

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday, August 8, 2016** at 7:38pm in City Hall Courtroom with Chair Hudson presiding.

MEMBERS PRESENT: Curtis Brown, Mary Harris, Butch Hudson, Randy Parks, Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Darrell Andrews, Steve Crotts, and Albert T. Alston

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

MEETING CALLED TO ORDER: Hudson called the meeting to order at 7:38pm.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes July 11, 2016 Minutes was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

NEW BUSINESS

Conditional Use Permit – 320 W 11th Street – 24 multi-family residential units

Meadows stated that Dino Hackett requests a conditional use permit to construct an additional 24 multifamily residential apartment units. The subject property is addressed as 320 W. 11th St. and identified as tax parcel 15556. The subject property:

1. owned by Stonecrest Apartments II LLC (Barry D. Hackett);
2. located inside the Town's Corporate Limits;
3. located within Siler City fire district;
4. contains Town water and sewer easements;
5. located within the Duke Energy Progress electric service district; and
6. not located within a special flood hazard area.

Meadows shared the size of the tract:

1. Subject tract is 8.6 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 3.3 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. General residential development for the subject property
2. 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.

The property is served by public water (6") and sewer (6"). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 11 th St.	790	5	State	45	12,000

The pedestrian master plan recommends sidewalks along both sides of W. 11th St.

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

The proposed use is an additional 24 multifamily residential units (total 96, 122 allowed).

- 1. 3 story building 80' x 148' (11,840 square feet footprint)
- 2. Disturb 2 acres
- 3. 12 one bedroom units and 12 two bedroom units
- 4. Units include washer and dryer
- 5. Parking
 - a. Existing = 158
 - b. Proposed = 62
 - c. Total = 220 (228 required)
 - d. 10 handicap spaces proposed (7 required)
 - e. Minimum parking space size is 9'x19' and minimum drive isle width is 24'.
 - f. All vehicle accommodation areas will be paved.
 - g. All buildings, facilities, parking area, street, etc. will be connected by a minimum 5' wide sidewalk.

6. 59,182 square feet of usable open space (18,718 square feet required)
7. 20,550 square feet minipark proposed plus existing 4,100 square feet minipark (20,517 square feet required)
 - a. Playground equipment (volleyball court, picnic area with grills, covered shelter with tables, slide, monkey bars, climbing walls, park benches, and tot lot with imaginative play apparatus and seating for parents)
8. Type A opaque screen within a 10 feet wide bufferyard is required along the railroad.
9. Install shade trees that adjoin the vehicle accommodation area to meet the requirement.
10. Building will be served by one 2" meter
11. Install backflow prevent on the sprinkler system
12. Estimated construction jobs = 150
13. Total cost of construction = \$2,000,000
14. Annual water and sewer revue = ~\$16,000
15. Annual Town tax revenue = ~\$7,000

Meadows shared the relationship of uses:

1. Current use of subject property is multi-family residential.
2. Property is zoned R-6
3. Surrounding land uses include; single family residential, multifamily residential, church, railroad, and vacant
4. Property is zoned R-6
5. Surrounded by R-10, L-I and R-6-C 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. Record the written decision with the Chatham County Register of Deeds;
4. Obtain NCDEQ approval for erosion control and stormwater prior to site plan approval;
5. Obtain Town site plan and zoning permit approval prior to any site work;
6. Provide 59,182 square feet of usable open space; and
7. Provide 20,550 square feet minipark area including playground equipment (volleyball court, picnic area with grills, covered shelter with tables, slide, monkey bars, climbing walls, park benches, and tot lot with imaginative play apparatus and seating for parents); and
8. All buildings, facilities, parking area, street, etc. shall be connected by a minimum 5' wide sidewalk; and
9. The turning radius within the parking area will accommodate Town fire trucks; and
10. Per NCDOT obtain driveway permit, install thermoplastic striping of existing turn lane taper on W. 11th St., and relocate existing street light behind ditch line.

The Board discussed the request.

A motion that the application for the conditional use permit to construct an additional 24 multifamily residential apartment units, located at 320 W. 11th St. and identified as tax parcel 15556 is complete was made Parks, seconded by Brown and unanimously approved.

A motion that the application for the conditional use permit to construct an additional 24 multifamily residential apartment units, located at 320 W. 11th St. and identified as tax parcel 15556 complies with all applicable requirements of the Unified Development Ordinance was made by Brown, seconded by Parks and unanimously approved.

A motion that the application for the conditional use permit to construct an additional 24 multifamily residential apartment units, located at 320 W. 11th St. and identified as tax parcel 15556 is granted, subject to the following conditions: a) 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 b) 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; c) Record the written decision with the Chatham County Register of Deeds; d) Obtain NCDEQ approval for erosion control and stormwater prior to site plan approval; e) Obtain Town site plan and zoning permit approval prior to any site work; f) Provide 59,182 square feet of usable open space; g) Provide 20,550 square feet minipark area including volleyball court, dog park, picnic area with grills, covered shelter with tables, and tot lot with imaginative play apparatus including seating for parents; h) All buildings, facilities, parking area, street, etc. shall be connected by a minimum 5' wide sidewalk; i) The turning radius within the parking area will accommodate Town fire trucks; and j) Per NCDOT obtain driveway permit, install thermoplastic striping of existing turn lane taper on W. 11th St., and relocate existing street light behind ditch line was made by Parks, seconded by Kolpack-Martindale and unanimously approved.

