

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, August 10, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Albert Alston, Darrell Andrews (Vice Chair), Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C. Radcliffe

STAFF PRESENT: Jack Meadows (Planning Director), William C. Morgan (Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

MEETING CALLED TO ORDER: Hudson called the meeting to order at 7:00 pm. Andrews gave the invocation and Hudson led the Pledge of Allegiance.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Crotts made a motion to approve the agenda, Harris seconded, and unanimously approved.*

CONSENT AGENDA: *Brown made a motion to approve the consent agenda including the minutes of July 13, 2015, Andrews seconded, and unanimously approved.*

NEW BUSINESS:

A. Conditional Use Permit – Glosson Road – Solar Farm – Meadows reported that Siler City Solar 2, LLC requests a conditional use permit to develop a community or regional utility facility (solar farm). The subject property is located along the southern boundary of Glosson Rd. (~455' east of the intersection with Siler City Glendon Rd.) and is identified as tax parcel # 14046.

The subject property is: 1) owned by Susan Dark Browning & Robert M. Browning Jr.; 2) located outside the Town's Corporate Limits; 3) located within the Siler City Fire District; 4) located within the Duke Energy Progress electric service district; and 5) not located within a special flood hazard area. The size of subject tract is 70.4 acres and includes 1 property owner and 1 tax parcel. The average size of the surrounding tracts is 13.73 acres

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plan. The property is not served by public water and sewer. Property has ~2,002 feet of road frontage along Glosson Road, ~ 347 feet along Jones Rd., and ~614 feet along Siler City Glendon Road. All 3 bordering roads are two lanes with a speed limit of 55 mph. The average daily trips for Glosson Rd. and Siler City Glendon Rd are 520 and 1,300 (2013), respectively. The nearest fire hydrant is located at Pine Forest South.

The preliminary disturbed area is ~40 acres. The area containing solar panels is ~36 acres. Erosion control and stormwater approval will be obtained from NCDENR. 100' feet vegetative buffers are shown for perennial waters and 50' feet vegetative buffer for intermittent waters. The applicant is proposing to subdivide 5 acres around an existing home on site.

Driveway permit approval will be obtained from NCDOT. The proposed driveway off of Jones Rd. will be paved a minimum of 15' back from the edge of the paved road. A permanent access gate will be installed at the driveway entrance. There is no need for sewage disposal facilities, solid waste, or water on site. The only sound is the quiet hum of electrical transformers, invertors, and substation that deliver power. The facility can provide power to ~500-700 homes. A decommission plan has been provided. The site location does not require a need to file with the Federal Aviation Administration.

Panels are 12'x64' and 10' tall measured from the ground. The panels are non-reflective are designed to withstand damage from hail storms. The active area of the solar farm will be enclosed by a 6' high fence topped with barb wire (required by NC Utilities Commission). Type A opaque screen within a 10 feet wide buffer is required along the entire perimeter of the property. In addition, the applicant is proposing a 50' feet existing vegetative buffer remain along the entire perimeter of the property.

The facility will not be staffed daily but employees are expected to visit the site weekly or less frequently to check and maintain the equipment, mow the grass, and make repairs. The estimated number of construction jobs for this project is 50 for a 3-4 month period. The total cost of the project is estimated at \$10,000,000.

The relationship of uses: 1) current use of subject property is vacant.; 2) surrounding land uses include; sawmill, single family residential, agriculture, and vacant; 3) property is zoned: A-R; and 4) surrounded by A-R zoning.

Staff recommendation on Conditional Use Permit was that: 1) the application is complete; 2) the proposal meets the development criteria of the Unified Development Ordinance; and 3) if the Board grants the application, then Staff recommends the following conditions: 1) coordinate a field inspection with the Siler City Fire Department prior to certificate of occupancy; 2) Prior to site work applicant must: a) obtain site plan approval by Staff; and b) obtain zoning permit approval; and c) obtain State approvals from NCDENR and NCDOT.

Discussion: Applicant Mark Tucker stated he was happy to hear any of the board concerns. He informed the board that they met with adjoining property owners and made some provisions from their concerns. Kolpack-Martindale asked what some of their concerns were. Tucker stated that the original location of the access road was off of Glosson Road and it had been changed to Jones Road. One neighbor that lived along the Siler City Glendon Road did not want to look out her window and see solar panels, so they redesigned the site so that the panels would not be visible from her home. With no further discussion, Hudson directed the board to their worksheet.

Conditional Use Permit Worksheet

- 1. Andrews made a motion that the application is complete, seconded by Brown, and unanimously approved.*
- 2. Brown made a motion that the application complies with all applicable requirements of the Unified Development Ordinance, seconded by Hayes, and unanimously approved.*
- 3. Andrews made a motion that the application is granted, subject to the following conditions: a) the applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall; and b) if any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and c) conditions recommended by Staff, 1. coordinate a field inspection with Siler City Fire Department prior to certificate of occupancy; 2. Prior to site work applicant must: a) obtain site plan approval by Staff; b) obtain zoning permit approval; and c) obtain State approvals from NCDENR and NCDOT) seconded by Hayes, and unanimously approved.*

B. Conditional Use Permit – 138 North Chatham Avenue – Multifamily Downtown Residential Units – Meadows reported that Sue Baker requests a conditional use permit to develop 3 multifamily downtown residential units. The subject property is located at 138 N. Chatham Ave. and is identified as tax parcel # 15244.

The subject property is: 1) owned by Capital Bank; 2) located inside the Town's Corporate Limits; 3) located within the Siler City primary fire district; 4) located within the Duke Energy Progress electric service district; and 5) not located within a special flood hazard area. The subject tract is 0.2 acre and includes 1 property owner and 1 tax parcel. The average size of the surrounding tracts is 0.19 acre

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plan. The property is served by town water and sewer. Property has ~60 feet of road frontage along N. Chatham Ave. and ~145 feet along E. 2nd St. Chatham Ave. is a two lane road with a speed limit of 25 mph and 2,100 average daily trips (2012).

