

**CLAREMONT**  
NORTH CAROLINA

**PLANNING BOARD**  
**November 16, 2015**  
**7:00 PM**

**AGENDA**

1. **Call Meeting to Order**
2. **Adopt Agenda**
3. **Approval of August 17, 2015 PB Minutes**
4. **Planning Board Contact List and Zoning Map Update**
5. **Other Business**
6. **COMPREHENSIVE PLAN ACTIVITIES**
  - Review Survey and Public Input Results**
  - Distribute Comp Plan Tentative Schedule**
  - Demographics Presentation by Taylor Dellinger,  
Data Analyst, WPCOG**
  - Discussion of Issues**
7. **Next Meeting Date: January 25, 2016 7:00**
8. **Adjourn**



**PLANNING BOARD  
MINUTES  
August 17, 2015**

*Members Present*

Robert Smith  
Nick Colson  
Jeff Barkley  
Rupert Little  
Gene Monday  
Larry Pannell

*Members Absent*

Crystal Clark  
Todd Setzer

*Staff Present*

Elinor Hiltz, Planner  
Catherine Renbarger, City Manager  
Johnny Wear, Interim Planner

Chairman Robert Smith opened with prayer.

***Call Meeting to Order & Approval of May 18, 2015 PB Minutes***

Mr. Smith called meeting to order at 7:03 pm and tended to first item on agenda – approval of May 18th meeting minutes. Rupert Little moved to approve the May minutes, Jeff Barkley seconded, and the group unanimously agreed to approve the minutes.

***Introduction of New Planner Elinor Hiltz***

Johnny Wear, Interim City Planner, introduced the new Western Piedmont Council of Governments contract planner, Elinor Hiltz.

***Zoning Ordinance Amendment: Attached garages in front of houses***

Johnny Wear explained that there is a regulation in Claremont against snub nose houses (houses with garages that protrude in the front). The North Carolina Senate recently passed a bill overturning Claremont's rule against snub nose houses. Senate Bill 25 could affect a couple other different areas of the ordinance as well, like the rule that side yard garage materials must match the home. Johnny Wear suggested tabling the amendment to review the whole ordinance for compliance. Meanwhile, any snub nose garage that exists should be allowed because the law came into effect in June 2015. Nick Colson spoke in favor of tabling the amendment and the Board agreed.

*Action: Tabled*

***Zoning Ordinance Amendment: Parking allowed in front of business lots***

Under Claremont's current ordinance cars can park in rear but not in front of businesses. Chairman Robert Smith says the intention when the code was written was to make

Claremont a walkable community. New businesses often turn their buildings to face the side and rear parking lots because they want entrances facing the parking lots. Rupert Little stated that he sees no problem with parking in front of businesses that front the street. The Board agreed. Gene Munday suggested inserting the provision that "no more than two rows of parking or fifty percent of the total required parking" can be in the front yard, and this provision would apply to 3 building types: Shopfront, Highway Business, and Civic. Jeff Barkley moved to accept the text amendment as written except to add "d" to shopfront, civic, and highway business buildings. Larry Pannell seconded the motion. The vote to approve was unanimous.

*Action: Recommended Approval*

#### ***Zoning Ordinance Amendment: Car sales in front of business lots***

In Claremont's code cars for sale cannot be displayed in the front (or side yard abutting a street). Johnny Wear recommends a text amendment that allows car sales in the front (or side yard). The Board debated inserting similar language as letter "d" above, that no more than 50 percent of the total parking could be in the front yard, but decided not to do it. A car dealership is coming to Claremont soon-off Oxford St. The Board was concerned about car dealerships selling junk cars, so Mr. Wear suggested "vehicles for sale must be in operating condition". Jeff Barkley asked in which zoning districts car lots are allowed. Mr. Wear answered car sales are allowed only in the Highway Business District. Nick moved to adopt the text amendment as written except to add that "vehicles for sale must be in operating condition". Rupert Little seconded. The vote to approve was unanimous.

*Action: Recommended Approval*

#### ***Zoning Ordinance Amendment: Temporary health care structures***

Johnny Wear explained that the state legislature recently mandated that temporary health care structures be allowed as accessory uses in all residential districts. In Claremont the units must meet the same setbacks as houses in the R-1 district. Gene Munday moved to accept the text amendment as written, especially because the City must amend its ordinance to follow state law. Nick Colson seconded. The vote was unanimous.

*Action: Recommended Approval*

#### ***Subdivision Ordinance Amendment: Vacating platted lots***

A citizen's attorney has petitioned the Planning Board to change the subdivision ordinance so that a lot can be vacated without requiring the signatures of all other owners in the subdivision. Chairman Smith defended the way the ordinance is currently written, saying that if someone vacates a piece of plat it changes the whole make up of the subdivision and potentially affects all owners. Valdese has an ordinance just like Claremont's. Nick Colson moved to leave the ordinance the way it is written. Larry Pannell seconded. The Board unanimously voted not to amend the ordinance.

*Action: Recommended Denial*

#### ***Minimum Housing Code Amendment: Nonresidential standards***

Johnny Wear recommended using a nonresidential minimum housing code for dilapidated industrial buildings if Claremont has many of them, but a nuisance code for

dilapidated residential accessory buildings. The nuisance code allows a building to be torn down quicker than the minimum housing code. The Planning Board did not remember how this amendment was initiated. Nick Colson said there was a complaint about a house's dilapidated accessory building but the owner already tore it down. Robert Smith suggested tabling this item. Jeff Barkley directed the Planner to research changing the nuisance ordinance so that it applies to accessory buildings. There was consensus to table this amendment.

*Action: Tabled*

### ***Planning Board Contact List Update***

The Planning Board made corrections to the contact list.

### ***Other Business***

Catherine Renbarger announced that Catawba County Commissioners would consider a rezoning for a solar farm at Rock Barn Equestrian Center that same night-August 17<sup>th</sup>.

Jeff Barkley directed Elinor Hiltz and Catherine Renbarger to look into getting "No Thru Traffic" signs on Anderson St.

### ***Adjourn***

Larry Pannell motioned to adjourn, Jeff Barkley seconded, and the group unanimously approved. Meeting was adjourned at 7:56

