

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
WORK SESSION  
JANUARY 25, 2021

The Board of Commissioners held a work session with Planning Staff on Monday, January 25, at 4:00 p.m. in the Council Chamber, 103 N. Main Street, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Tommy Beal, Janet Harrington, Teresa Kelly, and Jim Paschal. Planning Staff in attendance were Marshall Downey and David Montgomery. Also, Town Manager Eddie Thomas and Town Clerk Laura Duval were present.

Mayor Andrews attended sessions with the City of Sanford involving changes to single-family residential zoning. We are headed in a difference direction. Since Marshall and David are interacting with developers and builders, the Mayor felt it would be beneficial for Planning Staff to discuss these changes with the Town Board to get their feedback and vision for future growth. The Town is getting more inquiries about development, so there is a need to compare the Town's vision with developers and builders. Right now changes affect only single-family residential. Eventually, changes will be made to apartments and commercial.

Marshall Downey began with a residential UDO Amendments presentation. The City of Sanford has received many requests for single-family residential projects, and a few projects have been controversial in the past few years. Sanford and Broadway are both built on a low-density model. In Sanford requirements have been a 20,000 sq. ft. lot, ribbon road, no curb and gutter, no sidewalk. This model has worked well through the years and will still be available. In addition to that, planning staff have been asked to look at higher density models. For ten years conditional zoning was used. Developers now come in with different ideas, and the Town needs something to go by.

Mr. Downey reviewed current zoning patterns for the Town. Planning Staff want to work through zoning districts and work with the Town Board. The Town is largely low density residential. A higher density, R-12, is found in Thomas Place and Underwood. Broadway has its core CBD. Off Broadway is R-6, Hamlet and Macbeth are R-10. The zoning districts are not much different from Sanford just on a smaller scale.

He reviewed the place types in the Land Use Plan, which was developed and adopted a few years ago. North of the CBD, the Village Center designation is found. Everything else is designated as Village Neighborhood. The ETJ is also included in that. Planning Staff direct developers and builders to the Land Use Plan. This plan serves as

the vision for the community. Mr. Downey wants planning to work with Broadway to be more parcel specific. Two place types may not be enough for the Town, and they need to be updated.

All developers are looking for maximum density. They want to know how many units per acre are permissible. Village Center allows seven (7) units per acre. The Town of Broadway is probably not comfortable with that.

Village Neighborhood allows up to four (4) units per acre, which is equivalent to a 10,000 sq. ft. lot. That may be appropriate in some areas, but the Town may not be comfortable with that either. This is a twenty to thirty year vision. Planning staff want to work with the Town Board, Planning Board, and citizens and look further at these place types. These descriptions are too vague. The intent for Village Center may have been much less than seven (7) units per acre. Planning staff are working with a consultant to make the designations more clear. They want to get a much better understanding of the Town's desire for single-family density.

The Land Use Plan probably does not match the Board's full vision for the community. Planning staff need to tweak the plan to clear up some discrepancies and will work with the Town Board over the next few months to get that cleaned up. The first step in the process is to update the Land Use Plan, 2) match Town's rules and regulations to the plan, and 3) enforcement of the plan. A Steering Committee (Sanford & Broadway mayors, Planning Board Chair of Sanford, and one Sanford councilman) was selected to review and replace all current R districts. That affects Broadway and Sanford. The Town will have to go in and replace the R districts with the new zoning districts. These updates will make expectations clear to developers.

David Montgomery gave a presentation from Rick Flow, the consultant that Planning Start are working with to update zoning districts. Compared to other cities, Sanford's housing is very low density and worked well for a while. The pending question is will that be sustainable in the long term. It's a goal to get back to sidewalks and street trees in suburban areas, but developers are saying the allowed density does not make the numbers work. There will probably be a compromise. They are striving for the 5-Win scenario: Citizens, businesses, natural resources, leadership, and those seeking to invest in the community.

Planning staff are proposing an emphasis on the public realm. The houses are a little closer together. SFR-3 is equivalent to R-10 and R-12, with sidewalks on both sides with street trees. It creates a high-quality public realm shared by the residents and neighbors and creates a welcoming atmosphere. The streetscapes in SFR-3 create a comfortable, inviting and pedestrian oriented space where neighbors feel comfortable on the sidewalk. Porches extend slightly in front of the garage, so that communication can take place between neighbors.

Another example of SFR-3 is detached single-family homes with eight foot planting strips. This creates a quality area where citizens associate in comfortable

conversation with neighbors. Sidewalk is away from the street to improve comfort and a sense of safety. The planting strip provides ample room for street tree growth, but also allows for underground utilities placement.

There are different types of open space such as: squares, parks, plazas, forecourts, greenways, and natural and agricultural when appropriate. The improved common open space creates a high-quality public space shared by the residents and their guests. It creates openness at intersecting streets and also allows for large-scale events of neighborhood importance. Open space creates high quality design standards and specifications to enhance new development.

