

### TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, May 11, 2020** at 6:30pm in City Hall Courtroom and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Hudson presiding. Andrews gave the invocation and Hudson led the Pledge of Allegiance. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

**MEMBERS PRESENT:** Darrell Andrews, Garrett Frank, Butch Hudson, Linda Kolpack-Martindale, & Randy Parks

**MEMBERS ABSENT:** Albert Alston, Ann Radcliffe & Henry Smith Jr.

**TOWN STAFF PRESENT:** Town Attorney William Morgan, Planning Director Jack Meadows, Permit Specialist Justin Bridges

**REMOTE ATTENDEES:** Curtis Brown at 6:30 p.m., Stephanie Watkins-Cruz at 6:44 p.m., Jenifer Johnson at 6:30 p.m., Jennifer Lampman at 6:30 p.m., Jeff McCluskey at 6:30 p.m., Rebecca Morris at 6:30 p.m., Brent Purdum at 6:30 p.m., Bryan Thompson at 6:41 p.m., & George Venters at 6:30 p.m. All remote attendees stayed until the meeting adjourned.

### APPROVAL OF AGENDA

***A motion to approve the agenda was made by Parks and seconded by Kolpack-Martindale and unanimously approved by roll call vote.***

### CONSENT

***A motion to approve the consent agenda which includes, March 9, 2020 Minutes was made by Andrews and seconded by Parks and unanimously approved by roll call vote.***

### NEW BUSINESS

a) **Rezoning- N. 2<sup>nd</sup> Ave.- H-C**

Glandon Forest Equity, LLC proposes to rezone ~ 1.13 acres from Office-Institutional (O-I) to Highway-Commercial (H-C). The subject property is located at 610/618 N. 2<sup>nd</sup> Ave. and is identified as parcel # 73467 & 61129.

***A motion that the map-amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: mixed use for the subject property; these areas are often near major streets and highways, and contain a variety of commercial, public, and residential land uses. Mixed use objectives and strategies: Limit impacts of development of the environment and promote sustainability; encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks; encourage attractive commercial development in appropriate locations suitable for commercial purposes; improve the appearance of properties was made by Parks, seconded by Andrews and unanimously approved by roll call vote.***

b) **Conditional Use District Rezoning – Campus Drive – O-I-C – Multifamily Residential**

Wallick Asset Management, LLC requests a conditional use district rezoning to rezone ~ 15.141 acres from Heavy-Industrial (H-I) to Office-Institutional-Conditional Use (O-I-C). The proposed conditional

use is an 84-unit multifamily residential apartment development for persons of low or moderate-income. The subject property is located at 226 Campus Dr. and is identified as a portion of tax parcel # 14380.

***A motion that the map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because land development plan recommends: mixed use development for the subject property; these areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use. Mixed use objectives and strategies: limit impacts of development of the environment and promote sustainability; encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks; improve the appearance of properties, limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development; allow redevelopment of single-purpose commercial sites into mixed-use sites over time; encourage the development of affordable housing, encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas; encourage efficient use of transportation networks was made by Kolpack- Martindale, seconded by Andrews and unanimously approved by roll call vote.***

***A motion that the application for Conditional Use Permit – Campus Drive – Multifamily Residential (84-unit residential apartment development) is complete was made by Hudson, seconded by Kolpack-Martindale and unanimously approved by roll call vote.***

***A motion that the application for Conditional Use Permit – Campus Drive – Multifamily Residential (84-unit residential apartment development) complies with all applicable requirements of the Unified Development Ordinance was made by Kolpack-Martindale, seconded by Hudson and unanimously approved by roll call vote.***

***A motion to grant the application for Conditional Use Permit – Campus Drive – Multifamily Residential (84-unit residential apartment development), subject to 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;***
- 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;***
- 3. Conditions recommended by Staff;***
  - a. 147 parking spaces***
  - b. All sidewalks adjacent to parking spaces shall be 6.5' wide***
  - c. Active recreational facilities provided: 14,615 square feet***
    - i. Playgrounds: 3,248 square feet***
      - 1. 2-5 years (1,568 square feet)***
      - 2. 5-12 year (1,680 square feet)***
    - ii. Picnic shelter area (12'x18' shelter, grill, ADA table, standard table, trash receptacle): 595 square feet***
    - iii. Community garden: 507 square feet***