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Robert Smith, Chairman

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Elinor Hiltz, Planner

# Comprehensive Plan City of Claremont

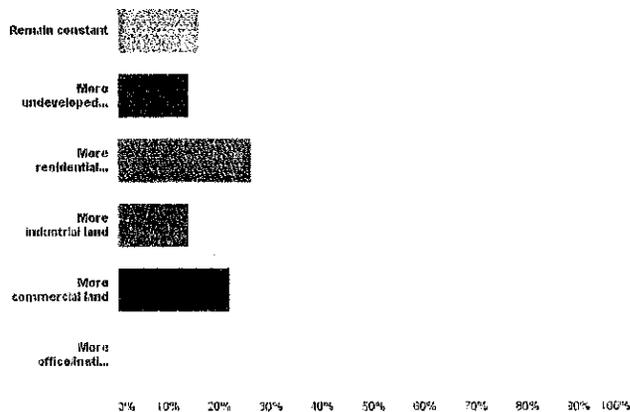


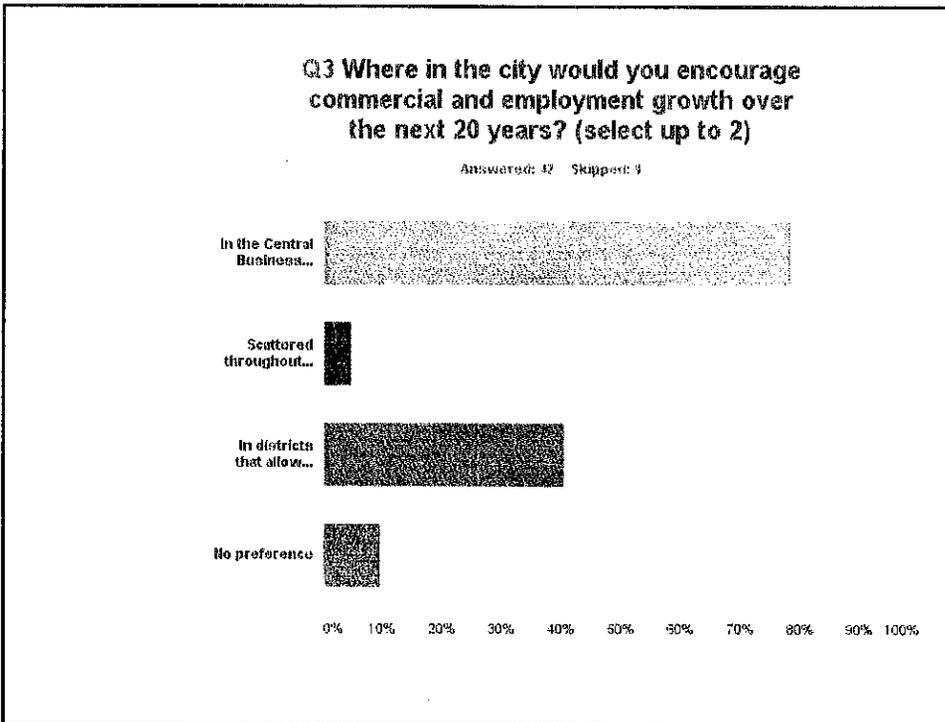
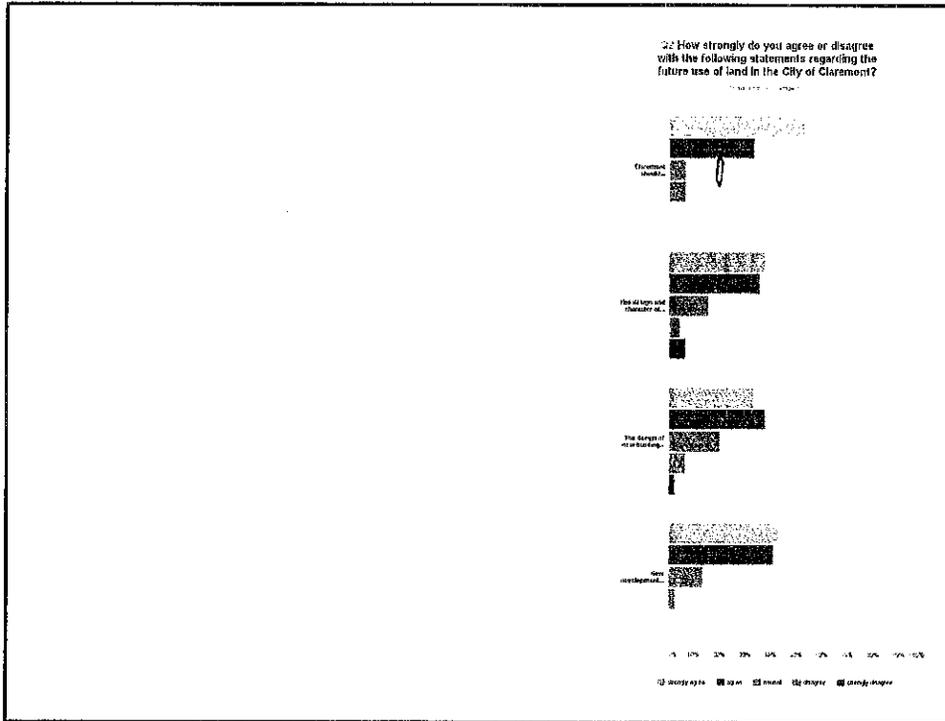
## Survey Results

Presentation to Claremont Planning Board November 16, 2015

**Q1 The City's land use is 61% (2,395 acres) undeveloped land, 23% (919 acres) residential, 9% (344 acres) industrial, 5% (189 acres) commercial, 2% (100 acres) office/institutional. How do you envision this ratio in 20 years?**

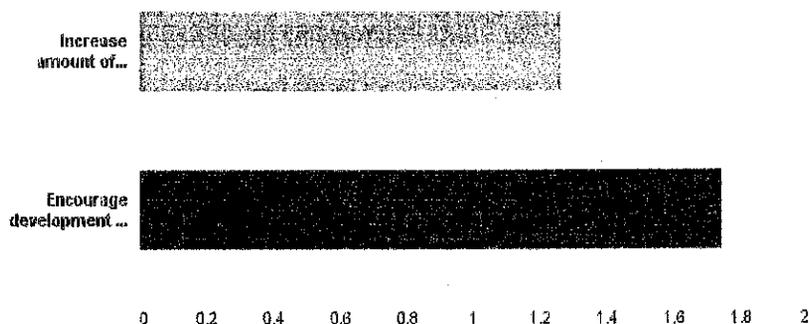
Answers: 20 Skipped: 1





**Q4 How would you prefer to accommodate future population growth over the next 20 years? Please rank, 1 being your first preference.**

