

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, November 18, 2019** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Mayor Pro Tem Cheek gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Constantino recited the Town of Siler City Mission Statement and Commissioner Fadely recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Roy Lynch, Attorney William Morgan, Human Resources Director Nancy Darden, Finance Director Tina Stroupe, Police Chief Mike Wagner, Public Works Director Chris McCorquodale, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of Budget Amendment 2020.7 for FEMA Revenue for the Loves Creek Greenway and cancel the December 8, 2019 Planning Board meeting under Consent

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

CONSENT

A motion to approve the consent agenda which includes the November 4, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Airport Safety/Maintenance Projects Resolution and Agreement (Incorporation by reference as if fully set forth herein Schedule B), Resolution Approving the Use of Chatham County Farmland Preservation Within ETJ (Incorporation by reference as if fully set forth herein Schedule I), First Horizon Bank (Capital Bank) Resolution of Board for Three Accounts (Incorporation by reference as if fully set forth herein Schedule J), Budget Amendment 2020.7 for FEMA Revenue for Loves Creek Greenway and cancel the December 8, 2019 Planning Board meeting was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

PUBLIC COMMENT

Ilana Dubester, 200 N Chatham Avenue, Siler City, NC

I'm the Executive Director of Hispanic Liaison. I'm here tonight to thank you for your partnership with the Building Integrated Communities project, which also led to your decision to provide interpretation services at the meetings on a regular basis. We've been getting more out there with our outreach to let community members know about this and posting on Facebook when we get the agenda. For this meeting we did more outreach, going to churches and other places. We have a nice crowd here tonight and several of them are interested in speaking on some concerns and ideas. We appreciate this opportunity to speak and have access to you. On Monday, December 16 we are having a fair housing workshop at Peppercorn with the fair housing coalition to talk about tenants' rights and fair housing laws. Dubester shared flyers with the Board.

Sixto Cabrera, 2107 Watkins Drive, Siler City, NC

I volunteer with the soccer league. I come to ask for your support, I work with children and they don't have a place to practice soccer. As you know its getting dark early and cold and we go to Bray Park and they turn out the lights and we don't have a place to go. It has a fence on the field, and we would like to have a bigger fence because the ball goes out into the road. We would like to request a place, maybe a gym where we don't have to be out in the cold.

Lizbeth Rodrigue Ramos, 428 E 9th Street, Siler City, NC

I'm a student at Jordan Matthews and I'm here tonight on behalf of my parents to thank you for providing interpretation and this gives them the opportunity to express and it makes us feel more comfortable. Thank you

Reyoa Villalobos, 755 W Dolphin Street, Siler City, NC

In the back side of these apartments where we live has very little lighting. I've been living in these apartments for many years and there's always been very little lighting and sometimes there's even less lighting than other times. I would like to request that there be more lighting in that area. Also, in previous years we would have some cleaning crew come and clean out that area and they would let us know in advance if they were going to do a cleanup and now, we haven't seen that. Those were the things that I wanted to bring.

Enrique Romero, 514 W 5th Street, Siler City, NC

The purpose for me coming here today is to invite the community to have less trash and take care of our habitat. Clean the drains where the water goes to be able to avoid the flooding that sometimes happens. The change in the climate is a different situation that we face. I would like to invite the community to integrate. It's a simple solution, but people need to have the will to help out.

PRESENTATIONS

Chatham County Water & Wastewater Utility Master Plan – Hazen & Sawyer

James Hennessy, Principal Engineer with Hazen and Sawyer presented the Chatham County Comprehensive Water and Wastewater Utility Master Plan to the Board of Commissioners. (Incorporation by reference as if fully set forth herein Schedule C)

PUBLIC HEARING

Marsh Auto Parts requests a conditional use district rezoning to rezone ~1.218 acres from Residential (R-10) to Highway-Commercial (H-C). The proposed conditional use is a temporary storage area for receiving inventory for salvage yard operations. The subject property is located at 1110 Greensboro Ave. and is identified as tax parcel # 16464.

