

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 15, 2018** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Mayor Grimes gave the invocation with the recitation of the Pledge of Allegiance following. Haiges recited the Town of Siler City Mission Statement and Commissioner Price recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Thomas "Chip" Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT: Bill Haiges

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Finance Director Roy Lynch, Parks and Recreation Director Joseph Keel, Planning Director Jack Meadows, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

PUBLIC COMMENT

Nick Vo, 3758G Farmington Drive, Greensboro, NC 27407

Vo stated that he would like to open a sweepstakes business.

Mayor Grimes told Mr. Vo that he could speak with the Planning Director about his plans.

PRESENTATION

none

PUBLIC HEARINGS

Town of Siler City proposes text amendments to §18 Definitions (substantially opaque), §170 Building Setback Requirement (substantially opaque fence), §298 Description of Screens (Type A opaque screen), & §299 Table of Screening Requirements and Land Use Classification Table (slaughterhouse, salvage yard, junkyard, automobile graveyard) of the Town's Unified Development Ordinance (UDO).

Mayor Grimes opened the public hearing for the proposed text amendments to §18 Definitions (substantially opaque), §170 Building Setback Requirement (substantially opaque fence), §298 Description of Screens (Type A opaque screen), & §299 Table of Screening Requirements and Land Use Classification Table (slaughterhouse, salvage yard, junkyard, automobile graveyard) of the Town's Unified Development Ordinance (UDO) at 7:08pm. (Incorporation by reference as if fully set forth herein Schedule A)

Meadows stated that the proposed amendments were first discussed with Mountaire Farms and Town Staff. Town staff prepared the proposed amendments following the receipt of information from Mountaire Farms.

Meadows share the following documents:

1. draft ordinance amending Article 2, 12, & 19
2. final ordinance amending Article 12 & 19

3. Typical Type A, B, C Screens
4. Mountaire Farms overall fence plan
5. Photographs of Mountaire Farms fence in Millsboro, DE
6. Cut sheet of proposed Mountaire Farms fence
7. Worksheet

Meadows shared the compatibility with 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.
4. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
5. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.
6. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
7. Identify adequate land for future industrial development.
8. Support existing industries.
9. Improve the appearance of properties.
10. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
11. 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.
12. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
13. Develop a planting plan for street trees along public rights-of-way.

Meadows shared the Planning Board recommendations from the October 8, 2018 meeting:

The amendments (as presented) to:

1. §170 Building Setback Requirement (substantially opaque fence),
2. §298 Description of Screens (Type A opaque screen), &
3. §299 Table of Screening Requirements and Land Use Classification Table (slaughterhouse, salvage yard, junkyard, automobile graveyard)

were approved and consistent with the adopted LDP and any other officially adopted plan because the LDP 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.
4. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
5. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.

6. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
7. Identify adequate land for future industrial development.
8. Support existing industries.
9. Improve the appearance of properties.
10. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
11. 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.
12. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
13. Develop a planting plan for street trees along public rights-of-way.

Meadows shared that the proposed amendment to §18 Definitions (substantially opaque) was not recommended.

Mayor Grimes closed the public hearing at 7:22 pm.

A motion that the text amendments to §18 Definitions (substantially opaque), §170 Building Setback Requirement (substantially opaque fence), §298 Description of Screens (Type A opaque screen), & §299 Table of Screening Requirements and Land Use Classification Table (slaughterhouse, salvage yard, junkyard, automobile graveyard) of the Town's Unified Development Ordinance (UDO) is approved and consistent with the adopted land development plan and any other officially adopted plan because:

- 1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.***
- 2. Modify the development ordinances to be more user-friendly where possible.***
- 3. Zoning regulations shall be designed to promote the public health, safety, and general welfare.***
- 4. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.***
- 5. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.***
- 6. Identify adequate land for future industrial development.***
- 7. Support existing industries.***
- 8. Improve the appearance of properties.***
- 9. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.***

and the action taken is reasonable and in the public interest because it meets the changing needs of the community and the health, safety, and welfare of the citizens was made by Commissioner Fadely, seconded by Commissioner Constantino and unanimously approved.

