacent to the CAM Site that can be rezoned to an industrial zoning district.
3. Review and amend the table of uses to maintain and add uses desired and compatible, and remove such uses determined to be undesirable or incompatible, with the future development of the CAM Site.
4. Review the Standard Industrial Code classification system in order to eliminate incompatible industries with the CAM Site, such as quarry operations.
5. Encourage the development of new thoroughfares to provide improved access to and from the CAM Site.
6. Make extension of water and sewer service to the CAM Site a top priority.
7. Encourage improved environmental impacts of industrial uses, such as water reuse and industrial recycling.
8. Continue review of industrial incentive policies and programs to recruit suitable industry to the CAM Site.



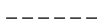



Appendix: Future Land Use Map






Siler City Land Development Plan

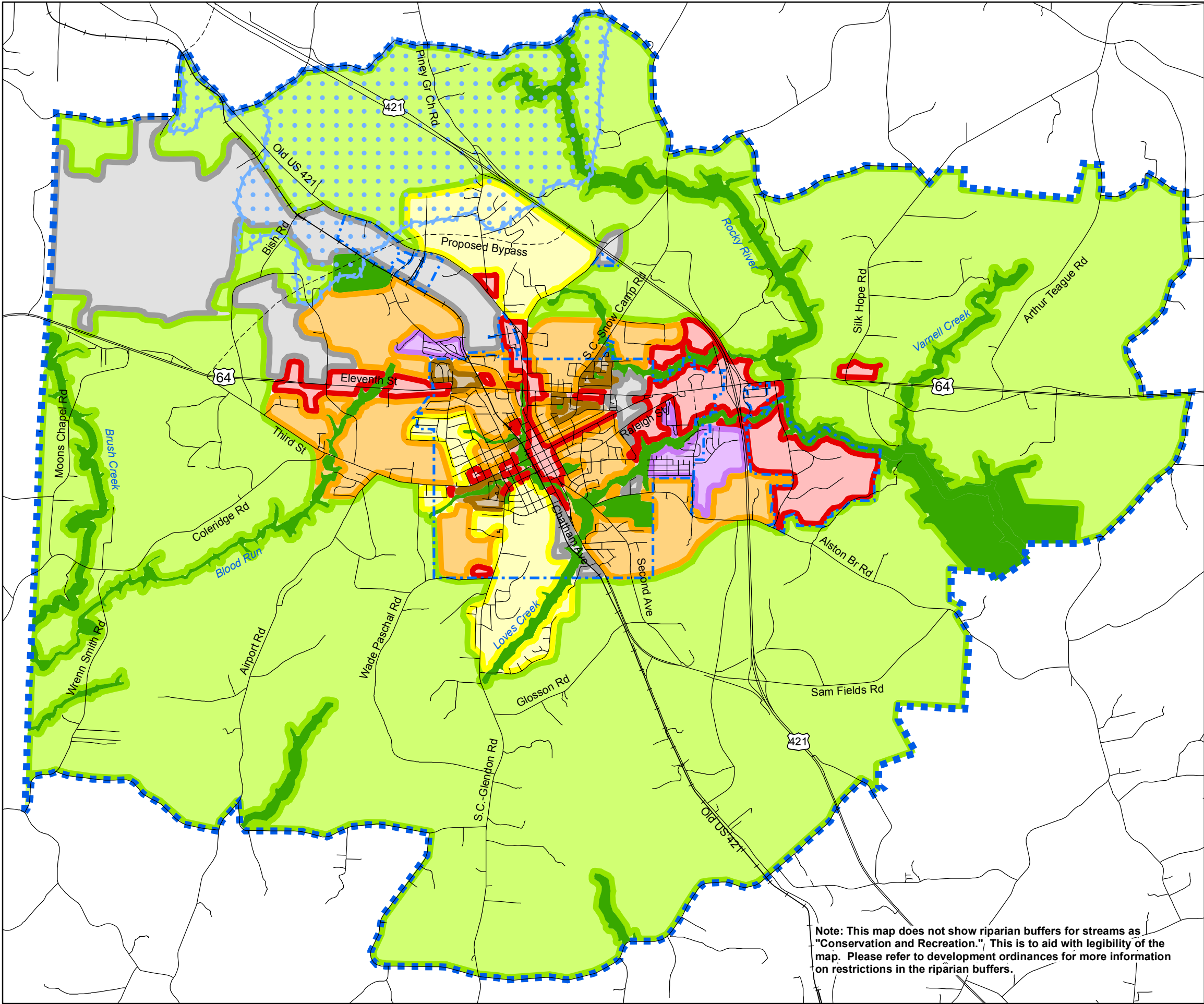
Future Land Use Map

December 18, 2017

**Map Created by
Triangle J Council of Governments**

-  **Railroads**
-  **Streets and Highways**
-  **Proposed Roadways**
-  **Siler City Town Limits**
-  **Planning Jurisdiction Boundary**
-  **Water Supply Watershed**

- Siler City Future Land Uses**
- Future Land Use Category**
-  **Conservation and Recreation**
 -  **Rural Residential**
 -  **Low-density Residential**
 -  **Medium-density Residential**
 -  **High-density Residential**
 -  **Mobile Home Park**
 -  **Mixed Use**
 -  **Industrial**



Note: This map does not show riparian buffers for streams as "Conservation and Recreation." This is to aid with legibility of the map. Please refer to development ordinances for more information on restrictions in the riparian buffers.