

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, February 13, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Harris gave the invocation with the recitation of the Pledge of Allegiance following. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Curtis Brown, Steve Crofts, Mary Harris, Butch Hudson, Linda Kolpack-Martindale, and Randy Parks

MEMBERS ABSENT: Darrell Andrews and Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

The Planning Board had no adjustments to the agenda.

CONSENT

A motion to approve the consent agenda which includes December 12, 2016 Minutes was made by Parks, seconded by Crofts and unanimously approved.

NEW BUSINESS

Rezoning Request – 1100 E. 3rd St. 10.783 acres (O-I to H-I)

Meadows stated Mountaire Farms requests to rezone 10.783 acres from O-I to H-I. The subject property is identified as 1100 E. 3rd St. and parcel # 16850. The subject property is:

1. owned by Mountaire Farms;
2. located inside 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 10.783 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 2.73 acres

Meadows shared the compatibility with existing comprehensive Land Development Plan:

1. General residential development for the subject property. Residential goals, objectives, and strategies:
 - a. These areas are suitable for general residential development at densities supported by public utilities
 - b. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
 - c. Maintain the integrity of existing neighborhoods.
 - d. Promote walkable interconnected neighborhoods.
 - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.

- f. Encourage the continual development of affordable housing on individual lots.
 - g. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
 - h. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
 - i. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - j. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
 - k. Multi-family residential density is recommended to be no more than 6 units per acre.
 - l. 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.
 - m. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
 - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
 - o. Require that as a condition of receiving public water and/or sewer service, all new residential developments be incorporated into the Town limits.
 - p. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
 - q. Develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas.
 - r. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - s. Promote cluster development with usable open space and amenities.
2. Industrial development for the surrounding properties. Industrial goals, objectives, and strategies:
- a. Attracting diverse industrial development that will stimulate the economy.
 - b. Encouraging industrial development that is environmentally friendly.
 - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
 - d. Identifying adequate land for future industrial development
 - e. Supporting existing industry
 - f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
 - g. Making the extensions of water and sewer service to identified industrial areas a top priority.
 - h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
 - i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
 - j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.

- k. Encouraging warehousing and assembly uses.
- l. Encouraging water reuse and industrial recycling for new and existing industry.
- m. Developing an industrial incentive policy and program.

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

Street/Road	Road (feet)	Frontage	Travel Lanes	Maintenance	Speed (mph)	Limit	Average Trips	Daily
E. 3 rd St.	650		2	State	35		5,200 (2012)	
E. Raleigh St.	660		2	State	35		6,500 (2014)	

Meadows stated that the pedestrian master plan recommends sidewalk along the south side of E. 3rd St. and multi-use side path along the south side of E. Raleigh St.

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

Zoning District	O-I	H-I
Minimum lot size (square feet)	8,000	0
Minimum lot width	80'	100'
Front/street building setback	25'	40'
Side/rear building setback	10'	25'
Height limitation	35'	90'

Meadows stated that 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:

1. Current use of subject property is vacant office.
2. Surrounding land uses include; motor vehicle repair, vacant industrial, food processing plant, plastic manufacturer, laundromat, and single family residential.
3. Surrounded by H-I, H-I-C, H-C, L-I, and R-10 zoning.

The Planning Board discussed the request.

A motion that the map amendment for Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3rd St. and parcel # 16850 is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends industrial development for the surrounding properties, attracting diverse industrial development that will stimulate the economy, encouraging industrial development that is environmentally friendly, encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing, and supporting existing industry was made by Brown, seconded by Parks and unanimously approved.

A motion to approve the map amendment for Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3rd St. and parcel # 16850 to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Parks, seconded by Harris and unanimously approved.

Rezoning Request – 1101 E 3rd Street – 8.914 acres

Meadows stated Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I. The subject property is identified as 1101 E. 3rd St. and parcel # 61441. The subject property is:

1. owned by Mountaire Farms;
2. located inside 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 tracts are 8.914 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 5.56 acres

Meadows shared the compatibility with existing comprehensive Land Development Plan recommends:

1. Industrial development for the subject property. Industrial goals, objectives, and strategies:
 - a. Attracting diverse industrial development that will stimulate the economy.
 - b. Encouraging industrial development that is environmentally friendly.
 - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
 - d. Identifying adequate land for future industrial development
 - e. Supporting existing industry
 - f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
 - g. Making the extensions of water and sewer service to identified industrial areas a top priority.
 - h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
 - i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
 - j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
 - k. Encouraging warehousing and assembly uses.
 - l. Encouraging water reuse and industrial recycling for new and existing industry.
 - m. Developing an industrial incentive policy and program.
2. General commercial development for the subject property. Commercial goals, objectives, and strategies:
 - a. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - b. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
 - c. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
 - d. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - e. These areas are generally located along major thoroughfares that contain a variety of commercial uses.

- i. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public.
- ii. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.

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

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed (mph)	Limit	Average Trips	Daily
E. 3 rd St.	720	2	State	35		5,200 (2012)	
E. 11 th St.	610	5	State	45		19,000 (2015)	
Johnson Ave.	650	2	Town	35		NA	
E. 5 th St.	100	2	Town	35		NA	

Meadows shared the pedestrian master plan recommends sidewalk along the south side of E. 3rd St., east side of Johnson Ave., north side of E. 5th St., and south side of E. 11th St.

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

Zoning District	H-I-C	H-I
Minimum lot size (square feet)	0	0
Minimum lot width	100'	100'
Front/street building setback	40'	40'
Side/rear building setback	25'	25'
Height limitation	90'	90'

Meadows stated that 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 following relationship of uses:

1. Current use of subject property is food processing plant.
2. Surrounding land uses include; warehouse distribution center, vacant industrial, vacant office, motel, laundromat, and manufactured home park.
3. Surrounded by H-I, H-C, O-I, and R-6 zoning.

A motion that the map amendment for Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I, the subject property is identified as 1101 E. 3rd St. and parcel # 61441 is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends industrial and commercial development for the subject property, attracting diverse industrial development that will stimulate the economy, encouraging industrial development that is environmentally friendly, encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing, supporting existing industry, and encourage attractive commercial development in appropriate locations suitable for commercial purposes was made by Brown, seconded by Harris and unanimously approved.

A motion to approve the map amendment for Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I. the subject property is identified as 1101 E. 3rd St. and parcel # 61441 because of changed or

changing conditions in a particular neighborhood or community as a whole was made by Kolpack-Martindale, seconded by Crofts and unanimously approved.

Rezoning – 516 W. 10th St. – 0.45 acre (R-10 to O-I)

Meadows shared the Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-I. The subject property is identified as 516 W. 10th St. and parcel # 70378. The subject property is:

1. owned by Ocampo Concept Homes;
2. located inside 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 following size of tract:

1. Subject tract is 0.45 acre and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 0.91 acre

Meadows shared the following compatibility with existing comprehensive Land Development Plan recommendations:

1. General residential development for the subject property. Residential goals, objectives, and strategies:
 - a. These areas are suitable for general residential development at densities supported by public utilities
 - b. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
 - c. Maintain the integrity of existing neighborhoods.
 - d. Promote walkable interconnected neighborhoods.
 - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
 - f. Encourage the continual development of affordable housing on individual lots.
 - g. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
 - h. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
 - i. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - j. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
 - k. Multi-family residential density is recommended to be no more than 6 units per acre.
 - l. 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.
 - m. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
 - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the