

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, November 19, 2018** 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 Bray 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, Lewis Fadely, John Grimes, Bill Haiges, Thomas "Chip" Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT: Mike Constantino

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Planning Director Jack Meadows, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the September 4, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), October 1, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule B), October 8, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule C), Christmas Parade Road Closure (Incorporation by reference as if fully set forth herein Schedule D) was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT

DeeDee Brown, 907 N Dogwood Avenue, Siler City, NC 27344
Brown expressed concern about the possible closure of Third Street.

Leo Davalos, 315 E Third Street, Siler City, NC 27344
Davalos expressed concern about the possible closure of Third Street.

Mayor Grimes told the speakers that the Town is aware of the request to NCDOT for Third Street.

PRESENTATION

none

PUBLIC HEARINGS

Town of Siler City proposes text amendments to §180 Miniparks Required (less than 13 dwelling units exempt) & §182 Usable Open Space (less than 13 dwelling units exempt) of the UDO.

Mayor Grimes opened the public hearing for the proposes text amendments to §180 Miniparks Required (less than 13 dwelling units exempt) & §182 Usable Open Space (less than 13 dwelling units exempt) of the UDO at 7:10pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows stated that the proposed amendments were first discussed during pre-development meetings. Developers of small residential projects (less than 13 units) encouraged the Town to consider changes to Article 13. Town staff prepared the proposed amendments. The Planning Board reviewed draft language at a regular meeting and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 13
2. final ordinance amending Article 13
3. worksheet

Meadows shared the compatibility with the existing Comprehensive Land Development Plan (items below that are bold and italicized may be selected as reasons why the proposed amendment is consistent with the land development plan):

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
6. Encourage provision of recreation and park land for Town residents.
7. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
8. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
9. Limit impacts of development of the environment and promote sustainability.
10. Promote cluster development with usable open space and amenities.
11. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
12. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
13. Encourage preservation of sensitive environmental areas from development.

Meadows shared the Planning Board recommendations from the November 13, 2018 meeting:
The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
5. Encourage provision of recreation and park land for Town residents.

Mayor Grimes closed the public hearing at 7:15pm.

A motion to approved the text amendments to §180 Miniparks Required (less than 13 dwelling units exempt) & §182 Usable Open Space (less than 13 dwelling units exempt) is approved and consistent with the adopted land development plan and any other official adopted plan because amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete and the action taken is reasonable and in the public interest because Modify the development ordinances to be more user-friendly where possible was made by Commissioner Fadely, seconded by Commissioner Constantino and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

none

MANAGER'S REPORT

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

TOWN ATTORNEY INFORMATION


none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:18pm.



John F Grimes, Mayor

ATTEST:


Jenifer K Johnson, Town Clerk