Town of Siler City proposes text amendments to §274 Special Provisions for Certain Signs (certified site sign) of the UDO

Mayor Grimes open the public hearing for proposed text amendments to §274 Special Provisions for Certain Signs (certified site sign) of the UDO at 7:25pm. (Incorporation by reference as if fully set forth herein Schedule B)

Meadows stated that the proposed amendments were first discussed with Chatham EDC and Town Staff. Town staff prepared the proposed amendments following the receipt of information from the Chatham EDC. Proposed dimensions of the signs are:

1. Existing sign is 64 square feet
2. Proposed sign 1 ~80 square feet
3. Proposed sign 2 ~50 square feet
4. Total existing and proposed signage = ~194

Meadows shared the following documents:

1. draft ordinance amending Article 17
2. final ordinance amending Article 17
3. illustration of existing and proposed signs
4. Worksheet

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.
4. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
5. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.
6. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
7. Identify adequate land for future industrial development.
8. Support existing industries.
9. Improve the appearance of properties.
10. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
11. 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.
12. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.

Meadows shared the Planning Board recommendations from the October 8, 2018 meeting:

The amendments (as presented) to:

§274 Special Provisions for Certain Signs (certified site sign) were approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:

1. Improve the appearance of properties.
2. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
3. 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.
4. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.

Mayor Grimes closed the public hearing at 7:29pm.

A motion that the text amendments to §274 Special Provisions for Certain Signs (certified site sign) is approved and consistent with the adopted land development plan and any other officially adopted plan because:

- 1. Improve the appearance of properties.***
- 2. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.***
- 3. 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.***
- 4. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.***

and the action taken is reasonable and in the public interest because changing conditions in the community and the health and the welfare of the citizens was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

Town of Siler City proposes text amendments to §193 Street Classification (minor, local, subcollector, collector, arterial, alley), §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley), §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings), C-3 Sight Distances at Intersections, C-4 Radius at Street Intersections, C-11 Curb and Gutter, C-12 Sidewalks, C-13 Wheel Chair Ramps, & C-16 Standard Drawings (No. 1-14) of the UDO and Sec. 25-53 Minimum Standards of the Town's Code of Ordinances.

Mayor Grimes opened the public hearing for the proposed text amendments to §193 Street Classification (minor, local, subcollector, collector, arterial, alley), §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley), §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings), C-3 Sight Distances at Intersections, C-4 Radius at Street Intersections, C-11 Curb and Gutter, C-12 Sidewalks, C-13 Wheel Chair Ramps, & C-16 Standard Drawings (No. 1-14) of the UDO and Sec. 25-53 Minimum Standards of the Town's Code of Ordinances at 7:31pm. (Incorporation by reference as if fully set forth herein Schedule C)

Meadows stated that the proposed amendments were first discussed with several developers (Henry Siler School, Center Drive, etc.) and Town Staff. Town staff prepared the proposed amendments after reviewing other ordinances and policies on streets and sidewalks (NCDOT, Complete Streets, etc.). Town staff has shared the proposed amendments with the Planning Board on a number of occasions. The Planning Board initiated this amendment. The intent of these amendments are to require the minimum standard for street and sidewalk construction, reducing construction cost, and encouraging new developments in Siler City.

Meadows shared the following documents:

1. draft ordinance amending Article 14, Appendix C, Town Code
2. final ordinance amending Article 14 & Appendix C of UDO
3. final ordinance amending Sec. 25-53 of Town Code
4. Letter of Support from Chatham County Interim County Manager
5. Preliminary survey of Henry Siler School property
6. Tax map of Center Dr. area
7. Worksheet

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.
4. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
5. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan. This could include updates to development requirements such as street and sidewalk design standards and open space provisions.
6. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
7. To lessen congestion in the streets.
8. Consideration of a "Complete Street" policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.).