Answered: 38 Skipped: 12



## Open-Ended Responses to Land Use, Zoning

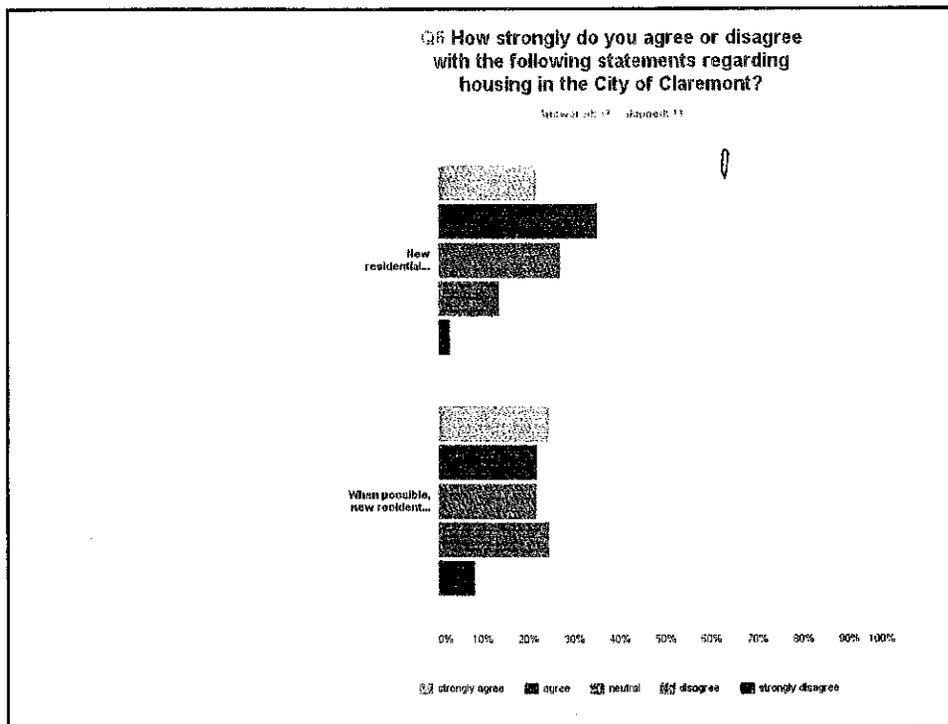
- a city run dog park
- Am opposed to 88 units of apartments with the current congestion awful as is and the other outer beltway has never even been addressed
- In any expansion traffic needs to be considered. Growth also needs to take into account the effect it will have on current residents.
- encourage land use to promote job growth for citizens and citizen life satisfaction
- Bringing in large apartment complexes will certainly bring in more cost for city services for the citizens, increase the crime rate and call for increases in our property taxes. Claremont is a great small town and should not be encouraged to become "Hickory!"
- We do need a change. The city of Claremont is boring and dead. There's nothing pretty to look at. We need a shopping center of stores only.

## Open-Ended Responses to Land Use, Zoning

- I think that there should be a network of wide sidewalks where people can walk, run and bike. There should be bike lanes for serious bikers. We should encourage more business in downtown Claremont that attract young people and families to the area. Am opposed to 88 units of apartments with the current congestion awful as is and the other outer beltway has never even been addressed
- Need to recruit more restaurant and multi family business
- I don't think the town should encourage any other housing that isn't already established
- I know there was talk of putting low income housing on a vacant property in Claremont. I strongly hope that this was NOT the case
- We don't need to lose our small town feel....
- Centennial Blvd needs to be developed more with commercial growth (restaurants, retail, etc.)

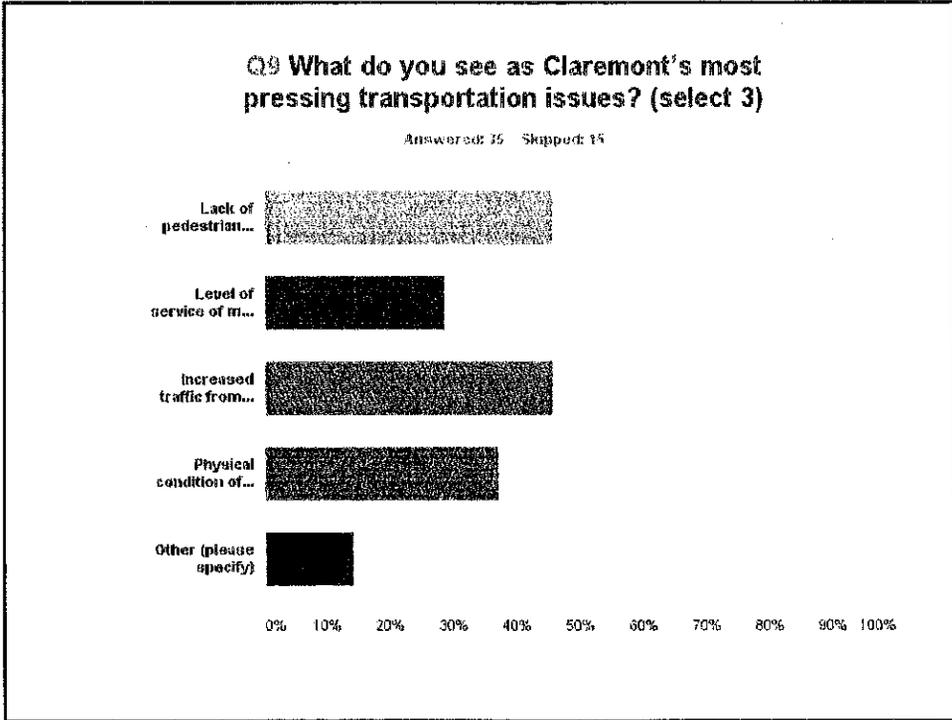
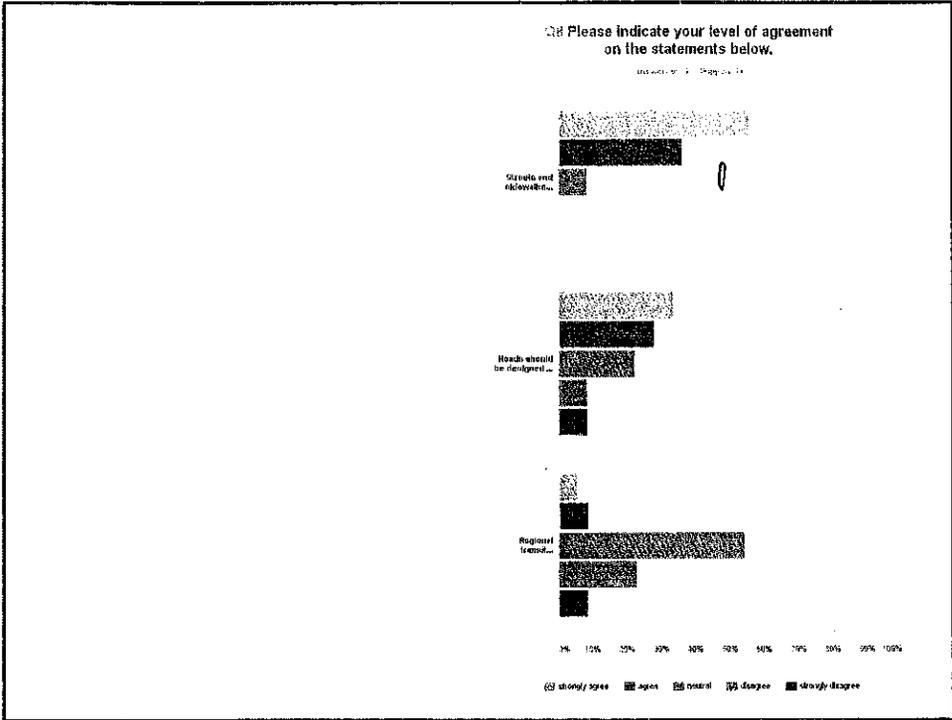
## Open-Ended Responses to Land Use, Zoning

- Need to fund sewer and water for existing businesses. Need to find a way to incentivize existing business for their expansions and new jobs
- Multi-unit housing is the LAST thing Claremont needs...especially "low-rent" housing. Having lived in numerous towns and cities, I have seen the results first hand. CRIME.
- Be careful not to over regulate.
- Encourage greenways, recreation facilities, multi-use areas.



