

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, February 12, 2018** at 7:20pm in City Hall Courtroom with Chair Hudson presiding.

MEMBERS PRESENT: Darrell Andrews, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe.

MEMBERS ABSENT: Albert Alston, Guile Contreras, Steve Crotts.

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Administrative Support Specialist Tammy Livermore.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the agenda as presented was made by Kolpack-Martindale, seconded by Andrews and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, January 8, 2018 Minutes was made by Brown, seconded by Parks and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Conditional Use District Rezoning – Hyatt Ct & Santa Fe Cir – Mobile Home Park - R-MH-C

Meadows shared that Development Engineering, Inc. requests a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C. The proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites). The subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625. The subject property is:

1. owned by Cambridge Southeast 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. not located within a watershed protection area; and
6. not located within a special flood hazard area.

Meadows shared the size of tract

1. Subject tract is 25.71 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 24.8 acres

Meadows shared the compatibility with existing Comprehensive Plan

The Land Development Plan recommends:

1. Mobile home park development for the subject property. These are specialized residential areas composed of multiple mobile homes.
2. Mobile home park objectives:
 - 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. Improve the appearance of properties.
 - d. Maintain the integrity of existing neighborhoods.
 - e. Promote walkable, interconnected neighborhoods.
 - f. Encourage the development of affordable housing.
 - g. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - h. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
 - i. Encourage provision of recreation and park land for Town residents.
 - j. Encourage efficient use of transportation networks.
3. Mobile home park strategies:
- a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - c. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.
 - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - e. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - f. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - g. Promote cluster development with usable open space and amenities.
 - h. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - i. Encourage planned developments.
 - j. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - k. 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.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - o. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - p. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - q. Develop a planting plan for street trees along public rights-of-way.
 - r. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.

- s. Modify the development ordinances to be more user friendly where possible.
- t. Develop policies to encourage maintenance of structures.
- u. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- v. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.

Meadows stated that the property is served by public water (6"-10") and sewer (8"-10"). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Pavement Width (feet)	Maintenance	Speed Limit (mph)	Average Daily Trips
Hamp Stone Rd	250	2	20	State	35	1,900 (2015) 2,400 (2011)
Hyatt Ct	3,788	2	20	Private	NA	NA
Santa Fe Cir	0	2	20	Private	NA	NA

Meadows shared the impact on landowners, immediate neighbors, and surrounding community:

1. 32 existing mobile home sites
2. 31 mobile home sites proposed
 - a. Minimum lot size: 6,000 square feet
 - b. Minimum lot width: 60'
 - c. Building setbacks
 - i. Front/street: 20' from edge of pavement
 - ii. Side/rear: 10'
 - d. 2 parking spaces per mobile home site on a 20'x20' concrete pad
 - e. Lot 1:
 - i. Serve as an office and will include handicap parking space, sidewalk, and ramp per ADA standards
 - ii. Contain a storage/maintenance building
 - f. Single wide mobile homes with 3 bedrooms and 4'x4' landings at all exits
3. Total area of disturbance: 7.5 acres
 - a. Existing built upon area: 2.07
 - b. Proposed built upon area: 1.72
 - c. Erosion control and stormwater approval will be obtained from NCDEQ.
 - d. A 100' foot vegetative buffer is shown along Blood Run creek and will be left undisturbed.
 - e. Small wetland area is identified near Hamp Stone Rd along Blood Run Creek within the vegetative buffer
4. Town water and sewer
 - a. State permits required for extending water and sewer
 - b. Proposed water and sewer revenue (4,000 gallons per month):
 - i. Outside city limits: \$54,870 per year
 - ii. Inside city limits: \$27,435 per year