Mayor Grimes opened the public hearing for Marsh Auto Parts requests a conditional use district rezoning to rezone ~1.218 acres from Residential (R-10) to Highway-Commercial (H-C). The proposed conditional use is a temporary storage area for receiving inventory for salvage yard operations. The subject property is located at 1110 Greensboro Ave. and is identified as tax parcel # 16464 at 7:52pm. (Incorporation by reference as if fully set forth herein Schedule D)

The following individuals took the following oath:

Jack Meadows	311 N Second Avenue	Siler City, NC
Kate Scott	1751 Winfred Brady Rd	Bennett, NC
Charlie McLaurin	194 Stagecoach Trail	Siler City, NC
Jimmy Marsh	5737 Siler City Snow Camp Rd	Siler City, NC

"I swear that the evidence that I shall give shall be the truth, the whole truth, and nothing but the truth, so help me God. ... I solemnly affirm that the evidence that I shall give shall be the truth, the whole truth, and nothing but the truth."

Meadows shared the following property information:

1. owned by Marsh Auto Parts Inc.;

2. located inside the Town's Corporate Limits;
3. located within the Loves Creek Watershed
4. not located within a watershed protection area; and
5. not located within a special flood hazard area.

Meadows shared the size of tract:

1. Subject tract is 1.218 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 1.5 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Mixed use for the subject property.
2. These 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. Mixed use objectives and strategies
 - 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 stated that a sidewalk is proposed along Greensboro Ave. per the Town’s Pedestrian Master Plan. The property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Greensboro Ave.	200	2	State	35	4,100 (2016)

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

1. No buildings are proposed
2. Temporary storage lot for receiving, unloading, and processing vehicle inventory
3. Storage lot will be surfaced with grass
4. Final destination for vehicle inventory is the current adjacent facility
5. Inventory will arrive no more than twice a week
6. No deliveries when weather is adverse
7. Use will be in compliance with all four industrial/processing performance standards (Smoke, Noise, Odor, and Air Pollution) identified in §161-§164
8. Driveway turnout shall be concreted at least 15’ back from the edge of Greensboro Ave.
9. Propose regrading the ditch line on Greensboro Ave. with NCDOT approval
10. Minor grading on site to abate holes and low areas that are currently ponding rain water
11. New impervious area is less than 7%
12. Total area of disturbance is less than 1 acre
13. No dumpster for garbage collection is proposed
14. Estimated cost of construction was not provided
15. Type A screen is required

16. Propose an 8' tall opaque fence
17. Opaque fence is located 10' from both side property lines and 50' from the pavement edge of Greensboro Ave.
18. Opaque material:
 - a. Side property lines: same as at the current adjacent facility
 - b. Front property line: slats similar to the fence at Mountaire Farms
19. Install crepe myrtles and fir trees 10' on center within the 10' bufferyard
20. Crepe myrtles will be a minimum 6' tall at the time of planting
21. Fir trees shall be a minimum of 3/4" caliper and at least 6' tall at the time of planting
22. Pecan tree (larger than 18" in diameter) may be retained or removed (if removed pay in lieu of replacement)

Meadows shared the zoning information:

Zoning District	R-10	H-C
Minimum lot size (square feet)	10,000	0
Minimum lot width	80'	100'
Front/street building setback	30'	10'
Side/rear building setback	10'	10'/0'
Height limitation	35'	60'

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

The R-10 (residential) district is designed primarily to accommodate single-family detached residential uses, excluding manufactured homes, at medium densities in areas served by Town water and sewer facilities. Two-Family and multi-family residences are allowed in the R-10 district.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include; veterinarian, car wash, salvage operation, and restaurant.
3. Surrounded by R-10 (Residential) and H-C (Highway-Commercial) zoning.

