

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Tuesday, January 18, 2022** at 6:30pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Bray presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Price recited the Town of Siler City Mission Statement and Commissioner Siler recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Norma Boone, Cindy Bray, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas “Chip” Price, and Tony Siler

TOWN STAFF PRESENT: Town Manager Roy Lynch, Planning Director Jack Meadows, Police Major James Underwood, Public Works Director Chris McCorquodale, HR Director Nancy Darden, Town Clerk Jenifer Johnson, and by zoom: Finance Director Tina Stroupe

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of closed session §143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

A motion to approve the agenda adjustments was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

A motion to approve the agenda was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes 2022.15 Budget Amendment (Incorporation by reference as if fully set forth herein Schedule A) was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

INTRODUCTIONS

The Immigrant Community Advisory Committee Members introduced themselves to the Board of Commissioners.

Hannia Benitez
Victoria Navarro
Carlos Simpson
Danubio Vazquez Rodriguez
Shirley Villatoro

The Board of Commissioners thanked them for volunteering for the committee.

LEGISLATIVE PUBLIC HEARINGS

Esperanza Fernandez proposes to rezone 9.6 acres from Highway-Commercial (H-C) to Agricultural-Residential (A-R). The subject property is identified as 17885 US 64 W and parcel # 90402.

Mayor Pro Tem Bray opened the legislative public hearing for the Esperanza Fernandez proposed rezoning 9.6 acres from Highway-Commercial (H-C) to Agricultural-Residential (A-R) at 6:46pm. (Incorporation by reference as if fully set forth herein Schedule C)

Meadows stated that the subject property is identified as 17885 US 64 W and parcel # 90402.

Meadows shared the following about the subject property:

1. owned by Esperanza Fernandez
2. located outside the Town's Corporate Limits
3. located along Blood Run Creek
4. located within the FEMA special flood hazard area

Meadows shared the size of tract:

1. Subject tract is 9.6 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 4.5 acres

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Mixed use, conservation, and recreation for the subject property.
2. Mix use 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.
3. Conservation and recreation areas are areas identified as a priority for conservation of critical environmental features, or as preserved open space and parkland.
4. Objectives and Strategies
 - a. Limit impacts of development on the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
 - e. Improve the appearance of properties.
 - f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
 - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
 - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
 - i. Encourage the development of affordable housing.
 - j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - k. Encourage efficient use of transportation networks.
 - l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.

- p. Promote cluster development with usable open space and amenities.
- q. Preserve the general character and intensity of the central business district.
- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- s. Encourage planned developments.
- t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- u. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
- v. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- w. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.
- dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- ee. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- ff. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
- gg. Encourage provision of recreation and park land for Town residents.
- hh. Encourage preservation of sensitive environmental areas from development.
- ii. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
- jj. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.

Meadows shared the infrastructure information:

1. Public water is located along US 64
2. Public sewer is located on the property
3. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
US 64	275	5	NCDOT	55	11,000 (2020)

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

Zoning District	H-C	A-R
Minimum lot size (square feet)	0	40,000
Recommended minimum lot width	100'	100'
Front/street building setback	10'	40'

Side/rear building setback	0'	20'
Height limitation	60'	40'

Meadows stated that the H-C district is designed to accommodate the widest range of commercial activities including businesses that primarily draw from and provide services to major thoroughfares.

Meadows stated that the A-R district is designed to accommodate agricultural and residential uses normally associated with:

1. agricultural uses with large tracts of uninhabited land near the fringe of urban areas.
2. single-family residential development in areas not served by town or county water and sewer facilities and that are not yet appropriate for development at higher densities. Some types of manufactured homes are allowed to be used for single-family residential purposes in this district.

Meadows noted that the Board should 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 agriculture.
2. Surrounding land uses include agriculture, church, single family residential, radio station.
3. Surrounded by A-R zoning.

Meadows shared the Planning Board recommendations from the January 10, 2022 meeting:

The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. Mix use areas are often near major streets and highways and contain a variety of residential land uses. Residential uses in these areas may be standalone residential structures.
2. Limit impacts of development of the environment and promote sustainability.
3. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, and roads.
4. Encourage the development of affordable housing.
5. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
6. Encourage preservation of sensitive environmental areas from development.

The Board of Commissioners asked questions of Meadows and the applicant.

Mayor Pro Tem Bray closed the public hearing at 6:53pm.

A motion to adopt Esperanza Fernandez proposed rezoning 9.6 acres from Highway-Commercial (H-C) to Agricultural-Residential (A-R) and that the action is consistent with the adopted land development plan because Mix use areas are often near major streets and highways and contain a variety of residential land uses residential uses in these areas may be standalone residential structures, 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, and roads and that the proposed amendment is reasonable because it continues to promote a variety of housing types to meet the demand of citizens from various economic levels and it encourage preservation of sensitive environmental areas from development was made by Commissioners Fadely, seconded by Commissioner Siler, and unanimously approved.

Town of Siler City proposes to rezone 1.71 acres from Light-Industrial (L-I) to Central-Business (C-C). The subject property is identified as 118 W. 2nd St. and parcel # 61343.

Mayor Pro Tem Bray opened the legislative public hearing for the proposed rezoning of 1.71 acres from Light-Industrial (L-I) to Central-Business (C-C) at 6:55pm. (Incorporation by reference as if fully set forth herein Schedule D)

Meadows stated that the subject property is identified as 118 W. 2nd St. and parcel # 61343. The subject property is:

1. owned by Farout Inc.
2. located inside the Town's Corporate Limits

Meadows stated that the proposed map amendment was recommended by UNC School of Government Development Finance Initiative (DFI).

