

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, February 19, 2018** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Siler gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Bray recited the Town of Siler City Mission Statement and Mayor Pro Tem Cheek recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: Bill Haiges

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Human Resources Director Nancy Darden, Finance Director Roy Lynch, Planning Director Jack Meadows, Parks & Recreation Director Joseph Keel, Police Chief Gary Tyson, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson asked to add the Fair Housing Complaint Procedure and Set a Public Hearing for March 19, 2018 for CDBG-ED under the Consent, Closed Session 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee, general personnel policy issues may not be considered in a closed session, a public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting, final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting to the end of the agenda.

The consensus of the Board of Commissioners was to approve the agenda as amended.

CONSENT

A motion to approve the consent agenda which includes the January 16, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), the Fair Housing Complaint Procedure (Incorporation by reference as if fully set forth herein Schedule B), Set a public hearing on March 19, 2018 for the CDBG-Economic Development was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

Parks & Recreation Fund Raising Update

Lee Mikell with Convergent shared the following with the Board of Commissioners:

Target – Three of Top Five Potential Investors Solicited in February

Three of the five solicited to date. Deliberations underway. Follow-up answers being provided to questions.

Customized proposals developed for each

Invitation team in place for all

Anticipate time for proposal consideration by each prospect before investment decision

Target – Preparation and Distribution of Campaign Newsletter

First newsletter might be out by this Council meeting

Publication Occurs Monthly

Highlights campaign news and events

Enhances communication and momentum

Provides top investors with an “insider perspective” of the campaign and builds ownership

Target – Plan, Organize and Begin Invitation Solicitations to Prospects Beyond the Top 5

Includes all potential prospects evaluated by the Investor Evaluation Committee beyond the Top 5

Incorporates all other potential prospects identified in the course of solicitations and community communications

Target – Plan and Organize Church Awareness Program

Initiative to explain awareness of Aquatic Center plans – present and future – throughout the community

Churches – individually and collectively – will determine preferred format

Forecast for April and May

Target – Aquatic Center ROI to the Community

Potential economic impact

Scenarios of several industries

Bucket of present values, ex: therapeutic

Ripple effects, based on economic multipliers

Tobacco Policy – Layton Long – Chatham County Health Department

Chatham County Health Department Director Layton Long presented a tobacco free policy and asked the Board of Commissioners to approve the policy for all town facilities. The Board of Commissioners asked Thompson to come back to the Board with a recommendation.

PUBLIC HEARING

Development Engineering, Inc. requests a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C. The proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites). The subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625

Mayor Grimes opened the public hearing for the Development Engineering, Inc. requests a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C. The proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites). The subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 at 7:38pm. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows stated that the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625. The subject property is:

1. owned by Cambridge Southeast LLC;
2. located outside the Town’s Corporate Limits;
3. located within Central Chatham fire district;
4. located within the Duke Energy Progress electric service district;
5. not located within a watershed protection area; and
6. not located within a special flood hazard area.

Meadows shared the size of tract:

1. Subject tract is 25.71 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 24.8 acres

Meadows shared the compatibility with existing comprehensive land development plan:

1. Mobile home park development for the subject property. These are specialized residential areas composed of multiple mobile homes.
2. Mobile home park objectives:
 - 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. Maintain the integrity of existing neighborhoods.
 - e. Promote walkable, interconnected neighborhoods.
 - f. Encourage the development of affordable housing.
 - g. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - h. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
 - i. Encourage provision of recreation and park land for Town residents.
 - j. Encourage efficient use of transportation networks.
3. Mobile home park strategies:
 - a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - c. 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.
 - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - e. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - f. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - g. Promote cluster development with usable open space and amenities.
 - h. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - i. Encourage planned developments.
 - j. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - k. 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.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.

- n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- o. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- p. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- q. Develop a planting plan for street trees along public rights-of-way.
- r. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
- s. Modify the development ordinances to be more user friendly where possible.
- t. Develop policies to encourage maintenance of structures.
- u. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- v. 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 (6"-10") and sewer (8"-10"). Street/road frontage:

| Street/Road | Road Frontage (feet) | Travel Lanes | Pavement Width (feet) | Maintenance | Speed Limit (mph) | Average Daily Trips |
|---------------|----------------------|--------------|-----------------------|-------------|-------------------|------------------------------|
| Hamp Stone Rd | 250 | 2 | 20 | State | 35 | 1,900 (2015) 2,400 (2011) |
| Hyatt Ct | 3,788 | 2 | 20 | Private | NA | NA |
| Santa Fe Cir | 0 | 2 | 20 | Private | NA | NA |

