

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, November 15, 2021** at 6:30pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Bray presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Haiges recited the Town of Siler City Mission Statement and Commissioner Price 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, Attorney William Morgan, Planning Director Jack Meadows, Finance Director Tina Stroupe, Chief Mike Wagner, Public Works Director Chris McCorquodale, and Town Clerk Jenifer Johnson, Zoom: Parks & Recreation Director Jack Clelland

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the removal of item Wren Memorial Library – Mike Cowell – Retired Librarian under presentation.

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

CONSENT

A motion to approve the consent agenda which includes the November 1, 2021, Minutes (Incorporation by reference as if fully set forth herein Schedule A), Christmas Parade Street Closure (Incorporation by reference as if fully set forth herein Schedule B), Tax Exempt Reimbursement Resolution (Incorporation by reference as if fully set forth herein Schedule C) was made by Commissioner Haiges, seconded by Commissioner Siler, and unanimously approved.

PRESENTATION

none

PUBLIC HEARINGS

REDISTRICTING PUBLIC HEARING: The Town of Siler City Board of Commissioners is required to adjust its voting districts for board members after each federal census to ensure that the population of each district is substantially equal. The public will have the opportunity to share input with the Board of Commissioners about its proposed plan to revise election districts.

Lynch stated on December 7, 2020, the Board of Commissioners contracted with Tharrington Smith LLP to assist the Town through the redistricting process due to the 2020 Census. (Incorporation by reference as if fully set forth herein Schedule D)

Lynch stated that Deborah Stagner with Tharrington Smith LLP and Blake Esselstyn with FrontWater, LLC + Mapfigure Consulting presented two optional redistricting maps to the Board of Commissioners on November 1st. The Board of Commissioners is required to adjust its voting districts for board members after each federal census to ensure that the population of each district is substantially equal.

Lynch stated at the November 15th meeting, the public will have the opportunity to share input with the Board of Commissioners about the proposed plan to revise election districts. The proposed redistricting plans have been available for review in advance on the town website and in the lobby of Wren Memorial Library.

Lynch stated that Stagner and Esselstyn will attend the meeting remotely to answer any questions from the Board of Commissioners.

Lynch shared the timeline for the redistricting process.

November 15 – Public Hearing - required by S.L. 2021-56 § 1(b).

December 6 – Final meeting to adopt revised districts and redistricting resolution.

Candidate Filing Period: Open at 12:00 noon on January 3, 2022, and close at 12:00 noon on January 7, 2022, for municipalities providing the electoral districts revised in accordance with State and federal law to appropriate county board or boards of elections on or before December 17, 2021.

March 8, 2022 – Date of Election of the following:

Seat	Current Official
Chatham – Siler City Mayor (Election Rescheduled to 2022)	Vacant
Chatham – Siler City Town Commissioner At-Large (Election Rescheduled to 2022)	Cindy Bray
Chatham – Siler City Town Commissioner District 1 (Election Rescheduled to 2022)	Tony Siler
Chatham – Siler City Town Commissioner District 2 (Election of Appointed Seat)	Norma Boone
Chatham – Siler City Town Commissioner District 5 (Election Rescheduled to 2022)	Lewis Fadely

Mayor Pro Tem Bray opened the public hearing for the Town of Siler City Board of Commissioners adjustment to its voting districts for board members as required after each federal census to ensure that the population of each district is substantially equal at 6:47pm.

Mayor Pro Tem Bray stated that the public will now have the opportunity to share input with the Board of Commissioners about its proposed plan to revise election districts. No one signed up to speak. Mayor Pro Tem Bray closed the public hearing at 6:51pm.

The Board of Commissioners discussed the districts, and the consensus of the Board of Commissioners was to have Option A presented in the resolution for the December 6, 2021 resolution.

LEGISLATIVE PUBLIC HEARING: Town of Siler City proposes the following text amendments to the UDO: §170 Building Setback Requirement (street setback reduction for certain single-family dwellings).

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the UDO: §170 Building Setback Requirement (street setback reduction for certain single-family dwellings) at 6:53pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents: Ordinance amending Article 12, tax map and information for 502 Elk Lane, tax maps of similar situations around town and the worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a property owner. The planning board initiated the proposed amendments at the October 2021 planning board meeting.

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 November 8, 2021 meeting:

The amendments are 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.

Jerry Brown, 502 Elk Lane, Siler City, NC

Mr. Brown stated he would like to add on to his home, but he can't with the current setbacks.

The Board of Commissioners discussed the proposed amendments including changing section (f)(5) from the word extent as proposed to the word area.

Mayor Pro Tem Bray closed the public hearing at 7:11pm.

A motion to approve the text amendments to the UDO for §170 Building Setback Requirement (street setback reduction for certain single-family dwellings) with changing the proposed word in section (f)(5) from extent to area and that the action is consistent with the adopted land development plan because amending 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 and approve the proposed amendment because it is reasonable because modifying the development ordinances to be more user-friendly where possible was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.

LEGISLATIVE PUBLIC HEARING: Town of Siler City proposes the following text amendments to the UDO: §255 Definitions (cantilever roof, flat roof, parapet wall, pitched roof, roof frontage, roof ridge), §257 Prohibited Signs (roof signs), §274 Special Provisions For Certain Signs (roof signs).

