

**TOWN OF SILER CITY PLANNING BOARD**

The Siler City Planning Board met in Regular Session on **Monday, March 13, 2017** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Brown 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:** Curtis Brown, Steve Crotts, Mary Harris, Butch Hudson, Linda Kolpack-Martindale, Randy Parks, Ann Radcliffe

**MEMBERS ABSENT:** Albert Alston and Darrell Andrews

**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 February 13, 2017 Minutes was made by Crotts, seconded by Harris and unanimously approved.*

**NEW BUSINESS**

**UDO Amendment – Article X Permissible Uses**

Meadows shared the proposed text amendments to §147 table of permissible uses (multi-family residences allowed within the O-I zoning district). Attached documents: draft ordinance amending Article 10.

Meadows shared the recommendations with Existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
3. Multi-family residential density is recommended to be no more than 6 units per acre.
4. Preserve 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).
5. 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.
6. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
7. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
8. Encourage planned, mixed-use development instead of incremental, small lot development.
9. 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.

***A motion that the text amendment for §147 table of permissible uses (multi-family residences allowed within the O-I zoning district) 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, permitting multi-family residential development at a moderate density with good access to larger thoroughfares, and to continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Brown, seconded by Parks and unanimously approved.***

***A motion to approve the 147 table of permissible uses (multi-family residences allowed within the O-I zoning district) to correct manifest error with the zoning ordinance was made by Kolpack-Martindale, seconded by Harris and unanimously approved.***

**Conditional-Use District Rezoning – Village Lake Road – 4.52 acres (R-6-C & L-I to O-I-C) – 48 dwelling multifamily apartment for the elderly**

Meadows stated that Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly. The subject property is identified as parcel # 80724, 80725, 16070 and located at the southwest corner of Siler Business Dr. & Village Lake Rd. The subject property is:

1. owned by Richard Fox;
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 4.52 acres and includes 1 property owner and 3 tax parcels
2. Size of surrounding tracts is an average of 4.1 acres

Meadows shared the compatibility with Existing Comprehensive Land Development Plan:

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 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 (8") and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Pavement Width (feet)	Maintenance	Speed Limit (mph)	Average Daily Trips
Siler Business Dr.	417	2	24	Town	35	NA
Village Lake Rd.	423	2	24	Town	35	NA

Meadows shared the impact on landowners, immediate neighbors, and the surrounding community: The residential building is 2 floors with a maximum height to the ridge of 28'. Gross overall building is 60,793 square feet (Energy Star 2.0 construction). All units are restricted to elderly persons (55+). Six units are fully accessible with 3 of those units including roll in showers. Residential unit mix:

Unit Type	Total number	Minimum Square Feet
One bedroom	27	695
Two bedroom	21	921

Site amenities include:

1. 9,845 square feet of usable open space (9,845 required)
2. 9,147.6 square feet minipark area (9,147.6 required) including active recreational activities such as:
  - a. Gazebo and picnic shelter
  - b. 3 outdoor seating areas with benches with backs
  - c. 860' of existing walking trail
  - d. 925' of new walking surface
  - e. 440 square feet indoor multiple activity room
  - f. 120 square feet indoor flex fitness room
  - g. 144 square feet screened sitting porch
3. 1,400 square feet multipurpose room with kitchen
4. 16 square feet of storage room for each tenant
5. Covered drive-thru with 13' clearance for drop off and pick up at entry
6. Computer center with 2 computers

50 parking spaces are proposed (48 are required). 8 handicap spaces are proposed (2 are required). Minimum parking space size is 9'x19' and minimum drive isle width is 24'. All vehicle accommodation areas will be paved. All buildings, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk. Average weekday driveway volume for the proposed development is 167 vehicles.

The preliminary disturbed area is 3.8 acres. Erosion control and stormwater approval will be obtained from NCDEQ. A 100' foot vegetative buffer is shown along the pond and 50' buffer along the creek and will be left undisturbed. Type C screen (small trees planted 50' on center) within a 10 feet wide bufferyard is required along the streets. Shade trees will be installed within the vehicle accommodation area.

The developer will coordinate water pressure with Town Public Works & Utilities Director. Fire sprinkler back flow (RPZ) devices will be located in hot boxes @ locations designated by the Town.

The project will employ 2 full time staff members (site manager and maintenance caretaker). The estimated number of construction jobs for this project is 150. The total cost of the project is estimated

at \$5,700,000 (\$27,360 revenue per year). Proposed water and sewer use is 11,250 gallons per day (\$6,450 revenue per month).

Zoning District	O-I	L-I	R-6
Minimum lot size (square feet)	8,000	0	6,000
Minimum lot width	80'	100'	60'
Front/street building setback	25'	30'	25'
Side/rear building setback	10'	20'	9'
Height limitation	35'	90'	35'

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include; vacant, office, senior living, and single family residential
3. Surrounded by L-I, O-I-C, and A-R (Agricultural-Residential) zoning.