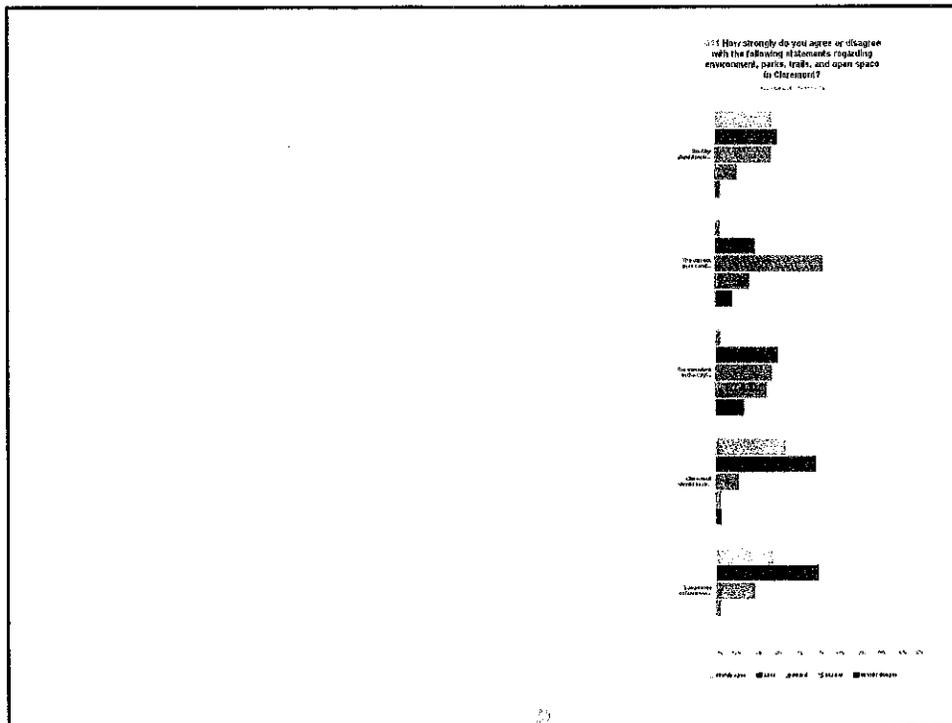
## Open-Ended Responses to Housing

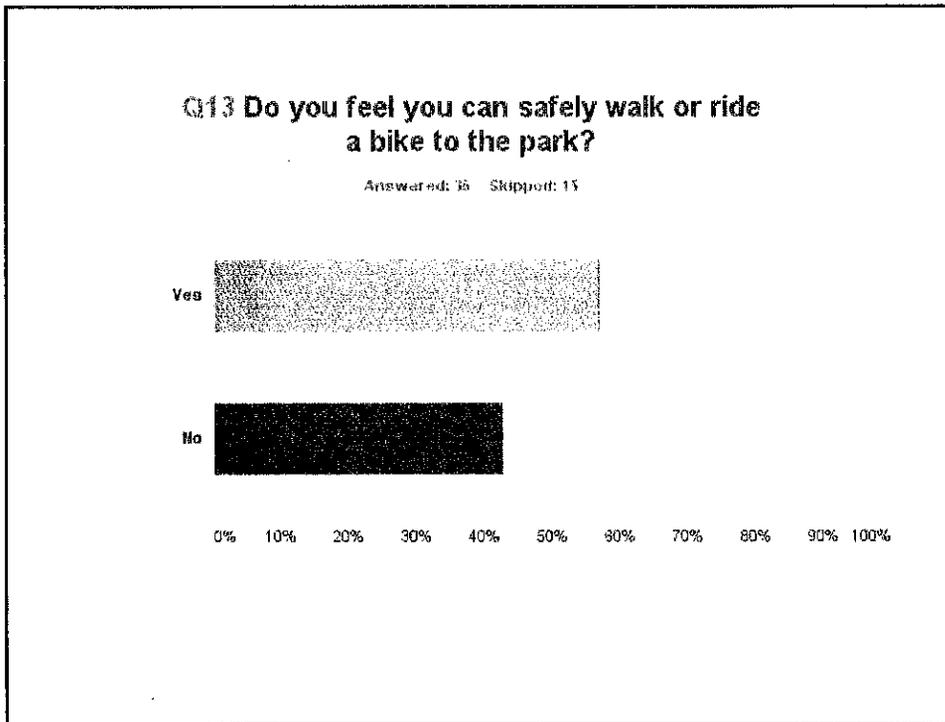
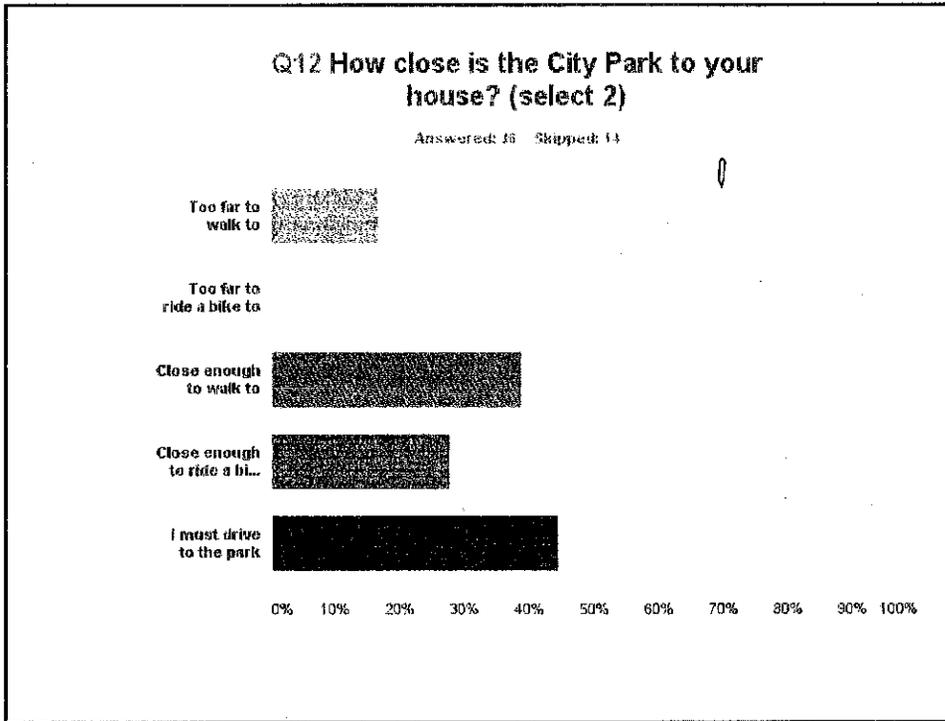
- With current zoning policy NO new houses can be built with the garage extending beyond the front stoop! Therefore, do not expect any new houses to be built!
- Multi family projects should be considered with caution to effects on the community and residents.
- housing should and can be affordable for all public policies should support private development, not supplement it
- I think small scale housing developments are good for families. Large scale housing developments tend to cause trouble for a community as they get older.
- No trailer parks
- Keep the city the way it is, don't need any outsiders.



