

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, March 9, 2015 in the courtroom at City Hall.

MEMBERS PRESENT: Curtis Brown, Dacia Hayes (Vice Chair), Butch Hudson, JP Joyner (Chair) and Linda Kolpack-Martindale

MEMBERS ABSENT: Darrell Andrews, Steve Crotts, and Mary Harris

STAFF PRESENT: Jack Meadows (Planning Director), William C. Morgan (Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

MEETING CALLED TO ORDER: Joyner called the meeting to order at 7:00 pm. Hayes gave the invocation and Joyner led the Pledge of Allegiance.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Brown made a motion to approve the agenda with an adjustment to add 5.c. Façade/Streetscape Grant, Hudson seconded, and unanimously approved.*

CONSENT AGENDA: *Brown made a motion to approve the consent agenda including the minutes of February 9, 2015, Hayes seconded, and unanimously approved.*

NEW BUSINESS:

a. Rezoning: Meadows reported that Tims's Farm & Forestry, LLC requests to rezone ~1,802 acres from Agricultural-Residential (A-R) to Heavy Industrial (H-I). The subject property has frontage along US 64, Stockyard Rd, Bish Rd, Railroad, Zion Church Rd, & the Randolph County line. The property is identified as tax parcel # 72513, 12580, 82157, 12547, 76879, 61119, 67263, 76966, 12530, 12540, 79407, 79408, 80628, 12537, 12543, 62008, 12765, 61497, 74475, 67038, 12835, & 12836. The subject property is: 1) owned by Tim's Farm & Forestry, LLC, Tim's Farm & Forestry II, LLC, David H. Griffin, Sr., and Roy P. Jordan; 2) located outside the Town's Corporate Limits; 3) located within a Watershed Protection Area; 4) located within the Siler City and Staley fire districts; 5) located within the Duke Energy Progress and Randolph Electric Membership electric service districts; 6) located along roads with the following average daily trips: a) US 64 - 8,900 (2013); b) Stockyard Road - 270 (2011); and 7) not located within a special flood hazard area.

Meadows explained that the size of the subject tract totaled 1,802 acres which included 4 property owners and 22 tax parcels. The surrounding tracts were an average of 15 acres in size.

Meadows reported that the Land Development Plan recommends: 1) industrial development for subject property; 2) attracting diverse industrial development that will stimulate the economy; 3) encouraging industrial development that is environmentally friendly; 4) encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing; 5) identifying adequate land for future industrial development; 6) supporting existing industry; 7) preserving the sites best suited for office and industrial development by and (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); 8) making the extensions of water and sewer service to identified industrial areas a top priority; 9) continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries; 10) developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses; 11) requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits; 12) encouraging warehousing and assembly uses; 13) encouraging water reuse and industrial recycling for new and existing industry; and 14) developing an industrial incentive policy and program.

Meadows reported that NCDENR permits have been obtained to provide one (1) million gallon per day of municipal water and sewer to the area. Property has approximately 5,000 feet of railroad frontage. NCDOT is planning a direct highway connection to US 421 and the site currently has access to US 64.

Meadows explained the impact on landowners, immediate neighbors, and surrounding community: 1) the property has been designated a Certified Site by the North Carolina Department of Commerce; 2) recruiting large scale economic development project; 3) attract spin off and supplier companies; 3) provide employment for local residents; 4) increase the local tax base; and 5) support from the Chatham Economic Development Corporation and Chatham County.

Meadows explained the relationship of uses: 1) current use of subject property is agriculture, forestry, and single family residential; 2) surrounding land uses include; agriculture, forestry, single family residential, trucking, scrap metal, and motor vehicle repair; 3) surrounded by A-R and L-I zoning within Siler City Jurisdiction; and 4) surrounded by RA (Residential Agricultural) and RR-CD (Residential Restricted Conditional) within Randolph County Jurisdiction. Meadows referred the members to the letter included in the agenda from the property owners.

Meadows informed the Board to consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Attached is a copy of the uses that are allowed within the proposed zoning district. Meadows asked the board to see worksheet for decision on recommendation to the Town Board or table request: 1) adopt Plan Consistency Statement; and 2) approve or deny request.

Discussion: Chairman Joyner asked the board if they were in favor of public comments concerning the rezoning. The board agreed to hear some comments. Attorney Todd Roper addressed the board and stated they he was assisting and representing Tim's Farm & Forestry LLC and has been a resident of Siler City for 25 years. He stated that Siler City has been looked at as the industrial west. Between 1950 and early 2000 we had a booming economy with furniture, textile and chicken processing. With all that industry Siler City had a solid tax base and strong residential. Siler City had nice shops, hotels, restaurants and a very nice country club and golf course. Roper added that the executives of these industries lived here, raised their families here and spent their money here. Siler City also had a strong, solid, hardworking, educated and loyal workforce. He said that between 2000 & 2008 we lost textile, furniture, and chicken processing. Siler City has gone from that prosperous community to a struggling community.