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the UDO: §255 Definitions (cantilever roof, flat roof, parapet wall, pitched roof, roof frontage, roof ridge), §257 Prohibited

Signs (roof signs), §274 Special Provisions For Certain Signs (roof signs) at 7:13pm. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows shared the following documents: ordinance amending Article 17, sign permit application for 120 Chestnut Street, and the worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a property owner. The planning board initiated the proposed amendments at the October 2021 planning board meeting.

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 November 8, 2021 meeting:

The amendments are 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.

John Gibson, 120 Chestnut Street, Siler City, NC

Mr. Gibson stated that he owned the laundromat located at 120 Chestnut Street and he would like to put a sign on the roof that will be back lit and because of the current restriction in the UDO, he is unable to do that.

The Board of Commissioners discussed the proposed text amendment.

Mayor Pro Tem Bray closed the public hearing at 7:25pm.

A motion to approve the text amendments to the UDO: §255 Definitions (cantilever roof, flat roof, parapet wall, pitched roof, roof frontage, roof ridge), §257 Prohibited Signs (roof signs), §274 Special Provisions For Certain Signs (roof signs) and that the action is consistent with the adopted land development plan because 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 approve the proposed amendment because it is reasonable because modify the development ordinances to be more user-friendly where possible was made by Commissioner Brown, seconded by Commissioner Haiges, and unanimously approved.

LEGISLATIVE PUBLIC HEARING: Town of Siler City proposes the following text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement (recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park).

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement (recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park) at 7:27pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows shared the following documents: ordinance amending Article 2, 10, 11, 18, 19, RV park proposal on Loves Creek Church Road and Center Drive, other ordinance comparisons, and the worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a property owner. The planning board initiated the proposed amendments at the October 2021 planning board meeting.

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 November 8, 2021 meeting:

The amendments are 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.

The Board of Commissioners discussed the proposed amendments and asked staff to bring back more information to the February 21, 2022 meeting.

A motion recess the public hearing for the proposed text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement (recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park) to Monday, February 21, 2021 at 6:30pm at the Wrenn Memorial Library was made by Commissioner Haiges, seconded by Commissioner Price, and unanimously approved.

OLD BUSINESSImmigrant Advisory Committee

Lynch stated on June 21, 2021, the Board of Commissioners approved a resolution creating the Immigrant Advisory Committee. The committee shall consist of seven (7) members from historically underrepresented communities with ancestry in Latin America and/or other world regions. Committee members shall be foreign-born or have recent immigrant ancestry (the children and grandchildren of foreign-born individuals). Committee members must have a vested interest in immigrant communities and have particular knowledge, skills, or abilities that serve the interest and intent of this stated purpose.

Lynch stated after several months of advertising, Town Staff has received eleven (11) letters of interest from the following:

First	Last	Address	City	State	Zip
Hannia	Benitez	127B East Raleigh Street	Siler City	NC	27344
Cynthia	Bredenberg	216 Poplar Forest Lane	Pittsboro	NC	27312
Sara	Correa	520 S LaSalle Street, Apt 2217	Durham	NC	27705
Ilana	Dubester	97 Box Turtle Road	Pittsboro	NC	27312
Norma	Hernandez	206 Eden Hills Road	Siler City	NC	27344
Norma	Jisselle Perdomo	141 Willie Duncan Road	Siler City	NC	27344
Victoria	Navarro	730 E Cardinal Street	Siler City	NC	27344
Joti	Sekhon	20050 Fountain	Chapel Hill	NC	27517
Carlos	Simpson	815 N Fir Avenue	Siler City	NC	27344
Danubio	Vasquez Rodriguez	308 East Second Street	Siler City	NC	27344
Shirley	Villatoro	809 Tanglewood Drive	Siler City	NC	27344

Lynch stated that the first organizational meeting of the committee will be on Tuesday, November 30, 2021 at 5:30pm in the multipurpose room at the Wrenn Memorial Library. At the organizational meeting, a chair and vice-chair will be appointed by the committee members, meeting dates and times will be set, and Town Staff will review the legal requirements with the committee.

The Board of Commissioners discussed the committee and the individuals noticing that seven have Siler City addresses.

A motion to appoint Hannia Benitez, 127B East Raleigh Street, Norma Hernandez, 206 Eden Hills Road, Norma Jisselle Perdomo, 141 Willie Duncan Road, Victoria Navarro, 730 E Cardinal Street, Carlos Simpson, 815 N Fir Avenue, Danubio Vasquez Rodriguez, 308 East Second Street, Shirley Villatoro, 809 Tanglewood Drive was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

NEW BUSINESS

none

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners: Job Fair – hired 4 people, 5th Street culver delivery date, fireworks, Thanksgiving lunch, and one meeting in December.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Price asked about the Christmas Parade. Lynch stated it would be held on Thursday, December 9, 2021.

Commissioner Fadely asked about a proposal for the police cadet program. Lynch stated it was being reviewed.

CLOSED SESSION

A motion to go into closed session §143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 8:12pm was made by Commissioner Price, seconded by Commissioner Price, seconded by Commissioner Haiges, and unanimously approved.

A motion to come out of closed session at 8:38pm was made by Commissioner Fadely, seconded by Commissioner Haiges, and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:44pm.



Cindy B. Bray, Mayor Pro Tempore

ATTEST:



Jenifer K. Johnson, Town Clerk