## Open-Ended Responses to Transportation

- We pay the same amount of money to WPCOG as any other municipality yet have NEVER got to use their services to pick us up and drop us off at the Hospital, Mall, etc like every city
- Need a better routing system on Main Street. School lets out and Pierre Foods employees crowd the road and people turn around in driveways on Main Street to get to the school. It's a madhouse. Also, truck drivers fly down main street in front of the school. Need police officers to watch this.
- As stated before, larger sidewalks and a network of sidewalks. Also, bike lanes
- Sidewalks are already built, lights are erected and no need for any other money spent right now.



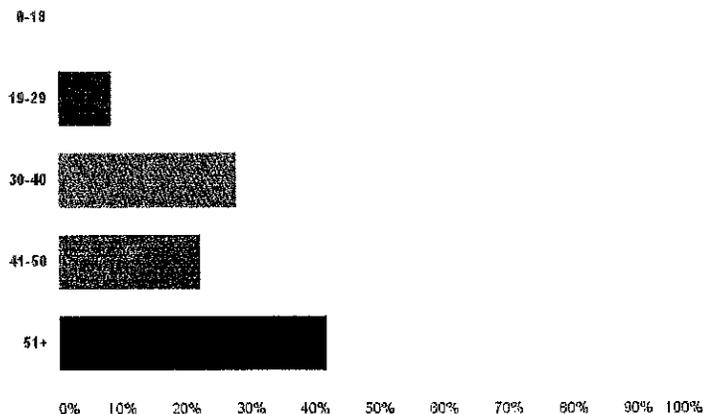


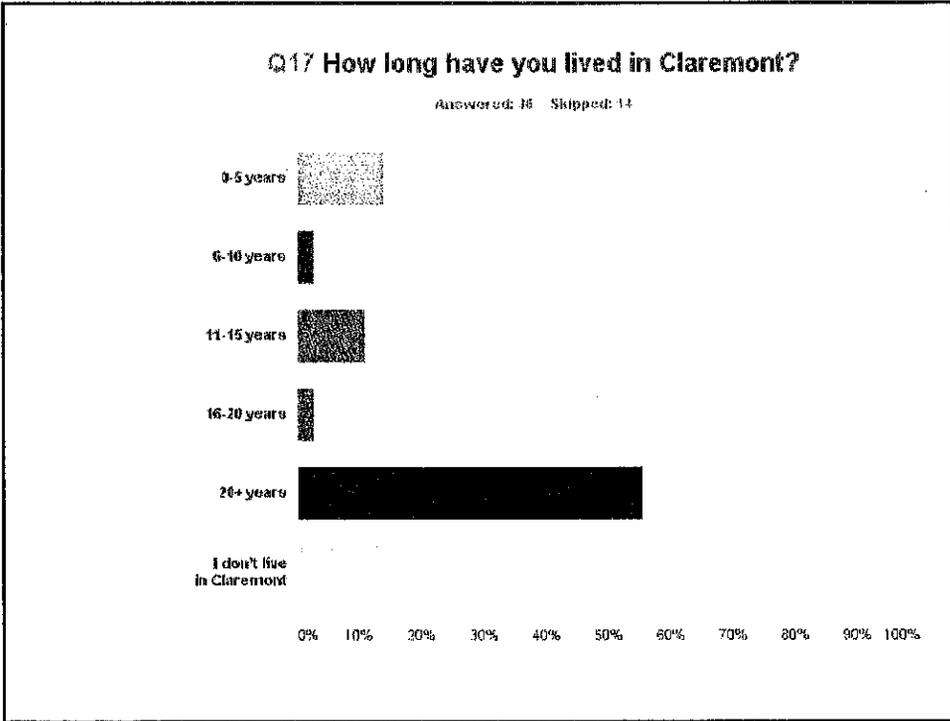
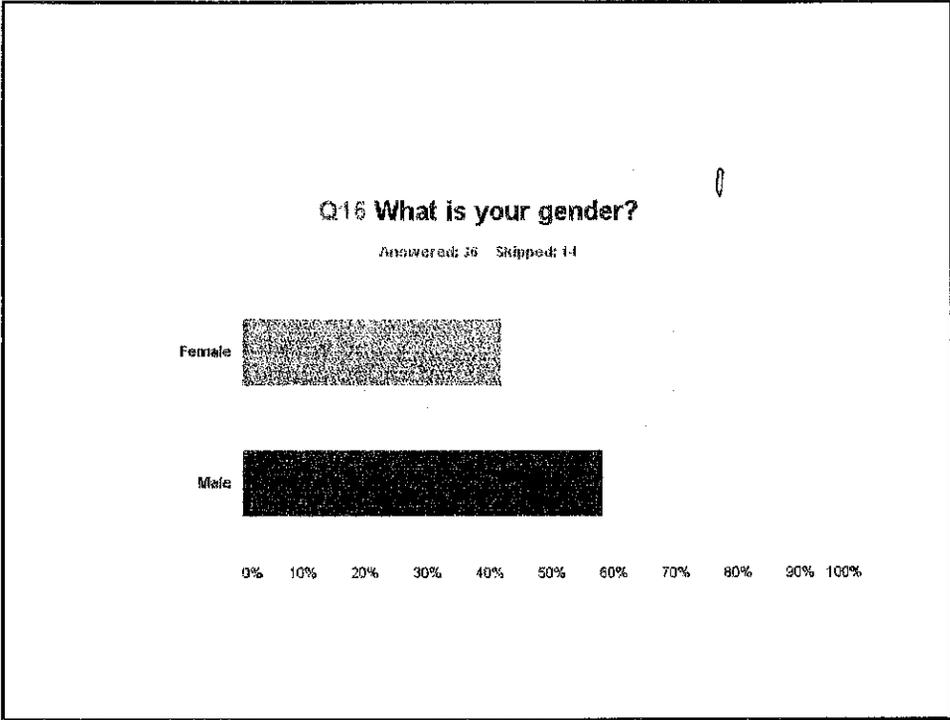
## Open-Ended Responses to Parks, Open Space