DFI proposes the following recommendations and next steps for the Town:

- Consider pursuing a purchase option for the Siler City Mill property and perform additional due diligence
- Assess entering into Brownfields Agreement for Siler City Mill
- Pursue zoning change for Siler City Mill site to accommodate mixed-use development

The Downtown Advisory Committee recommended the amendment to the Town Board on December 6, 2021. The Town Board directed Town staff to initiate the amendment process on December 6, 2021.

Meadows shared the size of the tract:

1. Subject tract is 1.71 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 0.9 acre

Meadows shared the compatibility with the existing comprehensive Land Development Plan:

1. Mixed use for the subject property.
2. Mix use 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.
3. Objectives and Strategies
 - a. Limit impacts of development on the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
 - e. Improve the appearance of properties.
 - f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
 - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
 - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.

- i. Encourage the development of affordable housing.
- j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- k. Encourage efficient use of transportation networks.
- l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Promote cluster development with usable open space and amenities.
- q. Preserve the general character and intensity of the central business district.
- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- s. Encourage planned developments.
- t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- u. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
- v. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- w. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.
- dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- ee. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- ff. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

Meadows shared information about infrastructure:

1. Public water and sewer ae located along W. 3rd St. and W. 2nd St.
2. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 3 rd St.	210	2	NCDOT	20	4,800 (2016)
W. 2 nd St.	200	2	Town	35	NA

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

Zoning District	L-I	C-C
Minimum lot size (square feet)	0	0
Recommended minimum lot width	100'	0'
Front/street building setback	30'	0'
Side/rear building setback	20'	0'
Height limitation	90'	90'

Meadows stated that the following districts are hereby established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment: Heavy Industrial (H-I) and Light Industrial (L-I). The performance standards set forth in Part II of Article XI place limitations on the characteristics of uses located in these districts. The limitations in the L-I district are more restrictive than those in the H-I district.

Meadows stated that the C-C (central-business) district is designed to accommodate a wide variety of commercial activities oriented towards pedestrians and which will result in the most intensive and attractive use of the town's central business district.

Meadows stated that developments (except for residential) in the C-C district are exempt from parking requirements.

Meadows noted that the Board should 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 vacant.
2. Surrounding land uses include; multi-family residential, art studio, coffee shop, retail, office, railroad, light manufacturing.
3. Surrounded by C-C & L-I zoning.

Meadows shared the Planning Board recommendations from the January 10, 2022 meeting:

The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. Mix use areas are often in the central business district, and contain a variety of commercial, public, and residential land uses. 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.
2. Limit impacts of development on the environment and promote sustainability.
3. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
4. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
5. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
6. Improve the appearance of properties.

7. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
8. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
9. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
10. Encourage the development of affordable housing.
11. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
12. Encourage efficient use of transportation networks.
13. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
14. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

The Board of Commissioners asked questions of Meadows.

Mayor Pro Tem Bray closed the public hearing at 7:04pm.

A motion to that the proposed rezoning of 1.71 acres from Light-Industrial (L-1) to Central-Business (C-C) is consistent with the adopted land development plan because mix use areas are often in the central business district, and contain a variety of commercial, public, and residential land uses, 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, limit impacts of development on 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, encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses, improve the appearance of properties, limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development and the proposed amendment is reasonable because allow redevelopment of single-purpose commercial sites into mixed-use sites over time, promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential, 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, urban development densities should be restricted to areas in which sufficient water and sewer service is available, continue to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Commissioners Fadely, seconded by Commissioner Boone, and unanimously approved.

Town of Siler City proposes the following text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt).

Mayor Pro Tem Bray opened the legislative public hearing for the proposed text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt) at 7:05pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents:

Prepared by Jenifer K Johnson, Town Clerk

1. Ordinance amending Article 13
2. Downtown Advisory Committee presentation
3. worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and UNC School of Government Development Finance Initiative. The Downtown Advisory Committee recommended the amendment to the Town Board on December 6, 2021. The Town Board directed Town staff to initiate the amendment process on December 6, 2021.

Meadows shared the compatibility with the existing comprehensive Land Development Plan:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Meadows shared the Planning Board recommendations from the January 10, 2022 meeting:

The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

The Board of Commissioners discussed the amendment and asked Town Staff to bring back more information at the February 21, 2022 meeting.

A motion to recess the public hearing for the proposed text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt until Monday, February 21, 2022 at 6:30pm at the Wrenn Memorial Library was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

Commissioner Haiges joined the meeting at 7:15pm.

OLD BUSINESS

none

NEW BUSINESS

none

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

- 5th Street is about 80% complete, should be open back in about 2 weeks.
- Town Hall Renovation project has picked up with an anticipated opening of May.
- License Plate Agency opened back today after being closed for a week due to staff illness.

- Town Staff will be bringing back a proposed incentive pay for those that are vaccinated against covid 19.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Price and Commissioner Boone stated that the staff did a wonderful job preparing and clearing the roads for the weather events.

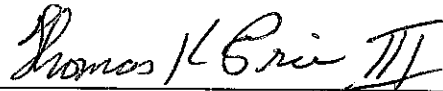
CLOSED SESSION

A motion to go into closed session §143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee at 7:38pm was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

A motion to come out of closed session at 7:56pm was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:58pm.



Thomas K. Price, Mayor Pro Tempore

ATTEST:



Jenifer K. Johnson, Town Clerk