

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, June 12, 2017** at 7:24pm in City Hall Courtroom with Chair Hudson presiding.

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

MEMBERS ABSENT: Ann Radcliffe

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes, May 8, 2017 Minutes was made by Brown, seconded by Crofts and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

Conditional Use Permit – W. 3rd St. – 44 dwelling multifamily residential apartment development

Meadows shared the proposed text amendments to Donald R. Simpson requests a conditional use permit to develop a 44 dwelling multifamily residential apartment. The subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612. The subject property is:

1. owned by Donald R. Simpson;
2. located within the R-6 (Residential-6,000 sqft minimum lot size) zoning district;
3. located outside the Town's Corporate Limits;
4. located within Central Chatham fire district;
5. located within the Duke Energy Progress electric service district;
6. not located within a watershed protection area; and
7. not located within a special flood hazard area.

Meadows shared the size of tract:

1. Subject tract is 12.6 acres and includes 1 property owner and 1 tax parcels
2. Size of surrounding tracts is an average of 10.4 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. General residential development for the adjacent 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.

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

Street/Road	Road Frontage (feet)	Travel Lanes	Pavement Width (feet)	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 3 rd St.	1,120	2	20	State	45	2,500

Meadows shared the impact on landowners, immediate neighbors, and surrounding community: 44 units are proposed (181 units allowed). Each duplex building will contain:

- 2 dwelling units
- One story that is 22' tall

Each unit will contain:

- 1,200 square feet
- 2 bedrooms

- 2 full baths
- Living space
- Fully equipped modern kitchen
- 420 square feet one car garage
- 2 parking space concrete driveway

Total disturbed area is 14 acres which will require NCDEQ erosion control and stormwater approvals. Screen Type C will be installed along W. 3rd St. No screen will be installed along the western, northern, and eastern boundaries. 30,000 square feet of open space is proposed (26,811 required). The proposed mini-park is 12,000 sqft in area (10,542 required) and includes a 1,800 sqft tot lot. The equipment in the minipark includes:

- Thermoplastic coated metal picnic table with seats;
- Thermoplastic coated metal bench;
- Heavy duty park style grill;
- 8' diameter gazebo; and
- Tot Lot - play system for age 2-5

Water lines will be public and sewer lines will be private (will connect to public system). Duke Energy finds the proposed plan acceptable and in compliance with their right-of-way guidelines and restrictions. Private streets will be paved 27' feet wide with valley concrete curb and gutter. A 5 feet wide sidewalk will connect all buildings, parks, opens spaces, and streets. All radii on the face of curb at street intersections area a minimum of 27'. Trees planted 50' on center along proposed streets will exceed the shade tree requirement. Proposed driveway will be right in/right out only with a right in turn lane. One new street name is proposed "Robert Henry Lane" and has been approved by Chatham County Emergency Operations. Average weekday driveway volume for the proposed development is 256 vehicles.

The project will employ 4 full time staff members. The estimated number of construction jobs for this project is 60. Potential Town revenue:

	Amount	Revenue (if annexed)	Revenue (not annexed)
Cost of Project	\$3,500,000	\$15,750 per year	\$0
Water & Sewer Usage	10,560 gallons per day	\$53,952 per year	\$107,904 per year

Zoning District	R-6
Minimum lot size (square feet)	6,000
Minimum lot width	60'
Front/street building setback	25'
Side/rear building setback	9'
Height limitation	35'

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include; vacant, multifamily residential, golf driving range, soccer fields, agriculture, and single family residential

3. Surrounded by A-R (Agricultural-Residential) and R-6-C (Residential-6,000 sqft minimum-Conditional Use) 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 any work applicant must record the written decision with the Chatham County Register of Deeds, obtain site plan review approval, and obtain zoning permit approval; and
4. 30,000 square feet of open space; and
5. 12,000 square feet minipark that includes; 1,800 square feet tot lot play system for age 2-5, thermoplastic coated metal picnic table with seats, thermoplastic coated metal bench with back, heavy duty park style grill, 8' diameter gazebo; and
6. All buildings, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.

A motion that the application for Conditional Use Permit – W. 3rd St. – 44 dwelling multifamily residential apartment development is complete was made by Andrews, seconded by Alston and unanimously approved.

A motion that the application for Conditional Use Permit – W. 3rd St. – 44 dwelling multifamily residential apartment development complies with all applicable requirements of the Unified Development Ordinance was made by Brown, seconded by Harris and unanimously approved.

A motion to grant the application for Conditional Use Permit – W. 3rd St. – 44 dwelling multifamily residential apartment development, 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 Parks, seconded by Crofts and unanimously approved.