- iv. Pedestrian path (3' clearance on both sides) and seating: 8,863 square feet**
- v. Clubhouse: 1,402 square feet**
  - 1. Computer room: 137 square feet**
  - 2. Community room, kitchen, and bathrooms: 1,100 square feet**
  - 3. Outdoor patio and seating area: 165 square feet**
- d. Payment in lieu of providing active recreational facilities: 6,268 square feet x \$3/square foot = \$18,804.00**
- e. 550,000 square feet of open space**
- f. Water line will be a looped system back to Campus Drive**
- g. Phasing Plan**
  - i. Phase 1: certificate of occupancy for clubhouse**
    - 1. Site infrastructure improvements (driveways, first layer of parking lots, temporary pavement markings, curb and gutter, ADA parking, storm sewer, sanitary sewer, waterlines, fire hydrants)**
    - 2. All active recreation facilities**
    - 3. Complete all pedestrian paths adjacent to the clubhouse**
    - 4. Dumpster pad and access by building #2**
    - 5. Water service, fire protection, sanitary sewer service, telephone, electrical service for clubhouse**
    - 6. Provide performance guarantee for remaining requirements of the UDO**
  - ii. Phase 2: certificate of occupancy for apartment building #1**
    - 1. Water service, fire protection, sanitary sewer service, telephone, electrical service for building #1**
    - 2. northern pedestrian path adjacent to building #1 and connection to Campus Drive**
  - iii. Phase 3: certificate of occupancy for apartment building #2**
    - 1. Water service, fire protection, sanitary sewer service, telephone, electrical service for building #2**
    - 2. Southern pedestrian path adjacent to building #2**
  - iv. Phase 4: certificate of occupancy for apartment building #3**
    - 1. Water service, fire protection, sanitary sewer service, telephone, electrical service for building #3**
    - 2. Southern pedestrian path adjacent to building #3**
    - 3. Dumpster pad and access by building #3**
  - v. Phase 5: certificate of occupancy for apartment building #4**
    - 1. Water service, fire protection, sanitary sewer service, telephone, electrical service for building #4**
    - 2. Southern pedestrian path complete**
    - 3. Complete site lighting**
  - vi. Phase 6: release performance guarantee**
    - 1. final layer of pavement**
    - 2. pavement markings**
    - 3. repair damaged sidewalk and curb and gutter**
    - 4. all landscaping**
    - 5. dumpster enclosures including fencing**

6. *remove erosion control devices*
7. *install stormwater management facility*
8. *as-built stormwater survey*
9. *record stormwater maintenance agreement*
10. *punch list walk for public watermain*
11. *record easement for public watermain*

**4. Conditions from Wallick Communities:**

- a. *Requesting that the Town of Siler City staff approve a letter of credit (performance guarantee)*
- b. *Requesting the flexibility to work with Siler City staff to reduce the number of phases.*
- c. *Requests the ability to modify the site plan and design of the project to reduce the number of sewer connections to Technology Way.*
- d. *Requests the ability prior to permitting to reduce the committed recreation space and increase the paid in lieu by the square footage amount foregone as outlined in the ordinance.*

*was made by Frank, seconded by Kolpack-Martindale and unanimously approved by roll call vote.*

**PLANNING DIRECTORS REPORT**

Meadows discussed the member roster, letting the members know that Andrews last meeting after serving two terms is in June and his vacant position will be advertised, also that Smith Jr. as an ETJ alternate would be eligible for this position, that Alston is finishing up his first term, and that Frank is eligible for his first term. Meadows let the Board know that a city alternate has been advertised for but is currently vacant. The next Planning Board meeting will be held on June 8, 2020.

**ADJOURNMENT**

*A motion to adjourn at 7:06 pm was made by Kolpack-Martindale, seconded by Parks and unanimously approved by roll call vote.*



Butch Hudson, Chair

ATTEST:



Justin Bridges, Permit Specialist