

Town of Siler City Planning Board

The Siler City Planning Board met on Monday, February 8, 2016 in the courtroom at City Hall.

MEMBERS PRESENT: Darrell Andrews, Steve Crofts, Dacia Hayes, Butch Hudson (Chair), Linda Kolpack-Martindale and Ann C Radcliffe

MEMBERS ABSENT: Albert Alston, Curtis Brown and Mary Harris

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

MEETING CALLED TO ORDER: Hudson called the meeting to order at 6:30 pm. Crofts gave the invocation and Hudson led the Pledge of Allegiance. Meadows read the Town of Siler City Mission Statement and the Vision Statement.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: *Crofts made a motion to approve the agenda, Andrews seconded, and unanimously approved.*

CONSENT AGENDA: *Kolpack-Martindale made a motion to approve the consent agenda including the minutes of January 11, 2016, Crofts seconded, and unanimously approved.*

NEW BUSINESS:

A. Conditional Use Permit – Siler City Snow Camp Rd – Solar Farm: Meadows reported that Siler 421 Farm, LLC requests a conditional use permit to develop a 40.55 acre community or regional utility facility (solar farm). The subject properties have frontage along the western boundary of Siler City Snow Camp Rd. (~600' south of the intersection with Ponderosa Rd.) and is identified as tax parcel # 14437 & 14234

The subject property is: 1) owned by Mellott Trucking & Supply & Ruth M. Vojdani; 2) located outside the Town's Corporate Limits; 3) located within the Siler City Fire District; 4) contains a Town sanitary sewer easement; 5) located within the Duke Energy Progress electric service district; and 6) located within a special flood hazard area. The size of subject tract: a) 61.14 acres; b) 2 property owners; and c) 2 tax parcel. The size of surrounding tracts = Average of 7.21 acres.

Meadows referred to the memo that is included in board packet concerning the compatibility with existing Comprehensive and Land Development Plan.

The property is served by town water (6") and sewer (8"). The nearest fire hydrant is located along Siler City Snow Camp Road. Street/Road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Siler City Snow Camp Rd.	540	2	State	55	2,500 (2014)
US 421 Bypass	448	4	State	65	11,000 (2014)
Ponderosa Rd.	60'	2	State	55	NA

Meadows stated that the preliminary disturbed area is ~41 acres. Erosion control and stormwater approval will be obtained from NCDEQ. 100' feet vegetative buffers are shown for perennial waters and 50' feet vegetative buffer for intermittent waters. The active area of the solar farm will be enclosed by a 6' high fence topped with barb wire (required by NC Utilities Commission). Type A opaque screen within a 10 feet wide buffer is required along the entire perimeter of the property. In addition, the applicant is proposing a 30' feet existing vegetative buffer remain along the entire perimeter of the property.

Driveway permit approval will be obtained from NCDOT for all driveways. The proposed driveway off of Pondarosa Rd. will be paved a minimum of 15' back from the edge of the paved road. The access road will be graveled at least 12' wide. A permanent access gate will be installed. A temporary construction entrance is proposed off of Harold Andrews Rd through property owned by Basic Machinery Co. Inc. and Milholen Properties, LLC. A third entrance will be off of Siler City Snow Camp Rd. to access interconnection poles for installation and maintenance.

Panels are 13'x64' and 10' tall measured from the ground. The panels are non-reflective and designed to withstand damage from hail storms. There is no need for sewage disposal facilities, solid waste, or water on site. The facility (5 megawatt solar farm) can provide power to ~750 moderate sized single family homes. A decommission plan has been provided. The site location does not require a need to file with the Federal Aviation Administration.

The facility will not be staffed daily but employees are expected to visit the site weekly or less frequently to check and maintain the equipment, mow the grass, and make repairs. The estimated number of construction jobs for this project is 150. The total cost of the project is estimated at \$10,000,000.

Meadows reported that the current use of subject property is vacant. Surrounding land uses include; single family residential, industrial, church, agriculture, and vacant. The property is zoned: A-r and surrounded by A-R & R-10 zoning.