Meadows shared the Staff recommendations on the Conditional Use Permit:

The application is complete. The proposal meets the development criteria of the Unified Development Ordinance. If the Board grants the application, then Staff recommends the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall;
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect;
3. No buildings are proposed;
4. Temporary storage lot for receiving, unloading, and processing vehicle inventory;
5. Storage lot will be surfaced with grass;
6. Final destination for vehicle inventory is the current adjacent facility;
7. Inventory will arrive no more than twice a week;
8. No deliveries when weather is adverse;
9. Propose an 8' tall opaque fence;
10. Opaque fence is located 10' from both side property lines and 50' from the pavement edge of Greensboro Ave.;

11. Opaque material:
 - a. Side property lines: same as at the current adjacent facility
 - b. Front property line: slats similar to the fence at Mountaire Farms;
12. Install crepe myrtles and fir trees 10' on center within the 10' bufferyard;
13. Crepe myrtles will be a minimum 6' tall at the time of planting;
14. Fir trees shall be a minimum of 3/4" caliper and at least 6' tall at the time of planting;
15. Minor grading on site to abate holes and low areas that are currently ponding rain water;
16. New impervious area is less than 7%;
17. Total area of disturbance is less than 1 acre; and
18. No dumpster for garbage collection.

Meadows shared the Planning Board recommendations from the November 12, 2019 meeting:

1. Map Amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:
 - a. Mixed use for the subject property.
 - b. These areas are often near major streets and highways
 - c. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads.
 - d. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - e. Encourage efficient use of transportation networks.
 - f. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
2. Conditional Use Permit
 - a. Application is complete
 - b. Application complies with all applicable requirements of the UDO
 - c. Application is granted subject to the following conditions:
 - i. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall;
 - ii. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect;
 - iii. No buildings are proposed;
 - iv. Temporary storage lot for receiving, unloading, and processing vehicle inventory;
 - v. Storage lot will be surfaced with grass;
 - vi. Final destination for vehicle inventory is the current adjacent facility;
 - vii. Inventory will arrive no more than twice a week;
 - viii. No deliveries when weather is adverse;
 - ix. Propose an 8' tall opaque fence;
 - x. Opaque fence is located 10' from both side property lines and 50' from the pavement edge of Greensboro Ave.;
 - xi. Install crepe myrtles and fir trees 10' on center within the 10' bufferyard;
 - xii. Crepe myrtles will be a minimum 6' tall at the time of planting;
 - xiii. Fir trees shall be a minimum of 3/4" caliper and at least 6' tall at the time of planting;
 - xiv. Minor grading on site to abate holes and low areas that are currently ponding rain water;
 - xv. New impervious area is less than 7%;

- xvi. Total area of disturbance is less than 1 acre; and
- xvii. No dumpster for garbage collection.

Kate Scott, 1751 Winfred Brady Rd, Bennett, NC

I own Chatham Veterinary Serve, we are probably the biggest stake holder as far as neighboring businesses regarding this. I want Mr. Marsh to know that when you sign up there is a for and against and you'll see that I didn't circle either one. That's because I'm not 100 percent against this but I'm not completely comfortable with this either. You can see by the map. There is enough room between the door to enter my facility and this property line to park my car. The ten foot off the property line that you see is really tight. I really wouldn't be all that concerned with just average businesses. But this is not an average business, this is a salvage yard. Scott shared pictures of her business with the Board of Commissioners. Mr. Marsh and I have talked, and he seems to be very committed to the aesthetic of the area and wants to keep everything looking really nice and I feel that he is very genuine. We talked today and my concern is I want it to continue to look good because if it doesn't and it looks like a savage yard. Its my neighbor within ten foot and I a fence and some trees and on the other side of that fence are things that have to be fenced in for safety, to keep his investment from being stolen, and to make it look nice. That is potential going to injury the value, which I take right from the planning worksheet, will substantially injure the value of adjoining or abutting property, and that's me. It's a professional medical facility, we are trying over the last year to take care of our space and look good and I'm concerned that going down the road that going down the road that the ability to sell my practice within the next 10 to 15 years as a veterinary practice and not just the real estate. I feel like the Town of Siler City that needs to be a business on that piece of property. No one is going to buy that for residential purposes. We should be able to have a business trade and grow in that area. I'm perfectly comfortable with him being able to access his current business. I leery about the word storage and I let him know that today. When you say two weeks, he says two days to a week, but there's going to be cars there all the time. I leery of the word storage and I want the town to know that I'm leery of storage. I'm comfortable with that being a way to access his property and to come and to go and bring in a much larger truck. The mosquito issue, I can't speak to the things that he's done to abate the mosquitos, because I don't know. I've owned the business for a year and a half, and I've been there for fifteen years, nine months out of the year I buy mosquito repellent for my entire staff, so that they can walk a dog. They cannot sit in their cars to take a break and eat lunch because, with the windows up, because they come in through your vents. Clients can't walk to and from. I had a drug rep in my facility talking to us about medication and what we could do, and a mosquito flew in her month and she choked on it in the middle of the conversation. It is a nuisance and a public health hazard for people with encephalitis with animals with heart worm disease. Do I know for sure that it comes from Marsh Auto Parts, no I don't, are they a suspect, yes, because they are a salvage yard, but is there something else. Is there water drainage from the car wash there, is there a drainage issue, are the woods a problem. But I need for the Town of Siler City to know that it maybe your problem. I'm not against rezoning this property because it could be used for a better purpose that's its currently being used. I am not against it but if it is aesthetic going to affect the value and appearance of the current business that's there, I think Mr. Marsh is dedicated to now doing that, but there needs to be some conditional use and there needs to be follow-up by the Town of Siler City to ensure that things are good. This doesn't have anything to do with that property, but directly across the street from me is a car wash. That car wash has multiple salvage vehicles loaded with salvaged appliances in the back of it and they've been there for weeks, but I haven't filed a complaint. This whole process has got me looking and thinking and I don't need that on all sides.