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

1. 32 existing mobile home sites
2. 31 mobile home sites proposed
 - a. Minimum lot size: 6,000 square feet
 - b. Minimum lot width: 60'
 - c. Building setbacks
 - i. Front/street: 20' from edge of pavement
 - ii. Side/rear: 10'
 - d. 2 parking spaces per mobile home site on a 20'x20' concrete pad
 - e. Lot 1:
 - i. Serve as an office and will include handicap parking space, sidewalk, and ramp per ADA standards
 - ii. Contain a storage/maintenance building
 - f. Single wide mobile homes with 3 bedrooms and 4'x4' landings at all exits
3. Total area of disturbance: 7.5 acres
 - a. Existing built upon area: 2.07
 - b. Proposed built upon area: 1.72
 - c. Erosion control and stormwater approval will be obtained from NCDEQ.
 - d. A 100' foot vegetative buffer is shown along Blood Run creek and will be left undisturbed.
 - e. Small wetland area is identified near Hamp Stone Rd along Blood Run Creek within the vegetative buffer
4. Town water and sewer

- a. State permits required for extending water and sewer
- b. Proposed water and sewer revenue (4,000 gallons per month):
 - i. Outside city limits: \$54,870 per year
 - ii. Inside city limits: \$27,435 per year
- 5. Private streets
 - a. 40' access easement
 - b. Paved 20' wide with 6' wide grass shoulders and 6' wide ditches
 - c. 5' sidewalk along 1 side with 3' wide grass shoulder
 - d. Adding additional concrete parking along Santa Fe Cir. to accommodate new sidewalk
 - e. Street trees (red maple) 50' on center
 - f. 3 paved cul-de-sacs with 35' radius
 - g. Average weekday driveway volume (proposed):
 - i. Hyatt Court: 370 trips per day
 - ii. Santa Fe Circle: 800 trips per day
 - h. Street coordination/connection is not provided to parcel # 66742 per statement from applicant
 - i. Dead end street exceeds a distance of 550' per statement from applicant
- 6. 7.299 acres of usable open space (1.29 required)
 - a. Dedicate 20' wide multi-use path easement for future greenway trail (0.705 acre)
 - b. Include almost all of 100' vegetative buffer
- 7. 22,093 square feet of minipark area (21,954 required):
 - a. 5 miniparks (3 regular & 2 tot lots)
 - b. 7,404 square feet of area for tot lots (3,313 required)
 - c. 4 play equipment structures (to be installed by equipment supplier or approved contractor)
 - i. 2 for ages 2-5 (56 kid capacity)
 - ii. 2 for ages 5-12 (92 kid capacity)
 - d. 13 picnic tables & 18 benches (made of metal and composite or engineered wood)
 - e. Playground equipment surface: engineered wood fibers bordered by rounded pressure treated wood landscape timbers
 - f. Note: Developer would be interested in paying a fee in lieu rather than constructing and providing recreational facilities on site.
- 8. Garbage collection provided with roll out carts
- 9. Type C screen (small trees planted 50' on center) within a 10 feet wide bufferyard is required along Hamp Stone Rd.
- 10. Provide 1 parking space at new mail box
- 11. Install new 15'x10' school bus shelter
- 12. The estimated number of construction jobs for this project is 12.
- 13. Estimated cost of construction: \$175,000

| Zoning District | A-R | R-MH |
|--------------------------------|--------|---------|
| Minimum lot size (square feet) | 40,000 | 6,000 |
| Minimum lot width | 100' | 60' |
| Front/street building setback | 40' | 25'/20' |
| Side/rear building setback | 20' | 10' |
| Height limitation | 35' | 35' |

Meadows shared the relationship of uses:

- 1. Current use of subject property is vacant/mobile home park.
- 2. Surrounding land uses include; vacant, mobile home park, school, agriculture, and single family residential.

3. Surrounded by A-R (Agricultural-Residential) zoning.

Meadows shared the staff recommendation on 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; and
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; and
3. Prior to site work obtain: NCDEQ, NCDOT, Town site plan, and Town zoning permit approval; and
4. All sites, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.
5. 60' minimum lot width; and
6. 20'x20' concrete pad at each site for parking; and
7. Minimum 40' access easement for new and existing streets; and
8. Pave cul-de-sac at the end of Hyatt Ct; and
9. Dedicate 20' wide multi-use path easement for future greenway trail (0.705 acre); and
10. Reserve 7.299 acres of usable open space; and
11. Reserve 22,093 square feet of minipark area; and
12. 5 miniparks (3 regular & 2 tot lots); and
13. 7,404 square feet of area for tot lots; and
14. 4 play equipment structures (to be installed by equipment supplier or approved contractor) in which 2 are for ages 2-5 (56 kid capacity) and 2 are for ages 5-12 (92 kid capacity); and
15. 13 picnic tables & 18 benches (made of metal and composite or engineered wood); and
16. Playground equipment surface: engineered wood fibers bordered by rounded pressure treated wood landscape timbers; and
17. Provide 1 parking space at new mail box; and
18. Install new 15'x10' school bus shelter.