UDO Amendment – Rural Home Occupation

Meadows stated that the Town of Siler City proposes text amendments to §136 Definitions (rural home occupation). The proposed amendments come from staff and planning board. Attached documents: Draft ordinance amending Article 10.

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. New development should meet yard and dimensional standards of the existing zone as closely as possible.
7. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
8. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
9. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
10. Visually define the downtown area through unified signage and landmarks.

A motion that the text amendment to §136 Definitions (rural home occupation) Is consistent with the adopted Land Development Plan and any other officially adopted plans because 1. modifying the

development ordinances to be more user friendly where possible and 2. developed 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 standard was made by Brown, seconded by Harris and unanimously approved.

A motion to approve the text amendment to §136 Definitions (rural home occupation): 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 was made by Harris, seconded by Brown and unanimously approved.

DISCUSSION

Sale of Agricultural Products Grown Off-Site

Meadows shared the suggested language for Sale of agricultural products grown off-site. The Board agreed on the following:

Suggested language

- (a) Sales may occur on a vacant or developed lot in a non-residential district (C-C, B-1, O-I, H-C, H-I, L-I).
 - a. Such sales may overlap with regular business hours in non-residential districts for the primary use and shall operate between the hours of 7:00 a.m. to 9:00 p.m.
- (b) Sales may occur in residential districts (A-R, R-20, R-10, R-6, R-3, RMH) when located on a church, nursery school/child day care, school, college, town, or county property.
 - a. Such sales shall not overlap regular business hours in residential districts for the primary use and shall operate between the hours of 8:00 a.m. to 8:00 p.m.
- (c) Sales at any one (1) site shall require the issuance of a zoning permit.
- (d) The use shall clearly be of a temporary nature.
- (e) The use will not significantly interfere with the existing use and enjoyment of the property.
- (f) The use will not endanger the public health, welfare or safety.
- (g) The use will not have a substantial negative effect nor create a nuisance on adjoining or nearby properties.
- (h) The use shall not obstruct any public travel way and will cause no traffic congestion.
- (i) The use shall not create hazards or adverse impacts related to parking, drainage, fire protection, or other adverse impacts.
- (j) The operator shall be responsible for proper waste disposal and ensuring that the site is restored to a neat condition no later than the end of the day.

Parking Surfaces

Meadows shared the suggested update §278 Number of Parking Spaces required and §284 Vehicle Accommodation Area Surfaces. The Board agreed on the following:

§284 Vehicle Accommodation Area Surfaces

- (a) Vehicle accommodation areas that:
 - (1) include lanes for drive-in windows; or
 - (2) contain parking areas that are required to have more than ten (10) parking spaces and that are used regularly at least five (5) days per weekshall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in Appendix D.

- (b) Vehicle accommodation areas that contain parking areas that are required to have more than ten (10) parking spaces and that are used regularly at least five (5) days per week but are closed for at least two (2) consecutive month per year (such as elementary and secondary schools) shall be graded and surfaced per subsection (a). However, this requirement only applies to driveways and drive aisles. The area for parking spaces may be graded and surfaced per subsection (a) or (c).
- (c) Vehicle accommodation areas that are not provided with the type of surface specified in §284(a) shall be graded and surfaced with crushed stone, gravel, or other suitable material (as provided in the specifications set forth in Appendix D) to provide a surface that is stable and will help to reduce dust and erosion. Gravel parking shall at a minimum meet the following specifications:
- (1) Compacted subgrade six (6) inches deep;
 - (2) Compacted six (6) inches aggregate base course (crushed stone conforming to DOT Type ABC stone); and
 - (3) Compacted one and one-half (1.5) inches surface course (#78M stone).
- The perimeter of such parking areas shall be defined by bricks, stones, railroad ties, or other similar device. In addition, whenever such a vehicle accommodation area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the vehicle accommodation area that opens onto such streets), shall be paved as provided in §284(a) for a distance of fifteen (15) feet back from the edge of the paved street. This subsection shall not apply to single-family or two-family residences or other uses that are required to have only one (1) or two (2) parking spaces.
- (d) Paving shall not be required for the following uses but at minimum shall comply with subsection (c) above:
- (1) Parking facilities for agricultural uses in the A-R zoning district;
 - (2) Parking facilities located within the Watershed Protection Area;
 - (3) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment provided they are constructed with an all-weather surface;
 - (4) Overflow parking areas (off-street parking that is in excess of the minimum parking requirement for the use and such parking area is located the furthest from the driveway entrance/exit);
 - (5) Parking facilities for athletic facilities that are accessory to an elementary or secondary school;
and
 - (6) Special event parking areas.
- (e) Parking spaces in areas surfaced in accordance with §284(a) shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced in accordance with §284(b)(c) shall be demarcated with parking blocks when the parking area contains more than ten (10) parking spaces and whenever practicable otherwise.
- (f) Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking lines or marking shall be kept clearly visible and distinct.

Siler City Planning Board UDO Amendment Committee

Jack suggested that he would like to have regular meetings with 3 members of the Planning Board for reviewing UDO Amendments. Hudson, Kolpack-Martindale, and Brown all agreed to become members of this specific committee.

DEPARTMENT REPORT

Prepared by: Ashley Moore, Administrative Support Specialist

The board did not go over the Department reports.

ADJOURNMENT

With no further business the Brown made a motion to adjourn the Planning Board meeting at 8:31pm, seconded by Parks, and unanimously approved.



Butch Hudson, Chair

ATTEST:



Ashley Moore, Administrative Support Specialist