There is good and bad open space. Good open space can provide mail kiosks, which allows neighbors to interact in large scale developments. The mail is no longer delivered to individual mailboxes. Bad open space is unusable because it is hard to mow. Encroachment agreements will be used between current developers and potential future developers.

Street lighting and signage amenities enhance a view. Lighting is now designed for pedestrian walking. Thoroughfare lighting is used at transmission line crossing. This provides for pleasant views along streets and intersections. Open traditional style lanterns and cobra style roadway fixtures avoid glare with downward lighting.

It has been brought to their attention that v ditches between houses should be avoided. Most houses are built on slabs on grade, and water has to be kept away from the houses, thus creating slopes and v ditches between houses. The slope is not good for children and elderly adults because the yard will stay wet after rainfall and can also be a tripping hazard. The use of crawl spaces, stem-walls, and a grading plan are now being recommended to avoid those ditches. It makes for a much better visual and enhances play space for kids. Storm water controls have been a big issue of concern. Staff will be taking a closer look at plans for grading, sloping, etc.

Proposed residential districts will be SFR-2 Single-Family Residential District, SFR-3 Single-Family Residential District, and Residential Downtown Transitional District (RDT) by right. If it's zoned a certain way and a developer comes in and meets all the standards as far as lot size and has gone through the TRC process, he doesn't need to appear before the Town Board. The plat will be presented instead. SFR-2 with 2.0 maximum units per acre gross will replace the current R-20 Residential Single-Family District municipal zoning jurisdictions. SFR-3 with 3.0 maximum units per acre gross will replace the current R-12 and R-14 Residential Single-Family Districts within municipal zoning jurisdictions. RDT with 6.0 maximum detached units per acre will replace and supersede the current R-6 Single-Family District and will allow 16.0 units of attached and/or multi-family residential to facilitate greater infill potential to strengthen the core downtown area(s) of municipal zoning jurisdictions. It's specific to areas around downtown.

Developers must meet plat requirements, go through the TRC process then their plans will be approved without going to the Town Board. There will be no zoning and no Public Hearing. Planning Staff will find out where Broadway wants growth to occur.

They are in the process of comparing the current UDO to the draft UDO. From R-20 to SFR-2 lot size will go from 12,000 sq. ft. to 11,000 sq. ft. and from 75 ft. wide to 60 ft. wide minimum. From R-12 to SFR-3 lot size will go from 20,000 sq. ft. to 17,450 sq. ft. and from 100 ft. to 72 ft. wide minimum. The consultant is a stickler on the math to prove this is the direction in which we should go. He looked at development costs, and they will go down even if the sq. footage is different. The consultant is advising the use of 8 ft. planting strips. Someone buying a house doesn't care what the setback is relative to a line or stake. They look to the curb. It will give approximately the same distance. The designs are more compact but provide for larger back yards only skinnier. It works out to 3 units per acre. The consultant is advocating for better design that allows for usable back yards.

Residential Downtown Transitional (RDT) District will implement Urban Neighborhood and Village Neighborhood classifications. It recognizes that gradual transformation of existing development to high quality mixed development is needed to support the core of municipalities. Planning understands that Broadway wants to maintain its small town feel, but there is a nice Main Street area. Residential developmental around the downtown core is going to help it tremendously. People living 24-7 around the downtown core will only help businesses in the long run. Under RDT, minimum lot size is 5,000 sq. ft. for single family, and 1,600 for an attached town home size. This district allows for very high density.

Traditional Neighborhood Development (TND) is an overlay district. TND has specific requirements for historic districts and commercial corridor standards. There are additional standards to the zoning. If a developer wants to build 6 to 8 units per acre or town homes or commercial mixed in, the Town Board has the opportunity of getting a higher quality project, which makes sense to approve the overlay district. TND sets standards that everyone meets. There will no longer be conditional zoning. The standards are set for staff to review and will determine all specific and detailed requirements are met. TND will set a certain set of standards so that everyone will be treated the same way. This district applies to 10 acre tracts or greater. It is designed to look like traditional neighborhoods and is urban in form. Up to 10-11 units can be built per acre including vistas, alleyways, and open spaces.

Mr. Downey does not know the definitive date when the zoning districts will change, but all of them will change. They are still meeting with the steering committee. Last week they met with developers, builders, and real estate agents and gave this same presentation. Planning received good feedback. Once the draft is ready, he would like to draw up a comparison of current zoning patterns to new zoning patterns.

Commissioner Paschal asked about developers who purchased land before the transition in zoning districts. Mr. Downey stated they would be given the option of

building under the old zoning or the new. Some developers will find that the new zoning may better suit their plans.

The Mayor will email the UDO presentation to the commissioners. Mayor Andrews expressed his appreciation to the Planning Department for all their help and willingness to work with the Town of Broadway.

Mayor Andrews adjourned the work session.

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Donald Andrews, Mayor

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Laura K. Duval, Town Clerk