Meadows shared the Planning Board recommendation from the February 12, 2018 meeting:

1. The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:
 - a. Mobile home park development for the subject property. These are specialized residential areas composed of multiple mobile homes.
 - b. Mobile home park objectives:
 - i. Limit impacts of development of the environment and promote sustainability.
 - ii. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - iii. Encourage the development of affordable housing.
 - iv. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
 - c. Mobile home park strategies:
 - i. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - ii. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - iii. Encourage planned developments.
2. The application is complete.
3. The application complies with all applicable requirements of the UDO.

4. The application is granted, subject to the following conditions:
 - a. 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; and
 - b. 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; and
 - c. Prior to site work obtain: NCDEQ, NCDOT, Town site plan, and Town zoning permit approval; and
 - d. All sites, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.
 - e. 60' minimum lot width; and
 - f. 20'x20' concrete pad at each site for parking; and
 - g. Minimum 40' access easement for new and existing streets; and
 - h. Pave cul-de-sac at the end of Hyatt Ct; and
 - i. Dedicate 20' wide multi-use path easement for future greenway trail (0.705 acre); and
 - j. Reserve 7.299 acres of usable open space; and
 - k. Reserve 22,093 square feet of minipark area; and
 - l. 5 miniparks (3 regular & 2 tot lots); and
 - m. 7,404 square feet of area for tot lots; and
 - n. 4 play equipment structures (to be installed by equipment supplier or approved contractor) in which 2 are for ages 2-5 (56 kid capacity) and 2 are for ages 5-12 (92 kid capacity); and
 - o. 13 picnic tables & 18 benches (made of metal and composite or engineered wood); and
 - p. Playground equipment surface: engineered wood fibers bordered by rounded pressure treated wood landscape timbers; and
 - q. Provide 1 parking space at new mail box; and
 - r. Install new 15'x10' school bus shelter.
5. Approval of the following proposed street names: Howard Court and Hewitt Court.

Mayor Grimes closed the public hearing at 8:25pm

A motion that the map amendment for Development Engineering, Inc. request for a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C, the proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites), the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 is approved and consistent with the adopted land development plan and any other officially adopted plan because the Land Development Plan recommends limit impacts of development of the environment and promote sustainability, encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, encourage the development of affordable housing, ensure high-quality, aesthetically pleasing mobile home park development with adequate, safe infrastructure to serve the residents and the action taken is reasonable in the public interest because it continues to promote a variety of housing types to meet the demand of citizens from various economic levels was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the application is complete for Development Engineering, Inc. request for a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C, the proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites), the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the application for Development Engineering, Inc. request for a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C, the proposed conditional use is a mobile home

park (32 existing & 31 new mobile home sites), the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 complies with all applicable requirements of the Unified Development Ordinance was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

A motion that the application is granted for Development Engineering, Inc. request for a conditional use district rezoning to rezone 25.71 acres from A-R to R-MH-C, the proposed conditional use is a mobile home park (32 existing & 31 new mobile home sites), the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 subject to the following conditions: 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 City Hall, and 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, and any and all conditions recommended by Staff was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion to approve road names Howard Court and Hewitt Court was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Siler Solar, LLC proposes to rezone ~53.395 acres from A-R & L-I to L-I. The subject property is located at 302 Siler Business Dr. and is identified as a portion of parcel # 16070 (excluding 0.789 acre currently zoned O-I-C).

Mayor Grimes opened the public hearing for the Siler Solar, LLC proposes to rezone ~53.395 acres from A-R & L-I to L-I. The subject property is located at 302 Siler Business Dr. and is identified as a portion of parcel # 16070 (excluding 0.789 acre currently zoned O-I-C) at 8:30pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows stated that the subject property is:

1. owned by Richard Fox;
2. located outside the Town's Corporate Limits;
3. located within Central Chatham fire district;
4. located within the Duke Energy Progress electric service district;
5. not located within a watershed protection area; and
6. not located within a special flood hazard area.

Meadows shared the size of tract:

1. Subject tract is 53.395 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 4.9 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Industrial development for the subject property. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.
2. Industrial objectives:
 - 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. Identify adequate land for future industrial development.
 - d. Support existing industries.
 - e. Improve the appearance of properties.

- f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- g. Encourage efficient use of transportation networks.
- 3. Industrial Strategies:
 - a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - c. Promote cluster development with usable open space and amenities.
 - d. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - e. Encourage planned developments.
 - f. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - g. 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.
 - h. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
 - i. Make the extension of water and sewer service to identified industrial areas a priority.
 - j. Encourage warehousing and assembly as industrial uses.
 - k. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
 - l. Develop an industrial incentive policy and program.
 - m. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - o. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - p. Develop a planting plan for street trees along public rights-of-way.
 - q. Modify the development ordinances to be more user friendly where possible.
 - r. Develop policies to encourage maintenance of structures.
 - s. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.