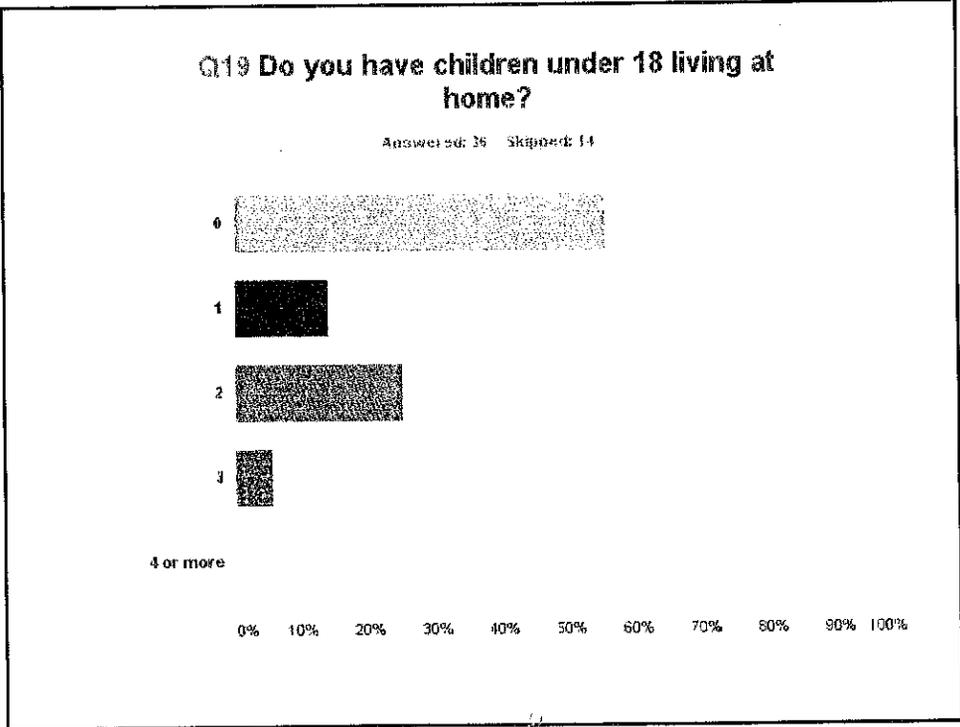
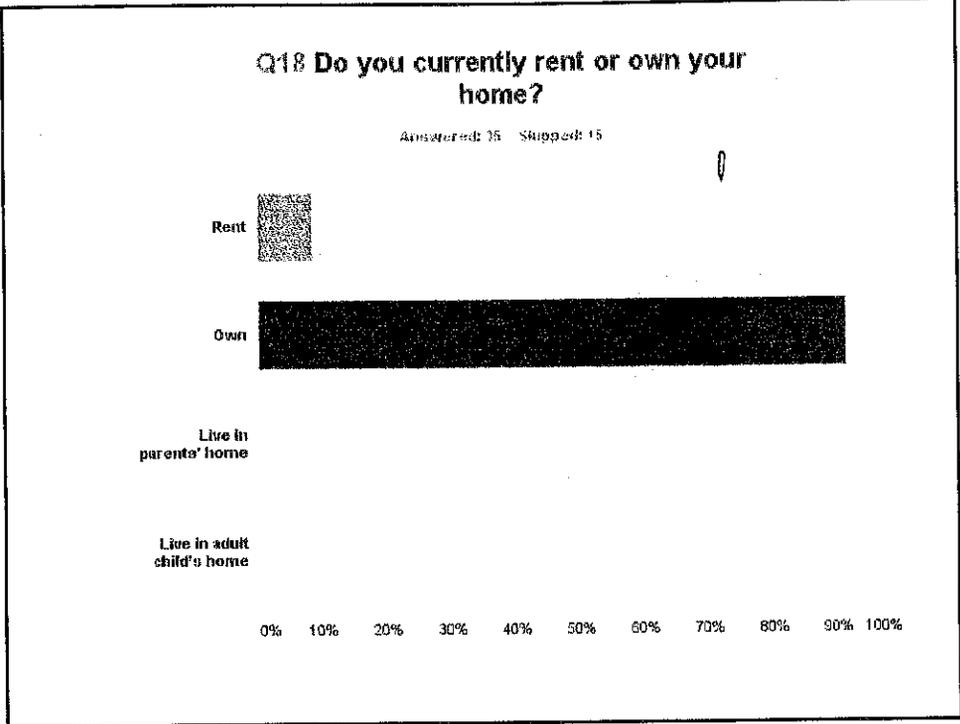
- Bunker Hill Covered Bridge is on the National Registry...The park was once a focal point and beautiful area...I understand a road is going to be built from the Catawba Rest Area to and through Conners Park...Is it a secret?
- Need better lighting in the lower section of the park near the bridge
- We should make it a priority to develop land with the environmental impact in mind. New developments/industry should be required to have green spaces, wildlife areas, and pedestrian walkways.
- Need to close entrance to pierre foods closest to park or put a traffic light. Crossing streets in area during shift change is dangerous and impossible
- New park equipment needed.

### Q15 What is your age?

Answered: 16 Skipped: 11

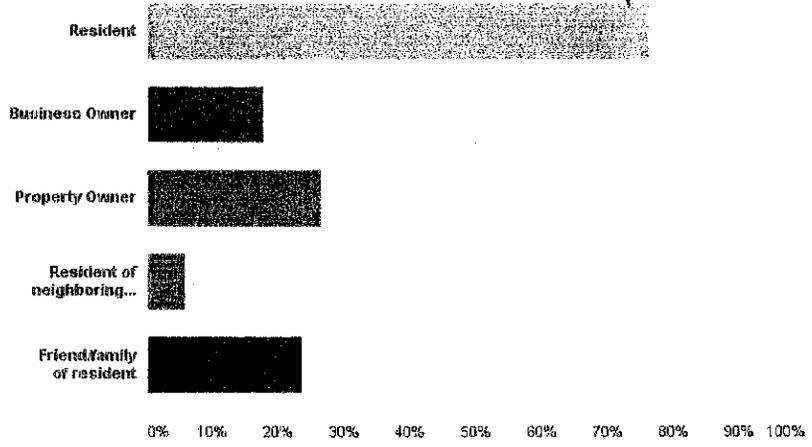






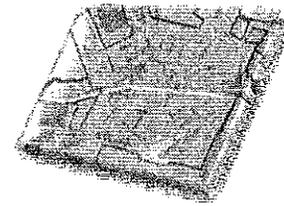
**Q20 What is your relation to Claremont?  
(select all that apply)**

Answered: 14 Skipped: 1a



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# Comprehensive Plan City of Claremont



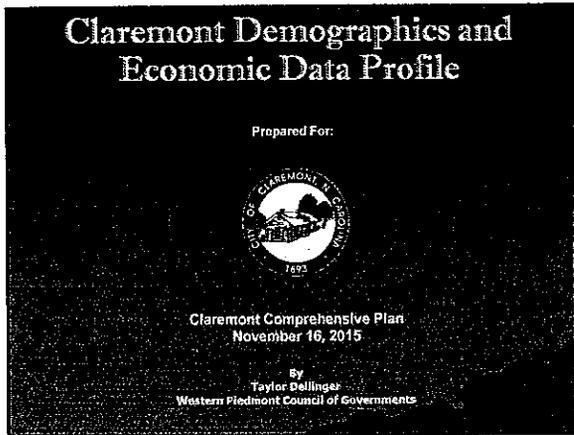
## TENTATIVE SCHEDULE

Steering Committee meetings will be Planning Board meetings:  
7:00 the 3<sup>rd</sup> Monday usually