Commissioner Fadely: You said walking the dog, do you board as well?

Scott: There is some boarding and there maybe multiple animals that may be there all day and need to be taken out.

Commissioner Bray: So, you're saying the car wash across from you has multiple cars parked there for a while?

Scott: There are multiple bays and under two bays they use to wash cars, but right now there are multiple vehicles that haven't moved in months. And clearly couldn't move.

Commissioner Bray: So, no one from the Town has approached that?

Scott: Not that I know of.

Commissioner Bray: So, Roy, if that's not being monitor how can we monitor additional stuff.

Lynch: That is part of code enforcement. We will check with the contracting company.

Scott: There's another car wash beside me and they do an outstanding job. Mr. Marsh has a fence there and I think he deals with them quite regularly. Its as clean as a whistle. They put everything away.

Commissioner Bray: But I don't understand what that has been allowed.

Scott: There's a lot to monitor.

Commissioner Bray: Unless someone brings it to our attention we don't know.

Commissioner Price: As far as the property line that's close to your facility. Have you and Jimmy had any kind of discussion about that.

Scott: We spoke briefly today. He should me where the property line was and where ten foot off would be. I just feel like it needs to be a little farther back. I would be more comfortable with a like more greenway in between. It's just so close.

Commissioner Price: It that doable?

Meadows: What was proposed by the applicate is to come about 5 feet off the line and start planting the crape myrtle and fir trees, then 10 foot from the line is where they would install the fence.

Commissioner Fadely: Can there be an agreement between parties within the zoning regulations.

Meadows: Yes

Mayor Pro Tem Cheek: She also made the comment that she would be more comfortable if they would just do a driveway and not do the salvage yard.

Scott: Honestly if that were the plan, I probably wouldn't be speaking here tonight. If it was just an access point I wouldn't be here.

Mayor Pro Tem Cheek: Her concern is that cars would be parked out there on the lot.

Scott: My concern is about changing the aesthetic of that area. If the fence is a really nice fence and the greenery is done well and all that then were great.

Mayor Pro Tem Cheek: How are you planning to maintain the grass. I'll wait until after Mr. Marsh speaks.

Charlie McLaurin, 194 Stagecoach Trail, Siler City, NC

Jimmy approached me back in the summer. He wasn't sure how to go about this and to get to this point. He's wanting to use the property he purchased two years ago. The main use will be the driveway into the facility. In that use they want to be able to bring in the truck in, unload the vehicles, set them down, move the truck on, then the vehicles would be moved into the building. As vehicles are brought in, they are inventory for salvable parts, and they are put in the computer and that type of thing. Jimmy can answer a lot more of these questions, than I can.