5. Private streets
 - a. 40' access easement
 - b. Paved 20' wide with 6' wide grass shoulder and 6'
 - c. 5' sidewalk along 1 side with 3' wide grass shoulder
 - d. Adding additional concrete parking along Santa Fe Cir. to accommodate new sidewalk
 - e. Street trees (red maple) 50' on center
 - f. 3 paved cul-de-sacs with 35' radius
 - g. Average weekday driveway volume (proposed):
 - i. Hyatt Court: 370 trips per day
 - ii. Santa Fe Circle: 800 trips per day
 - h. Street coordination/connection is not provided to parcel # 66742 per statement from applicant
 - i. Dead end street exceeds a distance of 550' per statement from applicant
6. 7.299 acres of usable open space (1.29 required)
 - a. Dedicate 20' wide multi-use path easement for future greenway trail (0.705 acre)
 - b. Include almost all of 100' vegetative buffer
7. 22,093 square feet of minipark area (21,954 required):
 - a. 5 miniparks (3 regular & 2 tot lots)
 - b. 7,404 square feet of area for tot lots (3,313 required)
 - c. 4 play equipment structures (to be installed by equipment supplier or approved contractor)
 - i. 2 for ages 2-5 (56 kid capacity)
 - ii. 2 for ages 5-12 (92 kid capacity)
 - d. 13 picnic tables & 18 benches (made of metal and composite or engineered wood)
 - e. Playground equipment surface: engineered wood fibers bordered by rounded pressure treated wood landscape timbers
8. Garbage collection provided with roll out carts
9. Type C screen (small trees planted 50' on center) within a 10 feet wide bufferyard is required along Hamp Stone Rd.
10. Provide 1 parking space at new mail box
11. Install new 15'x10' school bus shelter
12. The estimated number of construction jobs for this project is 12.
13. Estimated cost of construction: \$175,000

Zoning District	A-R	R-MH
Minimum lot size (square feet)	40,000	6,000
Minimum lot width	100'	60'
Front/street building setback	40'	25'/20'
Side/rear building setback	20'	10'
Height limitation	35'	35'

Meadows shared the relationship of uses:

1. Current use of subject property is vacant/mobile home park.
2. Surrounding land uses include; vacant, mobile home park, school, agriculture, and single family residential
3. Surrounded by A-R (Agricultural-Residential) zoning.

Meadows shared the staff recommendation on Conditional Use Permit:

The application is complete. The proposal meets the development criteria of the Unified Development Ordinance. If the Board grants the application, then Staff recommends the following conditions:

1. 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
2. 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
3. Prior to site work obtain: NCDEQ, NCDOT, Town site plan, and Town zoning permit approval; and
4. All sites, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.
5. 60' minimum lot width; and
6. 20'x20' concrete pad at each site for parking; and
7. Minimum 40' access easement for new and existing streets; and
8. Pave cul-de-sac at the end of Hyatt Ct; and
9. Dedicate 20' wide multi-use path easement for future greenway trail (0.705 acre); and
10. Reserve 7.299 acres of usable open space; and
11. Reserve 22,093 square feet of minipark area; and
12. 5 miniparks (3 regular & 2 tot lots); and
13. 7,404 square feet of area for tot lots; and
14. 4 play equipment structures (to be installed by equipment supplier or approved contractor) in which 2 are for ages 2-5 (56 kid capacity) and 2 are for ages 5-12 (92 kid capacity); and
15. 13 picnic tables & 18 benches (made of metal and composite or engineered wood); and
16. Playground equipment surface: engineered wood fibers bordered by rounded pressure treated wood landscape timbers; and
17. Provide 1 parking space at new mail box; and
18. Install new 15'x10' school bus shelter.

A motion that the map amendment (for Development Engineering, Inc. to rezone 25.71 acres from A-R to R-MH-C, the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe Cir. and is identified as parcel # 13625) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends mobile home park development for the subject property. These are specialized residential areas composed of multiple mobile homes, limit impacts of development of the environment and promote sustainability, encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, encourage the development of affordable housing was made by Brown, seconded by Andrews and unanimously approved.

A motion that the application for Conditional Use Permit – Hyatt Ct & Santa Fe Cir – Mobile Home Park (32 existing & 31 new mobile home sites) is complete was made by Kolpack-Martindale, seconded by Parks and unanimously approved.

A motion that the application for Conditional Use Permit – Hyatt Ct & Santa Fe Cir – Mobile Home Park (32 existing & 31 new mobile home sites) complies with all applicable requirements of the Unified Development Ordinance was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

A motion to grant the application for Conditional Use Permit – Hyatt Ct & Santa Fe Cir – Mobile Home Park (32 existing & 31 new mobile home sites), subject to the following conditions: 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 City Hall; and 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 the conditions recommended by Staff was made by Brown, seconded by Andrews and unanimously approved.