Mo.	Date	Activity
1	Nov 16	demographics presentation, distribute schedule, review public input/survey results, roundtable discussion of planning issues, vision statement and goals  visioning session with Dept Heads, questionnaire for Council
2	Jan 25	transportation presentation, transportation objectives for town.
3	Feb 15	current land use map, comparison of current land use and zoning, history presentation from Historical Association of Catawba County
4	Mar 21	economic development question-and-answer with EDC, establishment of economic development goals
5	Apr 18	public works presentation, discuss housing, parks, and schools, intergovernmental inventory and discussion
6	May 16	agricultural, natural resources, and future land use map, comparison of natural resources layers with future land use
7	Jun 20	public input mtg. public reviews draft, Planning Board reviews draft
8	Jul 11	Council mtg. Council first read of draft
9	Aug 1	Council mtg. Council adoption

## **Chapters**

- 1 Introduction
- 2 Setting & Historical Background
- 3 Demographics
- 4 Transportation
- 5 Economic Development
- 6 Community Facilities and Public Services
- 7 Housing
- 8 Agriculture and Natural Resources
- 9 Land Use
- 10 Implementation



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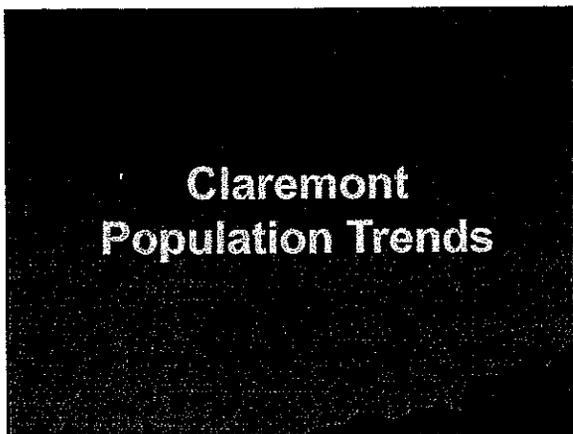
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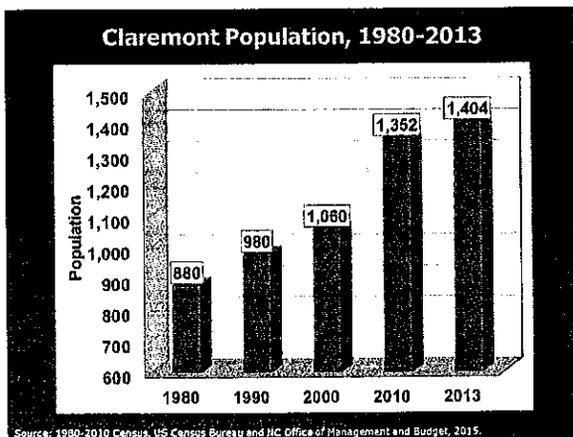
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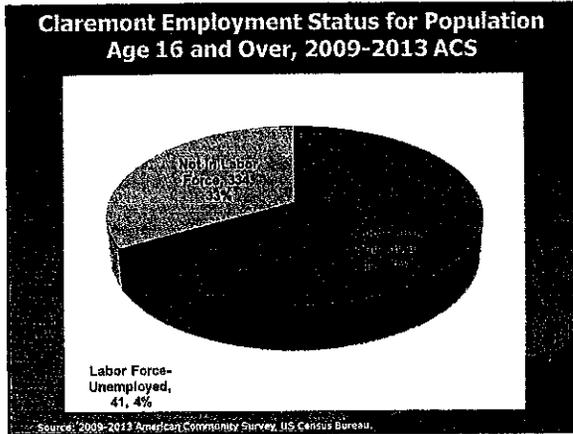
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### Claremont Employment by Industry, 2009-2013 ACS

Industry	2009-2013 ACS	% of Employed Population
Employed Population	637	100.0
Agriculture	0	0.0
Construction	22	3.5
Manufacturing	163	25.6
Wholesale Trade	20	3.1
Retail Trade	76	11.9
Transportation/Warehousing/Utilities	24	3.8
Information	17	2.7
Finance/Insurance/Real Estate	19	3.0
Professional Services	66	10.4
Education and Health Care	150	23.5
Arts/Entertainment/Recreation	22	3.5
Other Services	36	5.7
Public Administration	22	3.5

Source: 2009-2013 American Community Survey, US Census Bureau.

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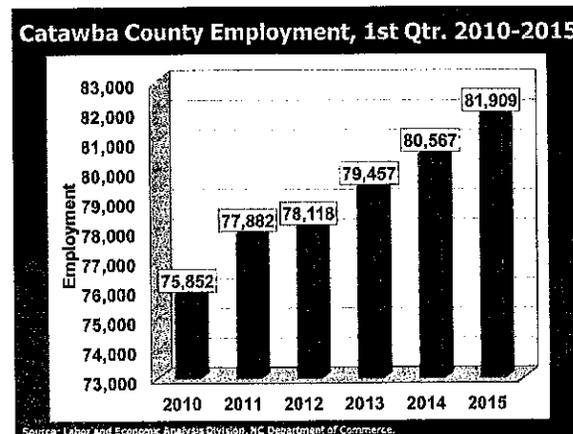
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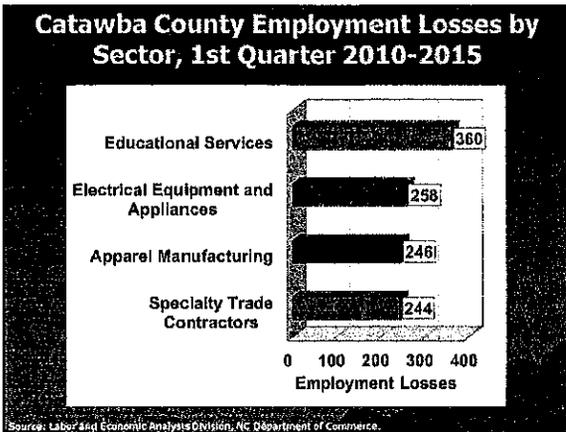
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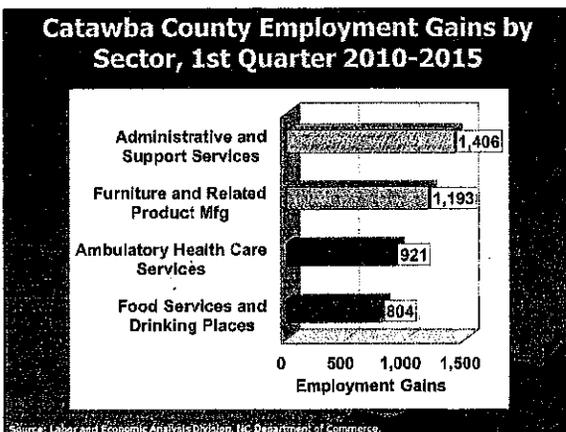
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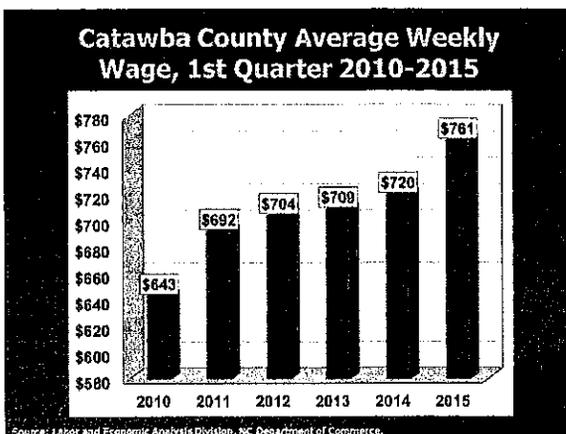
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# Claremont Educational Attainment