Jimmy Marsh, 5737 Siler City Snow Camp Rd, Siler City, NC

We process about two vehicles a day.

Mayor Pro Tem Cheek: So, if you bring in five, your going to leave three on the lot.

Marsh: This is a side entrance to get into the facility. What brought this on was we were taking stuff out to the truck yard and unloading, but we purchased a 75-foot truck and trailer to haul cars and we wanted a driveway so we could get into the back of the lot. Cars want to sit there long, but I can't tell you how long they will sit there. It could be up to a week, cause sometimes were closed. When were operating and its not pouring down rain or not freezing cold, we can do two cars a day. We got two cars for the fire department to experiment on today on the property next to us, its not even our property. Our neighbors fine with that because it's a public service for the Fire Department. Right now, were about to bust, we need another way to get in and out quicker. Like the mosquito you talked about 15 guys that work for me and those guys don't come in ever afternoon complaining that they are eat up with mosquitoes. When we bought this and I went up here and walked the line, this is a wet ditch. This car wash dumps water right into it and its soaking wet and you can't walk through there. Like on the back corner we can go in there with a bobcat and clean some of this out because the people that use to live there left a mess back there and we did try and clean it up. I don't have any problems, your county people come out all the time and you cross the fence and get into the wooded area and they get eat up with mosquitoes. We spray round up about three times a year and keep the weeds down. All the water flows out and is away from the building. All we want is a way to get in and out without getting on Highway 64. It would be safer for us to come in there and unload. We won't leave them there long cause that's value merchandise for someone to mess with.

The Board of Commissioners discussed the conditional use district rezoning.

A motion to recess the public hearing for Marsh Auto Parts requests a conditional use district rezoning to rezone ~1.218 acres from Residential (R-10) to Highway-Commercial (H-C). The proposed conditional use is a temporary storage area for receiving inventory for salvage yard operations, the subject property is located at 1110 Greensboro Ave. and is identified as tax parcel # 16464 until January 21, 2020 was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

Michael P. & Carolyn A. Jokinen proposes to rezone ~1.153 acres from Residential (R-10) to Agricultural-Residential (A-R). The subject property is located at 173 N. Hillcrest Rd. and is identified as parcel # 74935 & 78666.

Mayor Grimes opened the public hearing for Michael P. & Carolyn A. Jokinen proposes to rezone ~1.153 acres from Residential (R-10) to Agricultural-Residential (A-R). The subject property is located at 173 N. Hillcrest Rd. and is identified as parcel # 74935 & 78666 at 8:46pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following property information:

1. owned by Carolyn Ashford-Works Jokinen & Micheal P. Joknen;
2. located outside the Town's Corporate Limits;
3. not located within the Loves Creek Watershed;
4. not located within a watershed protection area; and
5. not located within a special flood hazard area.

Meadows shared the size of tract:

1. Subject tract is 1.153 acres and includes 1 property owner and 2 tax parcels
2. Size of surrounding tracts: an average of 1.4 acres

Meadows shared the compatibility with the existing Comprehensive Land Development Plan

1. Low density residential for the subject property.
2. These are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater.
3. Low density residential objectives and strategies
 - 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. Improve the appearance of properties.
 - d. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.
 - e. Maintain the integrity of existing neighborhoods.
 - f. Promote walkable, interconnected neighborhoods.
 - g. Encourage provision of recreation and park land for Town residents.
 - h. Encourage efficient use of transportation networks.
 - i. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer to these areas should be a top priority.
 - j. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - k. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.
 - l. Encourage in-fill development in established residential areas.
 - m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - n. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - o. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - p. Promote cluster development with usable open space and amenities.
 - q. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - r. Encourage planned developments.
 - s. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - t. 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.
 - u. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - v. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.

- w. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- x. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Develop a planting plan for street trees along public rights-of-way.
- aa. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.
- dd. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- ee. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.