A motion to accept two road names as Howard Court and Hewitt Court was made by Kolpack-Martindale, seconded by Parks and unanimously approved.

Rezoning – 302 Siler Business Dr. - Light-Industrial (L-I)

Meadows shared Siler Solar, LLC proposes to rezone ~53.395 acres from A-R & L-I to L-I. The subject property is located at 302 Siler Business Dr. and is identified as a portion of parcel # 16070 (excluding 0.789 acre currently zoned O-I-C). The subject property is:

1. owned by Richard Fox;
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. not located within a watershed protection area; and
6. not located within a special flood hazard area.

Meadows shared the size of tract

1. Subject tract is 53.395 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 4.9 acres

Meadows shared the compatibility with existing Comprehensive Plan

The adopted Land Development Plan (LDP) recommends:

1. Industrial development for the subject property. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.
2. Industrial objectives:
 - 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.

3. Industrial Strategies:

- a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- b. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- c. Promote cluster development with usable open space and amenities.
- d. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- e. Encourage planned developments.
- f. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- g. 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.
- h. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- i. Make the extension of water and sewer service to identified industrial areas a priority.
- j. Encourage warehousing and assembly as industrial uses.
- k. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
- l. Develop an industrial incentive policy and program.
- m. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- o. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- p. Develop a planting plan for street trees along public rights-of-way.
- q. Modify the development ordinances to be more user friendly where possible.
- r. Develop policies to encourage maintenance of structures.
- s. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.

Meadows stated 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
N. 2 nd Ave.	0	2	State	45	2,800 (2016)
Old US 421 N.	0	2	State	45	4,800 (2016)
Siler Business Dr.	1,180	2	Town	35	NA

The pedestrian master plan recommends sidewalk along the west side of N. 2nd Ave.

Meadows shared the impact on Landowners, Immediate Neighbors, and Surrounding Community

Zoning District	A-R	L-I
Minimum lot size (square feet)	40,000	0
Minimum lot width	100'	100'
Front/street building setback	40'	30'

Side/rear building setback	20'	20'
Height limitation	35'	90'

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.

Meadows shared the relationship of uses:

4. Current use of subject property is vacant.
5. Surrounding land uses include; single family residential, senior center, senior independent living, water tank, agriculture, railroad, school, mobile home park, and vacant.
6. Surrounded by R-10, A-R, and O-I zoning.

A motion that the map amendment (for Siler Solar, LLC to rezone ~53.395 acres from A-R & L-I to L-I. The subject property is located at 302 Siler Business Dr. and is identified as a portion of parcel # 16070 (excluding 0.789 acre currently zoned O-I-C) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends industrial development for the subject property. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting, identify adequate land for future industrial development, and support existing industries was made by Parks, seconded by Brown and unanimously approved.

UDO Amendment - building setback requirement (pedestrian bridge, railroad, freeway)

Meadows stated the Town of Siler City proposes text amendments to §170 Building Setback Requirements (pedestrian bridge, railroad, freeway).

The proposed amendments were identified by Town staff following the proposal of a pedestrian bridge by Mountaire Farms across E. 3rd St. The proposed amendments are needed to accommodate a situation that is not clearly covered by existing ordinances. Some communities require variances, special use permits, or development agreements. The City of Charlotte has established an exemption for pedestrian bridges. Staff is recommending an exemption. An exemption for building along railroad right-of-ways and limited access freeways is also being recommended.

Attached documents: draft ordinance amending Article 12 and worksheet.

Meadows shared the compatibility with existing Comprehensive Plan
 The Land Development Plan recommends:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

A motion that the text amendments to §170 Building Setback Requirements (pedestrian bridge, railroad, freeway) are approved and consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete was made by Kolpack-Martindale, seconded by Brown and unanimously approved

DISCUSSION

UDO Amendment – Recreational facilities & open space

- The board instructed staff to initiate amendment as presented.

UDO Amendment – Mobile Vending Units

- The board instructed staff to change Two (2) or more MVU to Three (3) or more MVU that operate per parcel.

UDO Amendment – Hotel long term stay

- With only one complaint the board felt it was a police department issue, not a UDO issue.

ADJOURNMENT

A motion to adjourn at 8:06pm was made by Kolpack-Martindale, seconded by Parks and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist