

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 17, 2022**, at 6:30pm in Multipurpose at the Wren Memorial Library with Mayor Price presiding. Mayor Pro Tem 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 Underwood recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Norma Boone, Cindy Bray, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas “Chip” Price, and James Underwood

TOWN STAFF PRESENT: Town Manager Hank Raper, Attorney William Morgan, Planning Director Jack Meadows, Human Resources Director Nancy Darden, Police Chief Mike Wagner, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the October 3, 2022 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Accessibility for Parks Grant Program (Incorporation by reference as if fully set forth herein Schedule B), Capital Project Ordinance 2023.6 for Parallel Taxiway and Apron Expansion (Incorporation by reference as if fully set forth herein Schedule I) was made by Commissioner Brown, seconded by Commissioner Fadely, and unanimously approved.

PRESENTATION

none

LEGISLATIVE PUBLIC HEARINGS

To consider a request for non-contiguous annexation presented by petition by Tim’s Farm & Forestry, LLC, G5 Investments, LLC Cambridge Southeast LLC, and DHG Megasite, LLC. The approximate 445.687 acre tract of property is located at 12580 (portion of) Off US 64 W, 72513 (portion of) Off US 64 W, 67263 (portion of) 20436 US 64 W, 63971 20416 US 64 W, 12551 20486 US 64 W, 12552 20416 US 64 W, 61119 OFF US 64 W, 78171 20266 US 64 W, 12553 (portion of) 558 Benjie Williams Rd, 12547 Off Benjie Williams Rd, 82157 (portion of) Off Stockyard Rd, 76879 (portion of) Stockyard Rd, 76966 Off Stockyard Rd, and 12765 (portion of) Off Stockyard Rd.

Mayor Price opened the public hearing for the Voluntary Non-Contiguous Annexation Petition located at the CAM Site for Wolfsped at 6:32pm. Incorporation by reference as if fully set forth herein Schedule C.

Town Manager Hank Raper stated that the Board of Commissioners directed and received an investigation from the Town Clerk and determined the feasibility, cost effectiveness, and offer findings, then the Board of Commissioners elected to schedule this public hearing to receive public comment and act on the subject petition.

Raper shared the timeline of the process:

- September 12, 2022: Voluntary Annexation Petition was received by the Town of Siler City.

- September 19, 2022: Resolution Directing the Town Clerk to Investigate the Subject Petition and Officer a Finding of Sufficiency.
- October 3, 2022: Town Board reviewed the findings of sufficiency and approved the resolution to advertise and set a public hearing for October 17, 2022.
- October 6, 2022 and October 13, 2022: Public Hearing noticed in the Chatham News and Record.
- October 17, 2022: Public Hearing held, receive public comment, and act on the subject petition through ordinance.

Raper stated once adopted, the annexation must be properly recorded with the Chatham County Board of Elections, Chatham County Register of Deeds, and the NC Secretary of State and population information must be reported to the Office of State Planning.

Mayor Price closed the public hearing at 6:35pm.

A motion to approve Annexation Ordinance No. 2022 -A-1 To Extend the Corporate Limits of the Town of Siler City, North Carolina was made by Commissioner Brown, seconded by Commissioner Fadely, and unanimously approved.

To consider a request for an economic development incentive grant. The anticipated new capital investment for Wolfspeed is \$5 billion. This project will create 1,800 new full time permanent jobs at an average salary of \$62,522.00. The Town of Siler City Board of Commissioners believes that this project will stimulate the local economy and will provide local economic benefits for the citizens of Siler City through an increase in sales tax revenues and the increased purchases of local goods and services. The public is invited to attend the hearing to express their viewpoints.

Mayor Price opened the public hearing for the requested incentives from Wolfspeed for the proposed \$5 billion project with 1,800 employees at the CAM Site at 6:36pm. Incorporation by reference as if fully set forth herein Schedule D.

Town Manager Hank Raper stated that the Town of Siler City Board of Commissioners are conducting a public hearing in accordance with NCGS 158-7.1 to consider a request for an economic development incentive grant. The anticipated new capital investment for Wolfspeed is \$5 billion. This project will create 1,800 new full time permanent jobs at an average salary of \$62,522.00.

Raper stated that the project will stimulate the local economy and will provide local economic benefits for the citizens of Siler City through an increase in sales tax revenues and the increased purchases of local goods and services. As part of the incentive grant agreement the Town will provide Wolfspeed a 20-year Business Investment Grant based on the Town's Incentives Policy for Transformational Projects – Level 3. Pursuant to that policy.

Raper stated that the grant would be paid annually by the Town to Wolfspeed in an amount determined by the following percentages of Incremental Taxes in the current Fiscal Year:

Years 1-4 – 90%

Years 5-9 – 80%

Years 10-11 – 70%

Years 12-15 – 60%

Years 16-20 – 50%

Raper shared the proposed incentive agreement between the Town of Siler City and Wolfsped for the Board of Commissioners review and approve.

Chris McCann with Wolfsped gave an overview of the project.

Mayor Price closed the public hearing at 6:46pm.

A motion to approve the Incentive Agreement between the Town and Wolfsped was made by Commissioner Haiges, seconded by Commissioner Fadely, and unanimously approved.

To consider the potential projects for which funding may be applied under the CDBG Economic Development program. The proposed project will be for the construction of a 500,000-gallon elevated storage tank to provide water supply and fire flow for Wolfsped and the Chatham-Siler City Advanced Manufacturing Site in the amount of \$2.5 million. The project will include all site work, piping, valves, tank construction, electrical and related appurtenances for the erection of the proposed tank.

Mayor Price open the public hearing for the CDBG Economic Development program at 6:47pm. Incorporation by reference as if fully set forth herein Schedule E

Town Manager Hank Raper stated that the proposed project will be for the construction of a 500,000-gallon elevated storage tank to provide water supply and fire flow for Wolfsped and the Chatham-Siler City Advanced Manufacturing Site in the amount of \$2.5 million. The project will include all site work, piping, valves, tank construction, electrical and related appurtenances for the erection of the proposed tank.

Mayor Price closed the public hearing at 6:48pm.

A motion to approve the resolution to proceed with the application for the Community Development Block Grant Economic Development for proposed project at Chatham Siler City Advanced Manufacturing Site was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.

Proposes the following text amendment to the UDO: §307 Retention and Protection of Large Trees (exemptions, golf course).

Mayor Price opened the public hearing for the proposed text amendment to the UDO: §307 Retention and Protection of Large Trees (exemptions, golf course) at 6:49pm. Incorporation by reference as if fully set forth herein Schedule F.

Planning and Community Development Director Jack Meadows stated that the proposed text amendment was first discussed between town staff and board members of the Siler City Country Club. The planning board initiated the proposed amendments at the September 2022 planning board meeting.

Meadows shared the following documents:

1. Aerial Photos of Siler City Country Club
2. Type B semi-opaque screen illustration
3. Email and illustration from Siler City Country Club
4. Ordinance amending Article XIX (19)
5. Worksheets

- a. Approve and Consistent
- b. Approve and Inconsistent
- c. Reject and Inconsistent.

Meadows shared the recommendation from the adopted Land Development Plan (LDP):

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 October 10, 2022 meeting:

To approve the ordinance amending Article XIX of the Town of Siler City Unified Development Ordinance and that the action is consistent with the adopted land development plan because the land development plan recommends: amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances., amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete, and modify the development ordinances to be more user-friendly where possible.

Mayor Price closed the public hearing at 6:58pm.

A motion to approve the ordinance amending for §307 Retention and Protection of Large Trees (exemptions, golf course) of the Town of Siler City Unified Development Ordinance and that the action is consistent with the adopted land development plan because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, and amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete and that the proposed amendment is reasonable because modifying the development ordinances to be more user-friendly where possible was made by Commissioner Brown, seconded by Commissioner Alston, and unanimously approved.

Henry de St. Aubin proposes to rezone 11.83 acres from Light-Industrial (L-I) to Heavy-Industrial-Conditional (H-I-C). The proposed use is a manufacturing, processing, creating of goods and equipment (concrete plant with batch silo, aggregate bin, conveyor, modular control center, truck maintenance garage/shop, truck washing facility, outdoor storage areas for gravel, sand, and other concrete materials). The subject property is located along the northern boundary of W. 11th St. (east of railroad and west of N. Chatham Ave.) and is identified as parcel # 15562 & 80791.

Mayor Price opened the public hearing for the Henry de St. Aubin proposal to rezone 11.83 acres from Light-Industrial (L-I) to Heavy-Industrial-Conditional (H-I-C). The proposed use is a manufacturing, processing, creating of goods and equipment (concrete plant with batch silo, aggregate bin, conveyor, modular control center, truck maintenance garage/shop, truck washing facility, outdoor storage areas for gravel, sand, and other concrete materials). The subject property is located along the northern boundary of W. 11th St. (east of railroad and west of N. Chatham Ave.) and is identified as parcel # 15562 & 80791 at 6:59pm. Incorporation by reference as if fully set forth herein Schedule G.

Planning and Community Development Director Jack Meadows stated that the subject property is owned by Wren Family Estate LLC and is surrounded by tracts with an average area of 2.4 acres.

Meadows shared the following documents:

1. Development Plan
2. GIS Illustrations – zoning, aerial, land use, water/sewer
3. NCDOT U-5737 11th St. project plans
4. Land development plan industrial objectives and strategies
5. §162 Noise of the UDO
6. Recommended lighting levels
7. Conditional Zoning conditions approved by Planning Board – Signed on October 7
8. Conditional Zoning conditions recommended by Town staff – October 11
9. Notice letter and property owner list
10. Application and applicant documents
11. Ordinance amending the official zoning map and adopted future land use map
12. Ordinance amending the official zoning map
13. Worksheets: Approve and Consistent, Approve and Inconsistent, and Reject and Inconsistent.

Meadows shared the recommends from the adopted Land Development Plan (LDP):

1. Mixed use for the subject property.
2. Objectives and Strategies for mixed use area as follows:
 - a. Limit impacts of development of 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 concerning the infrastructure including:

- 1. Photo of Siler City water and sewer layout.
- 2. Streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 11 th St. (US 64)	587	5	NCDOT	45	11,000 (2020)

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

- 1. Zoning Districts:
 - a. The Heavy-Industrial (H-I) and Light-Industrial (L-I) are hereby established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment. 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.
 - b. Dimensional Standards:

Zoning District	L-I	H-I-C

Minimum lot size (square feet)	0	0
Recommended minimum lot width	100'	100'
Front/street building setback	30'	40'
Side/rear building setback	20'	25'
Height limitation	90'	200'

2. See attached a draft of conditional zoning conditions to be considered.
3. Proposed activities:
 - a. Employees: 1 salesperson and 5 other employees.
 - b. 5 company trucks parked on site.
 - c. Maximum capacity of vehicles is approximately 55 trucks/cars per day.
 - d. Concrete mixer truck weights 63,000 lbs. – 76,000 lbs.
 - e. The load rating for the N. Chatham Ave. bridge is 80,000 lbs. Trucks may use the N. Chatham Ave. bridge 5% of the time.
 - f. Truck drivers will be instructed to use the U turn bulbs on 11th St. following the proposed median project on US 64.
 - g. Connect to Town water. Projected water usage is 18,000 gallons per day.
 - h. Connect to private sewer system. Projected sanitary sewer flow is 284 gallons per day.
 - i. Install 1 new fire hydrant.
 - j. Install (2) 8 cubic feet dumpsters that shall not be visible to neighboring properties or the adjacent public rights-of-way.
 - k. Gravel parking area with paved turnout onto the public street.
 - l. NCDOT will probably have additional comments on the roadway improvements/driveways/drainage/utilities/easements and those comments will be handled as part of the NCDOT driveway permit approval process.
 - m. The loudest part of the operation is rocks being dropped onto the belt and trucks.
 - n. The concrete plant should not be visible from W. 11th St.

Meadows shared the following relationship of uses:

1. Current use of subject property is vacant lot.
2. Surrounding land uses include:
 - a. single family residential
 - b. motor vehicle sales
 - c. cemetery
 - d. multifamily residential
3. Surrounded by R-10, R-6-C, L-I zoning.

Meadows shared the Planning Board recommendation from the October 10, 2022 meeting:

1. 6-1 vote
2. To approve the ordinance amending the official zoning map including conditions consented by the applicant; and
3. That the action is consistent with the adopted land development plan because the land development plan recommends:
 - a. Limit impacts of development of 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. Improve the appearance of properties.
- e. Encourage efficient use of transportation networks.

The Board of Commissioners discussed the proposed rezoning and asked that Town Staff bring back additional information.

A motion to recess the public hearing for the Henry de St. Aubin proposal to rezone 11.83 acres from Light-Industrial (L-I) to Heavy-Industrial-Conditional (H-I-C) to Monday, November 7, 2022 at 6:30pm at Wren Memorial Library was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

Proposes to rezone ~4.078 acres from Light-Industrial (L-I) to General-Commercial (G-C). The subject property is located at 202 W. 3rd St. (west of railroad) and is identified as parcel # 16071.

Mayor Price opened the public hearing for the proposed rezoning of ~4.078 acres from Light-Industrial (L-I) to General-Commercial (G-C), which is located at 202 W. 3rd St. (west of railroad) and is identified as parcel # 16071 at 8:12pm. Incorporation by reference as if fully set forth herein Schedule H.

Planning and Community Development Director Jack Meadows stated that the subject property is owned by Wren Industries, Inc., located within the FEMA floodway and flood zone, and is surrounded by tracts with an average area of 1.7 acres.

Meadows stated that the proposed map amendment was first discussed between town staff, business owners, and the property owner. The planning board initiated the proposed amendments at the September 2022 planning board meeting.

Meadows shared the following documents:

1. GIS Illustrations – zoning, land use map, aerial, flood.
2. Plat Book 2002 Page 152.
3. Notice letter and property owner list.
4. Property record card.
5. Ordinance amending the official zoning map.
6. Worksheets: Approve and Consistent, Approve and Inconsistent, and Reject and Inconsistent.

Meadows shared the following recommendations from the adopted Land Development Plan (LDP):

1. Conservation/Recreation and Mixed Use for the subject property.
2. Objectives and Strategies for conservation/recreation and mixed use are as follows:
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. Improve the appearance of properties.
 - c. Encourage provision of recreation and park land for Town residents.
 - d. Encourage preservation of sensitive environmental areas from development.
 - e. Encourage efficient use of transportation networks.
 - f. Promote cluster development with usable open space and amenities.
 - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.

- h. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- i. 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.
- j. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
- k. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- l. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- m. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- n. Develop a planting plan for street trees along public rights-of-way.
- o. Modify the development ordinances to be more user friendly where possible.
- p. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- q. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
- r. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
- s. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
- t. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
- u. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
- v. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
- w. Encourage the development of affordable housing.
- x. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- y. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- z. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- aa. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- bb. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- cc. Preserve the general character and intensity of the central business district.
- dd. Encourage planned developments.
- ee. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- ff. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- gg. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
- hh. Develop policies to encourage maintenance of structures.