Meadows stated that the property is served by public water and private sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
N. Hillcrest Rd.	250	2	Private	55	NA

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

Zoning District	R-10	A-R
Minimum lot size (square feet)	10,000	40,000
Recommended Minimum lot width	80	100
Front/street building setback	30	40
Side/rear building setback	10	20
Height limitation	35	35

The A-R district is designed to accommodate agricultural and residential uses normally associated with: (1) agricultural uses normally associated 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.

The R-10 district is designed primarily to accommodate single-family detached residential uses, excluding manufactured homes, at medium densities in areas served by Town water and sewer facilities. Two-Family and multi-family residences are allowed in the R-10 district

Meadows noted that the Board shall 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 single family residential
2. Surrounding land uses include; single family residential
3. Surrounded by A-R & R-10 zoning

Meadows shared the Planning Board recommendations from the November 12, 2019 meeting:

1. 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:
 - a. Low density residential for the subject property.
 - b. These are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater.
 - c. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.
 - d. Maintain the integrity of existing neighborhoods.
 - e. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

Mayor Grimes closed the public hearing at 8:50pm.

A motion that the map amendment for Michael P. & Carolyn A. Jokinen proposes to rezone ~1.153 acres from Residential (R-10) to Agricultural-Residential (A-R). The subject property is located at 173 N. Hillcrest Rd. and is identified as parcel # 74935 & 78666 is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends low density residential for the subject property and these are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater and the action taken is reasonable in the public interest because permitting residential development at a low density in keeping with the character of many existing neighborhoods in the Town and it maintains the integrity of existing neighborhoods was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

Economic Development and Downtown Development Strategic Plan Steering Committee

Lynch stated on October 21, 2019, the Board of Commissioners asked Staff to advertise the vacancies for the temporary Economic Development and Downtown Development Strategic Plan Steering Committee through the NC Department of Commerce Main Street and Rural Planning Center. (Incorporation by reference as if fully set forth herein Schedule F)

Lynch stated that the Economic Development and Downtown Development Strategic Plan Steering Committee will consist of eight (8) members.

The following have shown interested in being appointed to the Committee:

First	Last	Home Address	City	State	Zip
Tim	Booras	7157 Bobby Jean Road	Julian	NC	27283
Timothy	Brown	907 N Dogwood Ave	Siler City	NC	27344
Cynthia	Dameron	11080 US Hwy 64 W.	Siler City	NC	27344
Denis	de St. Aubin	14150 US Highway 64 W	Siler City	NC	27344
John	Dykers	1783 Alston Bridge Rd	Siler City	NC	27344
Karen	Hall	4157 Alston Chapel Rd	Pittsboro	NC	27312

Gregory	Lask	239 Kidds Ridge	Siler City	NC	27344
William	Mott	14150 US Highway 64 W	Siler City	NC	27344
Della	Richardson	505 MLK Jr. Blvd	Siler City	NC	27344
Richard	Szary	462 Harold Hart Road	Siler City	NC	27344
Theresa	Thompson	911 Woodland Drive	Siler City	NC	27344
Diane	Whitehead	903 Sedgefield Drive	Siler City	NC	27344
Cecil	Wilson	489 Holland Chapel Rd	Apex	NC	27523

A motion to appoint the following individuals: Tim Booras, Cynthia Dameron, Denis de St. Aubin, Karen Hall, Gregory Lask, Theresa Thompson, Cecil Wilson, Jack Meadows, Alyssa Byrd, and Alana Keegan to the Economic Development and Downtown Development Strategic Plan Steering Committee was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

NEW BUSINESS

Event Form and Process

Lynch stated that Staff has been working on the community event process over this past six months to create better communication between the sponsors of events and Town Staff. (Incorporation by reference as if fully set forth herein Schedule G)

Lynch stated as part of the process, Staff has created an event form that each event sponsor would complete for Staff and Board review prior to the event.

Lynch shared a draft form for the Board to review.

Non-Profit Application and Process

Lynch stated that during the previous budget cycle, the Board of Commissioners asked Staff to create an application for the Non-Profit process. (Incorporation by reference as if fully set forth herein Schedule H)

Lynch shared a draft application for the Board to review.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:09pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