Meadows stated that 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) coordinate a field inspection with the Siler City Fire Department prior to certificate of occupancy; 2) prior to site work: a) obtain site plan and zoning permit approval; and; b) obtain approvals from NCDEQ, NCDOT, and USACOE.

Meadows referred the board to the board action in their agenda to approve, deny or table request.

Discussion: Kolpack-Martindale asked if this was the same company that doing the solar farm on Glosson Road. Marc Tucker, Attorney for applicant answered that it was not. He then spoke to board and give an overview of this project. Tucker stated that they had a community meeting with the adjoining property owners on January 13th and seven owners attended. He added that they did not have a problem with the project. Tucker reported that this area is well suited for this project and they try to minimize the impact on the property. Brent Riemann, Civil Engineer, stated that project meets all the requirements of Siler City UDO. Tommy Cleveland, Solar Energy/Civil Engineer reported that there is no negative impact to the property. Rick Kirkland, Appraiser, added that there no impact on the adjoining property owners value of their property. Kolpack-Martindale then asked if this project was the average size of most solar farms. Tucker answered that there is about 100 projects this side in the state of North Carolina.

Conditional Use Permit Worksheet

- 1. Andrews made a motion that the application is complete, seconded by Hayes, and unanimously approved.*
- 2. Hayes made a motion that the application complies with all applicable requirements of the Unified Development Ordinance, seconded by Andrews, and unanimously approved.*
- 3. Kolpack-Martindale made a motion that the application 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 the 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; seconded by Andrews, and unanimously approved.*

B. Conditional Use Permit – Coleridge Rd – Solar Farm: Meadows reported that West Siler Farm, LLC requests a conditional use permit to develop a 50 acre community or regional utility facility (solar farm). The subject property has access along the southeastern boundary of Coleridge Rd. (~1,400' southwest of the intersection with 3rd St.) and is identified as tax parcel # 74043.

The subject property is: 1) owned by Earnest E. & Shirley D. Suits; 2) located outside the Town's Corporate Limits; 3) located within the Siler City Fire District; 4) located within the Duke Energy

Progress electric service district; and 5) located within a special flood hazard area. The size of subject tract is 195.1 acres, 1 property owner and 1 tax parcel. The average size of surrounding tracts is 24.8 acres.

Meadows referred to the memo that is included in board packet concerning the compatibility with the existing Comprehensive and Land Development Plan. He stated that the Land Development Plan recommends general residential, rural residential, and airport development for the subject property.

The property is served by town water (8"). Town sewer (12") is located 700 feet from the property. The nearest fire hydrant is located along Coleridge Road. Street/Road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Coleridge Road	3,200	2	State	55	490 (2011)

Meadows stated that driveway permit approval will be obtained from NCDOT for driveway. The proposed driveway off of Coleridge Rd. will be paved a minimum of 15' back from the edge of the paved road. The access road will be graveled at least 12' wide. A permanent access gate will be installed.

Meadows reported that the current use of subject property is vacant. Surrounding land uses include; single family residential, golf driving range, soccer field, agriculture, and vacant. Property is zoned: A-R and surrounded by A-R, R-10, & H-I zoning.

Meadows reported that 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) coordinate a field inspection with the Siler City Fire Department prior to certificate of occupancy; 2) prior to site work: a) obtain site plan and zoning permit approval; and b) obtain approvals from NCDEQ, NCDOT, and USACOE.

Meadows referred the board to the board action in their agenda to approve, deny or table request.

Discussion: Mark Tucker told the board that they had a community meeting for this project. Eight of the adjoining property owners were present and did not voice any concerns about the project. He added that they would only be using 42 acres of the 195 acres and has little to no impact on the airport. Kolpack-Martindale asked if their main access would be Coleridge Road and Tucker stated that it would.

