

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, July 10, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Crotts 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, Steve Crotts, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, and Ann Radcliffe

MEMBERS ABSENT: Guile Contreras

TOWN STAFF PRESENT: Planning Director Jack Meadows, Administrative Support Specialist Tammy Livermore.

BOARD OF COMMISSIONERS PRESENT: Mike Constantino

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the agenda as presented was made by Brown, seconded by Parks and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, June 12, 2017 Minutes was made by Parks, seconded by Crotts and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Officer Election – Chair & Vice Chair:

Crotts made a motion to elect Hudson to chair and Brown to vice chair, Parks seconded and unanimously approved.

Rezoning Request – 1240 E. 11th St. – 1.151 acres (H-C to H-I)

Meadows stated Mountaire Farms requests to rezone 1.151 acres from Highway-Commercial (H-C) to Heavy-Industrial (H-I). The subject property is identified as 1240 E. 11th St. and parcel # 16770. 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 1.151 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 10.1 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. 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.
2. Industrial development for the adjacent property to the north, west, and south. 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 and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 3 rd St.	195	2	State	35	5,200 (2012)
E. 11 th St.	185	5	State	45	19,000 (2015)

The pedestrian master plan recommends sidewalk along the south side of E. 3rd St. and south side of E. 11th St.

Meadows shared the Impact on Landowners, Immediate Neighbors, and Surrounding Community:

Zoning District	H-C	H-I
Minimum lot size (square feet)	10,000	0

Minimum lot width	100'	100'
Front/street building setback	10'	40'
Side/rear building setback	0'	25'
Height limitation	60'	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.
2. Surrounding land uses include; warehouse distribution center, vacant, and poultry processing plant.
3. Surrounded by H-I and H-C zoning.

A motion that the map amendment (for Mountaire Farms requests to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel # 16770) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends general commercial development for the subject property, encourage attractive commercial development in appropriate locations suitable for commercial purposes, attracting diverse industrial development that will stimulate the economy, 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 Andrews and unanimously approved.

A motion to approve the map amendment (for Mountaire Farms requests to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel #16770 because of changed or changing conditions in a particular neighborhood or community as a whole, and to promote the general health, safety and welfare of the citizens of Siler City was made by Andrews, seconded by Crofts and unanimously approved.

Rezoning Request – 1314 E. 11th St. – 0.4781 acres (H-C to H-I)

Meadows stated Mountaire Farms requests to rezone 0.471 acre from H-C to H-I. The subject property is identified as 1314 E. 11th St. and parcel # 16658. 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 0.471 acre and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 10.1 acres

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

1. 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.
2. Industrial development for the adjacent property to the north and south. 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 and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 3 rd St.	120	2	State	35	5,200 (2012)
E. 11 th St.	100	5	State	45	19,000 (2015)

Meadows shared the pedestrian master plan recommends sidewalk along the south side of E. 3rd St. and south side of E. 11th St.

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

Zoning District	H-C	H-I
Minimum lot size (square feet)	10,000'	0

Minimum lot width	100'	100'
Front/street building setback	10'	40'
Side/rear building setback	0'	25'
Height limitation	60'	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 vacant.
2. Surrounding land uses include; warehouse distribution center, vacant, and auto repair/maintenance.
3. Surrounded by H-I and H-C zoning.

A motion that the map amendment (for Mountaire Farms requests to rezone 0.471 acres from H-C to H-I, the subject property is identified as 1314 E. 11th St. and parcel # 16658) is consistent with the adopted Land Development Plan and any other officially adopted plans because the land development plan recommends general commercial development for the subject property, encourage attractive commercial development in appropriate locations suitable for commercial purposes, attracting diverse industrial development that will stimulate the economy, encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing, and supporting existing industry was made by Crofts, seconded by Alston and unanimously approved.

A motion to approve the map amendment (for Mountaire Farms requests to rezone 0.471 acres from H-C to H-I, the subject property is identified as 1314 E. 11th St. and parcel #16658) because of changed or changing conditions in a particular neighborhood or community as a whole, and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Brown, seconded by Andrews and unanimously approved.

DISCUSSION

Floodplain Development Ordinance

The board accepted the following optional items from the model Flood Damage Prevention Ordinance:

- K-2 Definitions
 - Area of Future-Conditions Flood Hazard
 - Non-Conversion Agreement
 - Recreational Vehicle
 - Regulatory Flood Protection Elevation – 2 feet
 - Technical Bulletin and Technical Fact Sheet
- K-4 Administration:
 - The certification of the plot plan by a registered land surveyor or professional engineer
 - Limitations of below BFE enclosure uses (if applicable). (i.e., parking, building access and limited storage only)
 - A statement, that all materials below BFE/RFPE must be flood resistant materials.
 - A final Finished Construction Elevation Certificate
 - Certification Exemptions for accessory structures less than 150 square feet or \$3,000.

- When the lowest floor and the lowest adjacent grade of a structure of the lowest ground elevation of a parcel in a Special Flood Hazard Area is above the BFE, advise the property owner of the option to apply for a Letter of Map Amendment from FEMA
- Order to Take Corrective Action less than 180 calendar days
- K-5 Provisions for Flood Hazard Reduction
 - Fill is prohibited in the SFHA, including construction of buildings on fill.
 - Structures below lowest floor shall not be temperature-controlled or conditioned.
 - Fill/grading is prohibited in the SFHA
 - Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure
 - Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a 1-year period...For each building or structure, the 1-year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance
 - An accessory structure with a footprint less than 150 square feet or that is a minimal investment of \$3,000 or less and satisfies the criteria outlined above is not required to meet the elevation or floodproofing standards of K-5(b)(2)

The board rejected the following optional items from the model Flood Damage Prevention Ordinance:

- K-2 Definitions
 - Substantial Damage clause for CRS (Community Rating System) points
 - Substantial Improvement clause for CRS points
- K-4 Administration:
 - Elevation Certificate is required prior to the actual start of any new construction
 - Elevation Certificate is required after the reference level is established
 - Floodproofing certificate is required prior to the actual start of any new construction
- K-5 Provisions for Flood Hazard Reduction
 - Property owners shall be required to execute and record a non-conversion agreement prior to issuance of a building permit declaring that the area below the lowest floor shall not be improved, finished or otherwise converted to habitable space for CRS points)
 - Release of restrictive covenant for CRS points

FEMA Flood Map

Meadows pointed out on the map where the floodplain has increased and decreased.

Adult Gaming Establishment

The board decided that all Billiard & pool halls, general gaming establishments and adult gaming establishments will require a Conditional Use Permit within the C-C and H-C zoning districts. The Board will discuss this item further at a UDO Amendment Committee meeting and at the next Planning Board meeting.

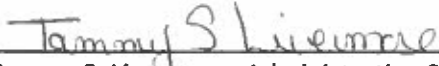
ADJOURNMENT

A motion to adjourn at 8:30pm was made by Andrews, seconded by Crofts and unanimously approved.



Butch Hudson, Chair

ATTEST:



Tammy S. Livermore, Administrative Support Specialist