Meadows shared the Planning Board recommendations from the October 8, 2018 meeting:

The amendments (as presented) to:

1. §193 Street Classification (minor, local, subcollector, collector, arterial, alley),
2. §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley),
3. §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings),
4. C-3 Sight Distances at Intersections,
5. C-4 Radius at Street Intersections,
6. C-11 Curb and Gutter,
7. C-12 Sidewalks,
8. C-13 Wheel Chair Ramps, &

9. C-16 Standard Drawings (No. 1-14) and
 10. Sec. 25-53 Minimum Standards of the Town's Code of Ordinances.
- were approved and consistent with the adopted LDP and any other officially adopted plan because the LDP 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.
 4. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
 5. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan. This could include updates to development requirements such as street and sidewalk design standards and open space provisions.
 6. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 7. To lessen congestion in the streets.
 8. Consideration of a "Complete Street" policy for the Town, which would require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, wheelchairs, etc.).

Wil Warren, 1797 Ranhurst Drive, Clemmons, NC
Warren stated he was in favor of the change.

Mayor Grimes closed the public hearing at 7:49pm.

A motion that the text amendments to §193 Street Classification (minor, local, subcollector, collector, arterial, alley), §199 Street Width, Sidewalk, and Drainage Requirements in Subdivisions (minor, local, subcollector, collector, arterial, alley), §204 Roads and Sidewalk Requirements in Unsubdivided Developments (13 dwellings), C-3 Sight Distances at Intersections, C-4 Radius at Street Intersections, C-11 Curb and Gutter, C-12 Sidewalks, C-13 Wheel Chair Ramps, & C-16 Standard Drawings (No. 1-14) of the UDO and Sec. 25-53 Minimum Standards of the Town's Code of Ordinances is approved and consistent with the adopted land development plan and any other officially adopted plan because it meets the requirements and the action taken is reasonable and in the public interest because amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances was made by Mayor Pro Tem Cheek, seconded by Commissioner Siler and unanimously approved.

OLD BUSINESS

Capital Campaign Recognition

Keel stated that the Capital Campaign is near the end of its venture for the Bray Park Aquatic Facility. Staff will begin recognizing the supports that contributed to the campaign. (Incorporation by reference as if fully set forth herein Schedule D)

Keel stated that all contributors will be recognized in the Chatham News and WNCA 1570 radio station. Staff seeks guidance in planning the recognition plaque for the Bray Park Aquatic Facility Capital Campaign.

Keel shared the amounts given and the number of pledges for each amount.

<u>Amount Pledged</u>	<u>Number of Pledges</u>
\$150,000	1
\$50,000	1
\$25,000	3
\$20,000	1
\$5,000	1
\$2,500	1
\$1,000	1
\$500	8
\$250	1
\$200	2
\$100	1
\$50	2
\$25	3
\$20	1
\$10	2

The consensus of the Board of Commissioners was to move forward with the plaque for the sponsors and bring back a proof for the board to approve.

Chatham Trades – Parks & Recreation Offices

Keel stated that Staff tasked Ellington Contracting with providing an estimate to fix the issues brought up in the building inspection conducted at Chatham Trades. Ellington Contracting noted that there were no damages that would keep Parks and Recreation from immediately moving into the building, however there were issues that needed to be addressed over the next couple of years. Ellington Contracting estimated these repairs at \$30,000. (Incorporation by reference as if fully set forth herein Schedule E)

Keel stated that Staff also researched getting an appraisal on the Chatham Trades property from the appraisal company that conducted their report back in 2017. Staff was informed an appraisal would cost \$2,000.

The Board of Commissioners discussed a master plan for Bray Park, making recreation a priority, and having everything on one campus. The consensus of the Board of Commissioners was to move forward with a facility master plan of all facilities.

NEW BUSINESS

none

MANAGER'S REPORT

Thompson shared a status on projects and accomplishments in the Siler City Police Department.

TOWN ATTORNEY INFORMATION


none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:34pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