Meadows stated that the subject building contains a total of 7,200 square feet. The proposed development will include three residential units: former glaze room (460 square feet), former classroom (588 or 809

square feet), and former offices (442 square feet). Approximately 80% of the first floor space will be reserved for commercial or office use.

The subject and adjacent buildings are brick and were constructed 1900-1930. The buildings have been occupied by a variety of uses both at present and historically. The NC Arts Incubator across the street is a significant example of adaptive reuse of a formerly commercial/industrial space, and is currently the focal point of social events downtown. The subject apartments are designed to bring additional living and working options to artists and/or other live/work tenants into the downtown area. The proposed improvements will be an adaptive reuse of industrial space most recently utilized as art production facilities (former Pottery School).

The units feature original brick walls and plaster coatings, high ceilings, and refinished/polished concrete floors. The renovations proposed consist mainly of installation of bathrooms and kitchens and will retain existing walls, floors, ceilings, and fenestration, incorporating the design elements of aged brick wall, painted plaster, high ceilings, etc. The units are not large in ground floor square footage, but the apartments are "double height," thus the cubic volume is larger than that of the typical apartment with the same footprint. Relationship to the outdoors will be provided via a roofed atrium. The exterior building features will not be altered.

Each dwelling unit includes a complete kitchen, full bath, living, and bed. Mechanical equipment is existing and not visible to the public. If possible, residential units will be on separate meters. If not, then water will be allocated pro rata. Each apartment will be designated a parking space in the parking lot at 117 E. 2nd St. The parking lot is to remain surfaced with concrete and will contain no more than 3 parking spaces. The driveway apron is paved a minimum of 15 feet back from the edge of 2nd St. The parking lot and building entrances/exits are lighted. Garbage will be collected by roll out carts and will not be visible from the street. The total cost of the project is estimated at \$10,000 - \$15,000. Meadows reported that the relationship of uses: 1) current use of subject property is commercial/vacant; 2) surrounding land uses include; motor vehicle repair, retail, office, art studio, and coffee shop; and 3) surrounded by C-C zoning.

Staff recommendation on conditional use permit was that the application is complete, the proposal meets the development criteria of the Unified Development Ordinance, and if the Board grants the application, then Staff recommends the following conditions: 1) prior to site work applicant must submit an engineer/surveyor approved: a) site plan for review by Staff; and b) obtain zoning permit approval.

Discussion: Baker explained that the building is under contract depending on board approval. She is hoping that this will be shot in the arm for downtown. Baker thanked the board for hearing her request tonight. With no further discussion, Hudson directed the board to their worksheet.

Conditional Use Permit Worksheet

- 1. Brown made a motion that the application is complete, seconded by Harris, and unanimously approved.*
- 2. Andrews made a motion that the application complies with all applicable requirements of the Unified Development Ordinance, seconded by Hayes, and unanimously approved.*
- 3. Andrews made a motion that the application is granted, subject to the following conditions: a) the applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall; and b) if any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and c) conditions recommended by Staff, (1. prior to site work applicant must submit an engineer/surveyor approved: a) site plan for review by Staff; and b) obtain zoning permit approval; seconded by Brown, and unanimously approved.*

C. UDO Amendment – UDO Review Committee Recommendations: Meadows reported that the Town of Siler City proposes text amendments to Town of Siler City proposes text amendments to Appendix E (E-1 Guide for Protecting Existing Trees, E-2 Standard for Street and Parking Lot Trees, E-3 Formula for Calculating 20 Percent Shading of Vehicle Accommodation Areas, E-4 Typical Parking Lot

Planting Islands, E-5 Guide for Planting Trees, E-6 Typical Opaque Screens Type A, E-7 Typical Semi-Opaque Screens Type B, E-8 Typical Broken Screens Type C, E-9 Guide for Planting Shrubs, E-10 List of Recommended Trees and Shrubs, E-11 Small Trees for Partial Screening, E-12 Large Trees for Evergreen Screening, E-13 Large Trees for Shading, E-14 Small Shrubs for Evergreen Screening, E-15 Large Shrubs for Evergreen Screening, E-16 Assorted Shrubs for Broken Screens, E-17 Vegetation Qualification Standards, Plant Size, E-18 Minimum Bufferyards).

The proposed amendments developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings since May of 2014. Meadows reviewed the attached documents: Draft ordinance amending Appendix E.

Text Amendment Worksheet:

- 1. Brown made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) modifying the development ordinances to be more user friendly where possible; 2) look at planting plan for street trees along public rights-of-way; 3) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas; 4) develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping and parking standards; 5) improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas; 6) develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on buffering of parking service areas; 7) heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements; and 8) develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses; seconded by Crotts, and unanimously approved.*
- 2. Hayes made a motion to approve the text amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Brown, and unanimously approved.*

D. Introduction to Vested Rights – Planning Board Members decided they would watch this video at their September meeting.

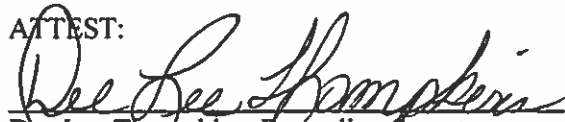
PLANNING DIRECTOR'S REPORT: Meadows directed the Board to review the department report and code enforcement chart.

ADJOURNMENT: Brown made a motion to adjourn at 7:48 pm, seconded by Hayes, and unanimously approved.



Butch Hudson, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary