

## Town of Siler City Planning Board

The Siler City Planning Board met on Monday, December 8, 2014 in the courtroom at City Hall.

**MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Steve Crotts, Mary Harris, Dacia Hayes (Vice Chair) and JP Joyner (Chair)

**MEMBERS ABSENT:** Wallace Matthews

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

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

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

**CONSENT AGENDA:** *Hayes made a motion to approve the consent agenda including the minutes of November 10, 2014, Crotts seconded, and unanimously approved.*

### **NEW BUSINESS:**

**a. Conditional Use Rezoning – 1101 East Third Street – Slaughterhouse/Poultry Processing:** Meadows reported that Carolina Premium Foods, Inc. requests to rezone ~8.936 acres from Heavy-Industrial (H-I) & Highway-Commercial (H-C) to Heavy-Industrial-Conditional Use (H-I-C). The proposed conditional use is a slaughterhouse (poultry processing). The subject property is located at 1101 E. 3<sup>rd</sup> St and is identified as tax parcel # 61441.

Meadows introduced Carolina Premium Foods representatives Brian Thomsen and Sonja Holmes. He added that the subject property is; 1) currently owned by Southeast Land Holdings, LLC (Shelby, NC); 2) located inside the Town's Corporate Limits; 3) connected to Town water and sewer; 4) surrounded by R-6, O-I, H-C, and H-I zoning (see attached map); 5) surrounded by the following land uses; single family residential, motel, fitness center, vacant office, atv repair, laundromat, vacant commercial, distribution center, and warehouse; 6) not located within a special flood hazard area (100 year floodplain); 7) not located within the watershed protection area; 8) located along East Eleventh Street and East Third Street which have 20,000 and 5,200 average daily trips respectively.

Meadows stated that the proposed development will include (see attached map): 1) a poultry processing technique that is semi-automated and in accordance with USDA; a) Live birds are brought in from contracted farmers; b) Birds are stunned with a mild electric shock and then cut so that blood can drain; c) Birds are passed through a "scalding" to loosen up the feathers and then removed; d) Organs are removed from inside the bird and then inspectors monitor; e) Birds move into the chiller system (air/water hybrid chiller system) (see attached info); f) Birds are boxed and prepared for shipping or deboned into various chicken products; 2) all of the existing buildings remaining; 3) the following new buildings; a) 75,000 square feet storage building; b) 18,000 square feet cooler; c) Live holding shed cover; d) Semi covered outside play area for day care; e) Guard huts ; 4) an existing water and sewer line near the eastern boundary line; 5) the existing driveway on East Third Street and proposed new driveways on East Eleventh Street and East Third Street (per NCDOT approval); 6) Type A screen buffer along all property boundaries which entails an opaque 6 feet tall evergreen hedge or opaque 6 feet tall privacy fence and small trees (crepe myrtles, dogwoods, etc.) 30 feet on center; 7) Opaque screening for all waste/garbage collections; 8) Approximately 700 employees total and 350 employees on the maximum shift; 9) 80

commercial trucks of various weight per day at full capacity; 10) 165 private owned vehicles on property per daily shift; 11) 209 parking spaces and 7 handicap spaces (requires 175 and 7, respectively); 12) The usage of 400,000 gallons per day of water; 13) Stormwater improvements (new water retention areas and changes to existing storm drain located in the southeastern corner of the property); 14) No air emissions that are regulated by NCDENR; 15) An estimated total construction cost of \$11,850,000

Meadows stated that the Land Development Plan (LDP) map recommends: a) General commercial development along Eleventh Street and the eastern boundary of the subject property; b) Industrial development along Third Street; and c) General residential development along the western and southern boundaries of the subject property. The memo listed the recommendations for each development category (general commercial, industrial, and general residential). Meadows added that the Comprehensive Pedestrian Plan recommends (see attached map); 1) Five feet wide sidewalk along East Eleventh Street; 2) Five feet wide sidewalk along East Third Street; and 3) Five feet wide sidewalk along Johnson Avenue.

Meadows reported that the application is complete and the proposal meets the development criteria of the Unified Development Ordinance. He recommended the following conditions of approval:

- a. Obtain NCDOT driveway permit for all driveways and encroachment agreement for all existing and proposed items within the NCDOT right-of-way
- b. Install five (5) feet wide sidewalk along East Third Street. Reasons:
  - i. Consistent with recommendations in the Land Development Plan and Comprehensive Pedestrian Plan
  - ii. Observed significant amount of foot traffic when the subject property was previously in operation
  - iii. Condition is consistent with previously approved conditional use permit conditions
- c. Obtain a sewer discharge permit from Town Public Works and Utilities Department
- d. Obtain site plan and zoning permit approval from Town Planning Department
- e. Obtain building plan and building permit approval from Town Building Inspections Department

Meadows directed the Board to the worksheets (rezoning and conditional use permit) for a decision on recommendation to Town Board or table request.

Meadows asked Brian Thomsen to share an email that he had received from NCDOT concerning the driveway permit for East Eleventh Street. The emailed explained that NCDOT will require a left turn lane into the existing driveway on Third Street. The turn lane will need to meet current design standards based on the existing speed limits and road widths. As for the access point onto US 64, NCDOT would prefer a third entrance onto Third Street (near the motel) to accommodate truck traffic before an entry point is granted on US 64.

**Discussion:** Joyner asked if the board had any questions, with no further discussion he directed the Board to the worksheets.

#### **Rezoning Worksheet:**

1. *Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it is in harmony with all the Land Development Plan recommendations, seconded by Andrews, and unanimously approved.*
2. *Hayes made a motion to approve the map amendment: (c) To promote and forward the purposes of the adopted Siler City Land Development Plan; and (d) To promote the general health, safety and welfare of the citizens of Siler City, seconded by Harris, and unanimously approved.*

**Conditional Use Permit Worksheet**

1. Joyner made a motion that the application is complete, seconded by Andrews, and unanimously approved.
2. Hayes made a motion that the application complies with all applicable requirements of the Unified Development Ordinance, seconded by Harris, and unanimously approved.
3. Brown 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. Obtain NCDOT driveway permit for all driveways and encroachment agreement for all existing and proposed items within the NCDOT right-of-way; and
  - d. Install five (5) feet wide sidewalk along East Third Street; and
  - e. Obtain a sewer discharge permit from Town Public Works and Utilities Department; and
  - f. Obtain site plan and zoning permit approval from Town Planning Department; and
  - g. Obtain building plan and building permit approval from Town Building Inspections Department.seconded by Harris, and unanimously approved.

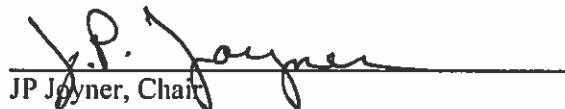
**b. Façade/Streetscape Grant Program Review:** Meadows asked Morgan to review with the board what was discussed at the last meeting about changes to the Grant Program. Morgan said the board suggested that the threshold figures be lowered (ex. number of estimates that are required) and submit other recommendations to the Town Board. The Board agreed to review and discuss at the next scheduled meeting.

**PLANNING DIRECTOR'S REPORT:** Meadows directed the Board to review the memo in their agenda packet.

**ADJOURNMENT:** Crotts made a motion to adjourn at 7:29 pm, seconded by Hayes, and unanimously approved.

ATTEST:

  
Dee Lee Thompkins, Recording Secretary

  
JP Joyner, Chair