- ii. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- jj. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

Meadows shared the following Infrastructure information:

- 3. Public water and sewer are located at the property.
- 4. Adjacent to Norfolk Southern railroad.
- 5. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 3 rd St.	327	2	NCDOT	35	4800 (2016)
W. 5 th St.	12	2	Town	35	NA

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

- 1. Zoning Districts:
 - a. The L-I district was hereby established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Part II of Article XI place limitations on the characteristics of uses located in the L-I district. The limitations in the L-I district are more restrictive than those in the H-I district.
 - b. The G-C (general-commercial) district is designed to accommodate mixed uses (retail, restaurants, offices, and multi-family residential) outside of the town's central business district.
 - c. Note: The Board should consider the entire range of permitted, special, and conditional zoning uses for the existing and proposed zoning district as listed in the Table of Uses.
 - d. Dimensional Standards:

Zoning District	L-I	G-C
Minimum lot size (square feet)	0	0
Recommended minimum lot width	100'	100'
Street right-of-way building setback	30'	15'
Lot boundary building setback	20'	0'
Height limitation	90'	60'

Meadows shared the following relationship of uses:

- 1. Current use of subject property is vacant.
- 2. Surrounding land uses include vacant lots, vacant nonresidential building, railroad, and single family residential.
- 3. Surrounded by L-I, C-C, B-1, and R-6 zoning.

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

- 1. Unanimous vote.
- 2. To approve the ordinance amending the official zoning map; and
- 3. That the action is consistent with the adopted land development plan because the land development plan recommends conservation/recreation and mixed use for the subject property and the following objectives and strategies:
 - a. Limit impacts of development of the environment and promote sustainability.

- b. Improve the appearance of properties.
- c. Encourage provision of recreation and park land for Town residents.
- d. Encourage preservation of sensitive environmental areas from development.
- e. Encourage efficient use of transportation networks.
- f. Promote cluster development with usable open space and amenities.
- g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- h. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- i. 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.
- j. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
- k. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- l. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- m. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- n. Develop a planting plan for street trees along public rights-of-way.
- o. Modify the development ordinances to be more user friendly where possible.
- p. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- q. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
- r. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
- s. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
- t. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
- u. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
- v. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
- w. Encourage the development of affordable housing.
- x. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- y. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- z. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- aa. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- bb. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- cc. Preserve the general character and intensity of the central business district.
- dd. Encourage planned developments.

- ee. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- ff. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- gg. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
- hh. Develop policies to encourage maintenance of structures.
- ii. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- jj. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

Mayor Price closed the public hearing at 8:16pm.

A motion to approve the ordinance amending the official zoning map for rezoning of ~4.078 acres from Light-Industrial (L-I) to General-Commercial (G-C), which is located at 202 W. 3rd St. (west of railroad) and is identified as parcel # 16071 and that the action is consistent with the adopted land development plan because the land development plan recommends conservation/Recreation and Mixed Use for the subject property and that the proposed amendment is reasonable because it encourages provision of recreation and park land for Town residents and it encourages preservation of sensitive environmental areas from development was made by Mayor Pro Tem Haiges, seconded by Commissioner Fadely, and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

none

MANAGER'S REPORT

Town Manager Hank Raper shared the following with the Board of Commissioners:

- Hobbs City Hall report.
- Downtown street cleaning expense.
- Chamber development event.
- Utility meeting.
- Wastewater Treatment Plant permit approved.
- Personnel Policy update on November 7.
- Pool Staffing research.
- Working on Economic Development Action Plant.

TOWN ATTORNEY INFORMATION

none

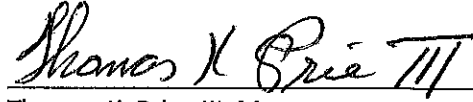
GOVERNING BODY COMMENTS

CLOSED SESSION

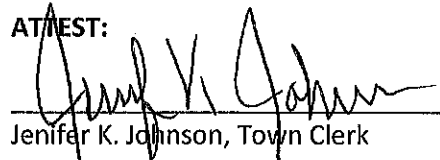
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ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:40pm.



Thomas K. Price III, Mayor

ATTEST:


Jenifer K. Johnson, Town Clerk