UDO Amendment – Article II – Basic Definitions and Interpretations, Article IX – Zoning Districts and Zoning Map, Article X – Permissible Uses, Article XI – Supplementary Use Regulations, Article XII – Density and Dimensional Regulations, Article XVI – Floodways, Floodplains, Drainage, Erosion, and Watershed Protection, Appendix I – Manufactured Home Park Ordinance, and Appendix J – Vested Rights Ordinance

Meadows stated that the Town of Siler City proposes text amendments to §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-

2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris, litter, skirting, streets, structure, trash, operator/manager], R-MH zoning (6,000 sq.ft., 60' lot width, 25' street setback), and modular home.

Meadows shared the following documents: draft ordinance amending Article 2, 9, 10, 11, 12, 16, Appendix I & J, and worksheet.

The proposed amendment was first discussed by a developer during a pre-development meeting. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated and recommended approval of the text amendment. The Town Board held a public hearing on May 15 and requested that staff prepare additional amendments related to mobile homes and mobile home parks.

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
3. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
4. Encourage the continual development of affordable housing on individual lots.
5. Encourage in-fill development in established residential areas.
6. Maintain the integrity of existing neighborhoods.
7. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
8. 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.
9. 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.
10. 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.

Meadows shared the Planning Board Recommendation from the May 8, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.

- c. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - d. Encourage the continual development of affordable housing on individual lots.
2. Approve the amendment:
- a. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - c. To promote the general health, safety, and welfare of the citizens of Siler City.

A motion that the text amendment for §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris, litter, skirting, streets, structure, trash, operator/manager], R-MH zoning (6,000 sq.ft., 60' lot width, 25' street setback), and modular home excluding section e(6) screening is consistent with the adopted Land Development Plan and any other officially adopted plan because the Land Development Plan recommends modifying the development ordinances to be more user friendly where possible, develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards, to continue to promote a variety of housing types to meet the demand of citizens from various economic levels, and encourage the continual development of affordable housing on individual lots was made by Brown, seconded by Parks and unanimously approved.

A motion to approve the for §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris, litter, skirting, streets, structure, trash, operator/manager], R-MH zoning (6,000 sq.ft., 60' lot width, 25' street setback), and modular home excluding section e(6) screening to correct manifest error with the zoning ordinance, because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Parks, seconded by Andrews and unanimously approved.

UDO Amendment – Article XIX – Screening and Trees, Appendix E – Guide to Landscaping

Meadows stated that the Town of Siler City proposes text amendments to §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B).

Meadows shared the following documents: draft ordinance amending Article 19, Appendix E, and worksheet.

The proposed amendment was first discussed by a developer during an office visit. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
3. 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, lighting, parking, and signage standards.
4. Develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
5. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.
6. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
7. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.
8. Look at planting plan for street trees along public rights-of-way.

A motion that the text amendment for to §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) is consistent with the adopted Land Development Plan and any other officially adopted plan because modifying the development ordinances to be more user friendly where possible, develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas, 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, lighting, parking, and signage standards, develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses, improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas, improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs, heavier uses may include automobile

dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements, look at planting plan for street trees along public rights-of-way was made by Parks, seconded by Crotts and unanimously approved.

A motion to approve the §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Brown, seconded by Andrews and unanimously approved.

UDO Amendment – Article XVII – Sign Regulations

Meadows stated that the Town of Siler City proposes text amendments to §255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses).

Meadows shared the following documents: draft ordinance amending Article 17 and worksheet.

The proposed amendment was first discussed in office by business owners. Staff shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
3. 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, lighting, parking, and signage standards.
4. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
5. Visually define the downtown area through unified signage and landmarks.

A motion that the text amendment for §255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) is consistent with the adopted Land Development Plan and any other officially adopted plan because modifying the development ordinances to be more user friendly where possible develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas, and 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, lighting, parking, and signage standards was made by Brown, seconded by Crotts and unanimously approved.

A motion to approve the §255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) to correct manifest error with the zoning ordinance, because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Andrews, seconded by Brown and unanimously approved.

DISCUSSION

Skilled based game room

Morgan shared a draft ordinance providing a moratorium on the establishment of internet sweepstakes cafes, adult arcades, and other similar facilities.

Meadows shared other community ordinances concerning adult arcades.

The Planning Board discussed the proposed moratorium.

A motion to recommend to the Board of Commissioners to afford the Planning Board the opportunity to evaluate and study the interpretation and implications of the subject use and to make recommendation for language to amend the Unified Development Ordinance and/or Town Code of Ordinances to address the issues before such establishments are permitted to operate was made by Crotts, seconded by Brown and unanimously approved.

Single family residential

Meadows shared the following information on Single family residential: total lot coverage, accessory buildings, location restrictions, building setbacks, and parking restrictions.

The Board discussed the requirements.

Meadows shared a certificate of appreciation with Mary Harris and thanked her for her service to the Town.

DEPARTMENT REPORT

Meadows shared the monthly Planning Department report.

ADJOURNMENT

A motion to adjourn at 8:36pm was made by Crotts, seconded by Brown and unanimously approved.



Butch Hudson, Chair

ATTEST:



Jenifer J Everage, Town Clerk