

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, April 8, 2019** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Darrell Andrews, Curtis Brown, Guile, Butch Hudson, Linda Kolpack-Martindale, Randy Parks & Ann Radcliffe

MEMBERS ABSENT: Guile Contreras & Henry Smith

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Permit Specialist Katie Brown.

CONSENT

A motion to approve the consent agenda which includes, March 11, 2019 Minutes was made by Brown and seconded by Andrews and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Rezoning- Stockyard Road Cam Phase 3

Tims Farm & Forestry II, LLC proposes to rezone ~262.57 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I). The subject property is located along US 64 W. and Stockyard Rd. and is identified as parcel # 13023, 12871, 81024, 13043, and a portion of parcel # 13042. The subject property is:

1. owned by Tims Farm & Forestry II, LLC
2. located outside the Town's Corporate Limits;
3. located within Central Chatham fire district;
4. located within the Duke Energy Progress electric service district;
5. located within a watershed protection area (portion of parcel # 12871); and
6. not located within a special flood hazard area.

Size of Tract

1. Subject tract is ~ 262.57 acres and includes 1 property owner and 5 tax parcels
2. Size of surrounding tracts: an average of 11.5 acres

Compatibility with Existing Comprehensive Plan (items below that are ***bold and italicized*** may be selected as reasons why the proposed amendment is consistent with the land development plan)

The adopted Land Development Plan (LDP) recommends:

1. Industrial development for the subject property.
2. Industrial Objectives and Strategies
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. ***Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***

- c. *Identify adequate land for future industrial development.*
- d. Support existing industries.
- e. Improve the appearance of properties.
- f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- g. *Encourage efficient use of transportation networks.*
- h. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- i. *Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.*
- j. Promote cluster development with usable open space and amenities.
- k. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- l. Encourage planned developments.
- m. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- n. 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.
- o. *Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.*
- p. *Make the extension of water and sewer service to identified industrial areas a priority.*
- q. *Encourage warehousing and assembly as industrial uses.*
- r. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
- s. *Develop an industrial incentive policy and program.*
- t. *Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.*
- u. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- v. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- w. Develop a planting plan for street trees along public rights-of-way.
- x. Modify the development ordinances to be more user friendly where possible.
- y. Develop policies to encourage maintenance of structures.
- z. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.

The property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
US 64	~1,991	5	State	55	9,500
Stockyard Rd.	~4,514	2	State	55	560

Impact on Landowners, Immediate Neighbors, and Surrounding Community

Zoning District	H-I	A-R
Minimum lot size (square feet)	0	40,000
Minimum lot width	100	100
Front/street building setback	40	40
Side/rear building setback	25	20
Height limitation	135	35

Note: The Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Relationship of Uses

1. Current use of subject property is vacant, single family residential, forestry, agriculture
2. Surrounding land uses include; single-family residential, church, motor vehicle repair, stockyard, slaughterhouse, agriculture, forestry, and vacant
3. Surrounded by H-I, H-C, B-1, L-I, & A-R zoning

Brown made a motion that the board approved and consistent with the adopted land development plan and any other officially adopted plan because of: *b) Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks. c) Identify adequate land for future industrial development. g) Encourage efficient use of transportation networks. i) Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits. o) Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites. p) Make the extension of water and sewer service to identified industrial areas a priorit. q) Encourage warehousing and assembly as industrial uses. t) Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas,* seconded by Parks and unanimously approved.

DISCUSSION

a) UDO Amendment- parking requirement for retail

The Planning Board discussed and initiated the proposed amendment, the parking for retail is recommended to be 1 parking space per 250 sq. ft. of gross floor area excluding storage, stairs, closets, elevator shafts

b) UDO Amendment- noncommercial signs (reed v. Gilbert)

The proposed non commercial sign was agreed upon by the board members with a Rotary member being present:

- 1) Combine section 256 *Signs Excluded from Regulations* with section 259 *Signs Which Do Not Require Permit*.
- 2) Address the needed changes regarding non commercial signs per the Reed v. Gilbert case.
- 3) Non commercial signs are to placed into four categories: 1. On Premises 2. Off Premises 3. Town Right of Way 4. NC DOT Right of Way.
- 4) The goal is to simplify the regulations for non commercial signs.

c) UDO Amendment- adult gaming establishment

The proposed adult gaming was discussed and decided by the board members to leave the town ordinance as is with no changes made.

d) Planning Board meeting time

The Planning Board discussed changing the board meeting time and all agreed to leave as is: meetings to be held at 6:30PM.

PLANNING DORECTORS REPORT

Planning Director shared monthly report.

ADJOURNMENT

A motion to adjourn at 7:14pm was made by Martindale-Kolpack, seconded by Brown and unanimously approved.



Butch Hudson, Chair

ATTEST:



Katie Brown, Permit Specialist