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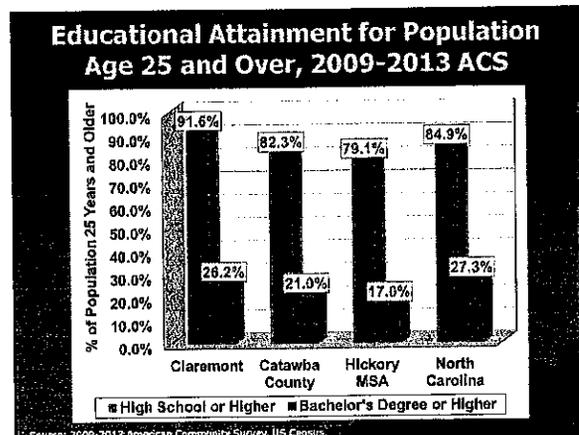
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### NC MSA Educational Attainment Comparison, 2014

MSA	% High School Degree or Higher	Ranking (1=Highest %)	% Bachelor's Degree or Higher	Ranking (1=Highest %)
Asheville	90.5	3	32.6	5
Burlington	85.9	12	20.5	11
Charlotte-Concord-Gastonia	88.1	8	32.9	4
Durham-Chapel Hill	88.8	6	49.8	1
Fayetteville	88.7	7	22.4	9
Goldensboro	82.8	13	20.2	12
Greensboro-High Point	86.2	9	27.2	7
Greenville	89.8	5	29.1	6
Hickory-Lenoir-Morganton	80.7	15	18.1	14
Jacksonville	90.2	4	18.3	13
New Bern	84.3	11	21.9	10
Raleigh	91.1	1	43.4	2
Rocky Mount	81.5	14	18.4	15
Wilmington	91.1	1	34.0	3
Winston-Salem	85.2	10	25.2	8

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## Claremont Housing Trends

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### Housing Unit Comparisons, 1990-2010

Location	1990	2000	Change 1990-2000	% Inc.	2010	Change 2000-2010	% Inc.
Claremont	402	458	56	13.4	648	190	41.7
Catawba County	49,192	59,919	10,727	21.8	67,886	7,967	13.3
Hickory MSA	121,418	144,874	23,456	19.3	162,613	17,739	12.2
NC	2,818,193	3,523,944	705,751	25.0	4,327,528	803,584	22.8
US	102,263,678	116,904,641	13,640,963	13.3	131,704,730	15,800,089	13.6

Source: 1990-2010 Census, US Census Bureau

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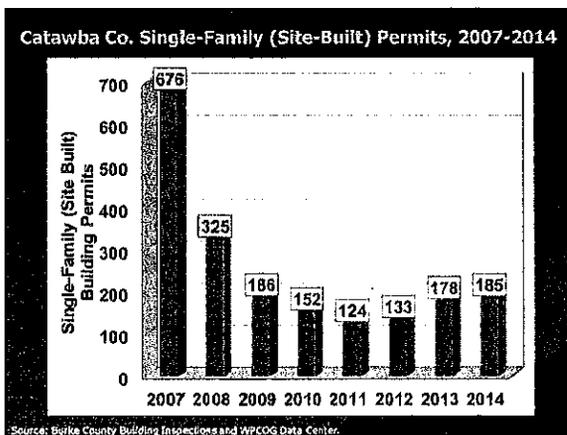
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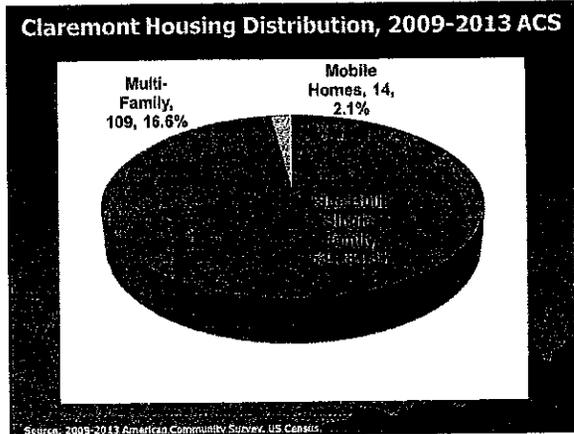
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**Percent Renter Occupied Units, 1990-2010**

Location	1990	2000	2010
Claremont	28.4	24.7	24.4
Catawba Co.	25.2	25.5	29.6
Hickory MSA	25.3	25.7	28.1
NC	28.6	27.2	33.3
US	35.8	33.8	34.9

Source: 1990-2010 Census, US Census Bureau

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**Median Value of Owner-Occupied Units, 1990-2010**

Location	1990	2000	% Change	2009-13 ACS	% Change
Claremont	\$59,700	\$104,500	75.0	\$140,000	34.0
Catawba Co.	\$62,300	\$103,000	66.3	\$130,200	26.4
Hickory MSA	\$50,600	\$93,500	84.8	\$120,100	28.4
NC	\$65,300	\$108,300	65.8	\$153,600	41.8
US	\$78,500	\$119,600	52.4	\$176,700	47.7

Source: 1990-2010 Census, US Census Bureau

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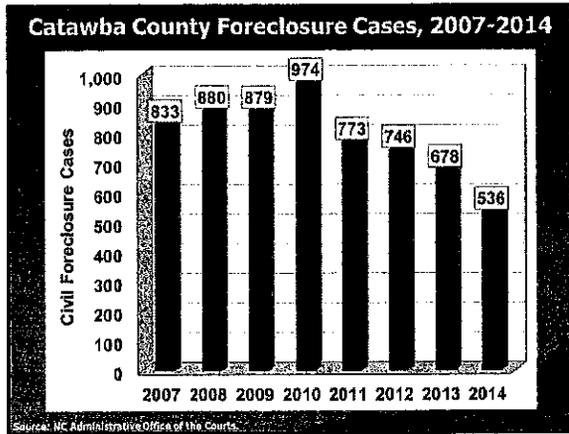
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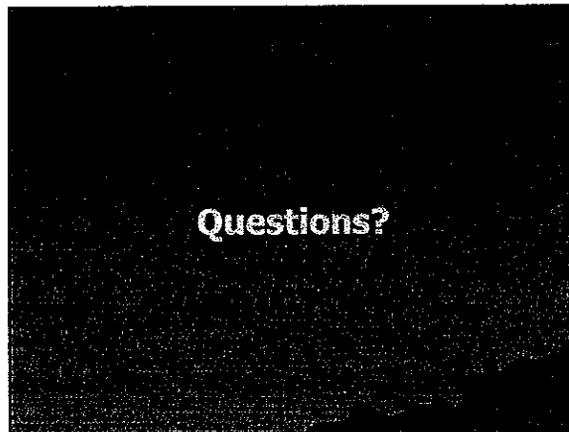
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