Meadows shared the staff recommendations on the 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, Town site plan, and Town zoning permit approval; and
4. Minipark area shall include active recreational activities such as gazebo and picnic shelter, 3 outdoor seating areas with benches with backs, 860' of existing walking trail, 925' of new walking surface, 440 square feet indoor multiple activity room, 120 square feet indoor flex fitness room, 144 square feet screened sitting porch; and
5. All buildings, facilities, parking area, street, etc. are connected by a minimum 5' sidewalk.

***A motion that the map amendment for Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly is consistent with the adopted Land Development Plan and any other officially adopted plans because these areas are suitable for general residential development at densities supported by public utilities, to promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups, to promote walkable interconnected neighborhoods, and because multi-family residential density is recommended to be no more than 6 units per acre was made by Brown, seconded by Harris and unanimously approved.***

***A motion to approve the map amendment for Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly 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 Kolpack-Martindale, seconded by Brown and unanimously approved.***

***A motion that the application for Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly is complete was made by Brown, seconded by Parks and unanimously approved.***

***A motion that the application for Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly complies with all applicable requirements of the Unified Development Ordinance was made by Parks, seconded by Crofts and unanimously.***

***A motion that the application for Weaver-Kirkland Development, LLC requests a conditional-use district rezoning to rezone 4.52 acres from R-6-C (Residential-6,000-Conditional-use) & L-I (Light-Industrial) to O-I-C (Office-Institutional-Conditional-use) and to develop a 48 dwelling multifamily apartment for the elderly is granted, subject to the following conditions: the applicant shall complete the development strictly in accordance with the plans, 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 Kolpak-Martindale and unanimously approved.***

**Rezoning – 1405 E. 11<sup>th</sup> St. -0.525 acre }H-C to B-1)**

Meadows shared the request from Jeff Shaw to rezone 0.525 acre from H-C (Highway-Commercial) to B-1 (Neighborhood-Business). The subject property is identified as 1405 E. 11<sup>th</sup> St. and parcel # 83034. The subject property is:

1. owned by Shaw Investment Properties;
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 the tract:

1. Subject tract is 0.525 acre and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 9.1 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.

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

Street/Road	Road Frontage (feet)	Travel Lanes	Pavement Width (feet)	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 11 <sup>th</sup> St.	0	5	60	State	45	19,000

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

Zoning District	H-C	B-1
Minimum lot size (square feet)	10,000	8,000
Minimum lot width	100'	80'
Front/street building setback	10'	25'
Side/rear building setback	0'	5'
Height limitation	60'	35'

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 sales.
2. Surrounding land uses include; multi-family residential, storage, distribution center, restaurant, and sale of motor vehicle parts and accessories.
3. Surrounded by H-I (Heavy-Industrial), H-C, and R-6 (Residential-6,000) zoning.

***A motion that the map amendment for Jeff Shaw to rezone 0.525 acre from H-C (Highway-Commercial) to B-1 (Neighborhood-Business), the subject property is identified as 1405 E. 11<sup>th</sup> St. and parcel # 83034 is consistent with the adopted Land Development Plan and any other officially adopted plan because it encourages attractive commercial development in appropriate locations suitable for commercial purposes and encourages through zoning requirements, planned general commercial development rather than small, individual lot development was made by Brown, seconded by Harris and unanimously approved.***

***A motion to approve the map amendment for Jeff Shaw to rezone 0.525 acre from H-C (Highway-Commercial) to B-1 (Neighborhood-Business), the subject property is identified as 1405 E. 11<sup>th</sup> St. and parcel # 83034 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 Kolpack-Martindale, seconded by Brown and unanimously approved.***

**DISCUSSION**

**§42 Permits Required**

Meadows shared proposed changes to the zoning development permit table. The Board discussed the changes.

**§194 Access to Lots**

Meadows shared proposed changes to the Unified Development Ordinance §194 Access to Lots. The Board discussed the changes initiated an amendment allowing up to 4 lots on a graveled easement if the development is more than 1.5 miles from the corporate limits.

**DEPARTMENT REPORT**

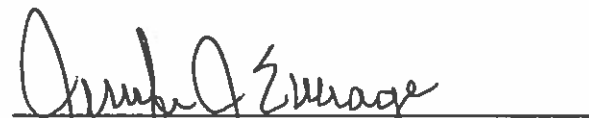
Meadows shared the monthly Planning Department report.

**ADJOURNMENT**

With no further business the Planning Board adjourned.

  
Curtis Brown, Vice Chair

**ATTEST:**

  
Jenifer J Everage, Town Clerk