Roper explained that we have an opportunity before us for an economic prosperity not just for Siler City but for the county and the state. With the collaboration between the city, county, state and private sector we have yielded the only certified mega site and the largest in the state. Roper explained that for the site to be certified by the state there was a rigorous process of about 18 steps that had to be completed. He stated that now the site needs to be rezoned to Heave Industrial. By rezoning the site it will show that we want a large industrial manufacturing here. Roper added that Mexico, Kentucky and Virginia are also competing for this business. He said that right now that all automobile plants are operating at capacity and the demand is there for the cars. What that means to the site is a multibillion dollar economy, 2,000 to 3,000 jobs, and 1.2 million dollar payroll. The life of a plant is 50 years. Roper stated that site readiness is important and by rezoning this site we are sending a message that we want the business. Roper said that having the site ready meant Siler City could be back to economic prosperity. We would have a better tax base, quality of life, infrastructure and improvements for the town. Roper said we would have a place for children, grandchildren and great grandchildren to live, work and play.

Attorney Bob Benson from Greensboro explained that he has been working for DH Griffin and Borrás for three years squaring up this property and helping with certification. Chatham County has the first and only certified mega site in the state of North Carolina. Auto manufacturing puts billions of dollars into their plants and the life of a plant is 50 to 60 years. He said that the daily payroll is a \$1.2 million and this would mean a lot to Siler City, to Chatham County and to the state of North Carolina. With no further discussion, Joyner directed the board to their worksheet.

Rezoning Worksheet:

- Brown made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it is compatible with the existing comprehensive plan which recommends: 1) industrial development for subject property; 2) attracting diverse industrial development that will stimulate the economy; 3) encouraging industrial development that is environmentally friendly; 4) encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing; 5) identifying adequate land for future industrial development; 6) supporting existing industry; 7) preserving the sites best suited for office and industrial development by (i) identifying such areas; and (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area); 8) making the extensions of water and sewer service to identified industrial areas a top priority; 9) continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries; 10) developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses; 11) requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits; 12) encouraging warehousing and assembly uses; 13) encouraging water reuse and industrial recycling for new and existing industry; and 14) developing an industrial incentive policy and program, seconded by Hudson, and unanimously approved.*
- Hudson made a motion to approve the map amendment: (c) to promote and forward the purposes of the adopted Siler City Land Development Plan; and (d) to promote the general health, safety and welfare of the citizens of Siler City, seconded by Hayes, and unanimously approved.*

b. Text Amendment: Joyner reported that the Town of Siler City proposes text amendments to Purpose of Sign Regulations, §261 Total Allowable Wall Sign Surface Area, §262 Number of Freestanding Signs, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (attached wall sign, canopy wall sign, freestanding sign, projecting wall sign, residential subdivision, multi-family development, and manufactured home park entrance signs), and §279 Parking Requirements (motor vehicle repair, maintenance, painting, & body work). Joyner explained that the proposed amendments developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings since May of 2014.

Meadows reviewed the attached documents: Draft ordinance amending Article 17 and 18.

Meadows stated that the Land Development Plan recommends: 1) modifying the development ordinances to be more user friendly where possible; 2) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 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 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 5) visually define the downtown area through unified signage and landmarks.

Meadows encouraged the board to see the worksheet for decision on recommendation to the Town Board or table request: 1) adopt Plan Consistency Statement; and 2) approve or deny request. With no further discussion, Joyner directed the board to their worksheet.


Worksheet:

1. Hudson made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 1) modifying the development ordinances to be more user friendly where possible; 2) improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs; 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 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 5) visually define the downtown area through unified signage and landmarks, seconded by Brown, and unanimously approved.
2. Hudson made a motion to approve the text amendment: (c) to promote and forward the purposes of the adopted Siler City Land Development Plan; (d) to promote the general health, safety and welfare of the citizens of Siler City; and partially (a) to correct manifest error with the zoning ordinance, seconded by Hayes, and unanimously approved.

c. **Façade/Streetscape Grant:** Meadows reviewed with the members the facades/streetscape grant process. He explained that we have copies of the receipts of the work that Susan Szary has completed. Meadows stated that the board needs to approve the final work so that Staff can submit the paper work to the finance department for payment. Brown made the motion that the work is completed, seconded by Hayes, and unanimously approved.

PLANNING DIRECTOR'S REPORT: Meadows directed the Board to review the memo in their agenda packet. Morgan reported that demolition contractor for Boling Chair has met with Charlie McLaurin and has purchased and demolition permit. He said that the work and clean-up should be done by the middle of June and if there is any stoppage in work it will not be over a two week period.

ADJOURNMENT: Brown made a motion to adjourn at 8:01 pm, seconded by Hudson, and unanimously approved.



JP Joyner, Chair

ATTEST:


Dee Lee Thompson, Recording Secretary