Conditional Use Permit Worksheet

1. *Hayes made a motion that the application is complete, seconded by Andrews, and unanimously approved.*
2. *Andrews made a motion that the application complies with all applicable requirements of the Unified Development Ordinance, seconded by Hayes, and unanimously approved.*
3. *Kolpack-Martindale made a motion that the application 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 the 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; seconded by Crotts, and unanimously approved.*

C. Rezoning – Jerry Siler Lane - Austin: Meadows reported Town of Siler City requests to rezone 1.288 acres from R-20-C to A-R. The subject property is located at 53 Jerry Siler Ln. and is further identified as tax parcel # 12959. The subject property is: 1) owned by Patricia A. Austin; 2) located outside the Town’s Corporate Limits; 3) located within the Duke Energy Progress electric service districts; and 4) not located within a special flood hazard area. The size of the subject tract is 1.288 acres, one property owner and one tax parcel. The average size of surrounding tracts is 9.2 acres. The property is served by town water (2") and sewer (8"). Property has approximately 230' of road frontage along Jerry Siler Lane. Jerry Siler Ln is a one lane private drive.

The A-R-C zoning has expired. The proposed use was a subdivision of the lot for an additional home (allow a site built home on one lot and a manufactured home on one lot. The proposed A-R zoning

allows a list of uses that range from residential to agricultural (see attached list). The relationship of use is: 1) Current use of subject property is single family residential manufactured home; 2) surrounding land uses include; single family residential and vacant; and 3) surrounding by A-R zoning.

Meadows asked the Board to 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 directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Rezoning Worksheet:

1. *Hayes made a motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because the land development plan recommends: 2 b) maintain the integrity of existing neighborhoods s) these areas are suitable for general residential development at densities supported by public utilities, seconded by Andrews, and unanimously approved.*
2. *Andrews made a motion to approve the map amendment: c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Hayes, and unanimously approved.*

D. Unified Development Ordinance Text Amendment- application deadline, home occupation, rendering plant, solar farm downtown apartments horseback riding stables, motor vehicle repair and body work, building setbacks, and signs: Meadows reported Town of Siler City proposes text amendments to §50 Special-Use and Conditional-Use Permits (application deadline), §85 Requests to be Heard Expediently (application deadline), §136 Definitions (home occupation, rural home occupation, rendering plant, solar collector, accessory, solar farm), §139 Permissible Uses and Specific Exclusions (rendering plants), §147 Table of Permissible Uses (multi-family downtown apartments, rendering plant, horseback riding stables, motor vehicle painting & body work, solar collector accessory, solar farm), §170 Building Setback Requirements (rear lot line setback in A-R, R-20, R-10, R-6, O-I & setback from private access easements/roads); §260 On Premise Sign Regulation General Requirements (freestanding signs), and §314 Application Submittal Requirements (application deadline).

Meadows stated that the proposed amendments come from staff, planning board, and Town Board. He then reviewed the attached documents draft ordinance amending Article 4, 5, 10, 11, 12, 17, and 20..

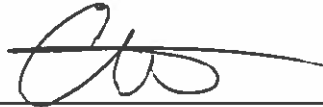
Meadows directed the board to their worksheet for decision on recommendation to Town Board or table request: 1) Adopt Plan Consistency Statement; and 2) Approve or deny request.

Text Amendment Worksheet:

1. *Andrews 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: 4) 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; seconded by Crotts, and unanimously approved.*
2. *Hayes made a motion to approve the text amendment: a) to correct manifest error with the zoning ordinance; c) to promote and forward the purposes of the adopted Siler City Land Development Plan; seconded by Hayes, and unanimously approved.*

DISCUSSION: Meadows passed out some information that he had put together. He then reviewed with the board building setback requirements for building along public streets/right-of-ways, temporary uses and subdivision definition. Andrews suggested Meadows put together the information as an amendment for the board to review. He also stated that he was for anything that makes the process easier and simplified.

ADJOURNMENT: *Crotts made a motion to adjourn at 7:55pm, seconded by Andrews, and unanimously approved.*



Butch Hudson, Chair

ATTEST:



Dee Lee Thompkins, Recording Secretary