Meadows stated that 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 |
|-------------------------|----------------------|--------------|-------------|-------------------|---------------------|
| N. 2 nd Ave. | 0 | 2 | State | 45 | 2,800 (2016) |
| Old US 421 N. | 0 | 2 | State | 45 | 4,800 (2016) |
| Siler Business Dr. | 1,180 | 2 | Town | 35 | NA |

The pedestrian master plan recommends sidewalk along the west side of N. 2nd Ave.

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

| Zoning District | A-R | L-I |
|--------------------------------|--------|------|
| Minimum lot size (square feet) | 40,000 | 0 |
| Minimum lot width | 100' | 100' |
| Front/street building setback | 40' | 30' |

| | | |
|----------------------------|-----|-----|
| Side/rear building setback | 20' | 20' |
| Height limitation | 35' | 90' |

Meadows stated 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 vacant.
2. Surrounding land uses include; single family residential, senior center, senior independent living, water tank, agriculture, railroad, school, mobile home park, and vacant.
3. Surrounded by R-10, A-R, and O-I zoning.

Meadows shared the Planning Board recommendation from the February 12, 2018 meeting:

1. The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:
 - a. Industrial development for the subject property. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.
 - b. Industrial objectives:
 - i. Identify adequate land for future industrial development.
 - ii. Support existing industries.

Mayor Grimes closed the public hearing at 8:42pm.

A motion that the Siler Solar, LLC proposes to rezone ~53.395 acres from A-R & L-I to L-I, the subject property is located at 302 Siler Business Drive and is identified as a portion of parcel # 16070 (excluding 0.789 acre currently zoned O-I-C) is approved and consistent with the adopted land development plan and any other officially adopted plan because the Land Development plan recommends industrial development for the subject property, these areas are suitable for a variety of developments and the action taken is reasonable in the public interest because it identifies adequate land for future industrial development and it supports existing industries was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Town of Siler City proposes text amendments to §170 Building Setback Requirements (pedestrian bridge, railroad, freeway).

Mayor Grimes opened the public hearing for the Town of Siler City proposes text amendments to §170 Building Setback Requirements (pedestrian bridge, railroad, freeway) at 8:45pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated that the proposed amendments were identified by Town staff following the proposal of a pedestrian bridge by Mountaire Farms across E. 3rd St. The proposed amendments are needed to accommodate a situation that is not clearly covered by existing ordinances. Some communities require variances, special use permits, or development agreements. The City of Charlotte has established an exemption for pedestrian bridges. Staff is recommending a similar exemption. An exemption for buildings along railroad right-of-ways and limited access freeways is also being recommended.

Meadows shared the following documents: draft ordinance amending Article 12, City of Charlotte ordinance, final ordinance amending, and worksheet.

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

Meadows shared the Planning Board recommendations from the February 12, 2018 meeting:

1. The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:
 - a. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
 - b. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.

Mayor Grimes closed the public hearing at 8:53pm

A motion that the Town of Siler City proposes text amendments to §170 Building Setback Requirements (pedestrian bridge, railroad, freeway) is approved and consistent with the adopted land development plan and any other officially adopted plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and the action taken is reasonable in the public interest because amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

No Harassment/ No Discrimination Policy Revision

Darden stated it is the responsibility of Human Resources to review and revise policies within the Town of Siler City's Personnel Policy as necessary. Our current No Harassment/No Discrimination policy needs to be revised to give employees a better understanding of harassment and discrimination in the workplace and to expound on their duties and responsibilities, particularly those of supervisors. We also want to emphasize the Town's position of zero tolerance for violations of unlawful workplace harassment and retaliation associated with reporting allegations and/or participating in an investigation.

Darden made a recommendation that we change the name of the policy from No Harassment/No Discrimination Policy to Unlawful Workplace Harassment and Professional Conduct Policy. This better describes our intent as well as the content of the policy. Darden recommend the policy be effective immediately beginning February 20, 2018.

A motion that effective on February 20, 2018, a strike through of Article V. Conditions of Employment, Section 6. No Harassment/No Discrimination Policy from the Town of Siler City Personnel Policy and adopt in its place the proposed amended Unlawful Workplace Harassment and Professional Conduct Policy was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

MANAGERS REPORT

TJCOG Joint meeting is February 27, 2018

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

None

A motion to excuse Commissioner Siler for the remainder of the meeting was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

CLOSED SESSION

A motion to go into Closed Session 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee, general personnel policy issues may not be considered in a closed session, a public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting, final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting was made by Commissioner 9:02, seconded Commissioner and unanimously approved at 8:pm.

A motion to come out of closed session was made by Commissioner Fadely, seconded by Commissioner Bray and unanimously approved.

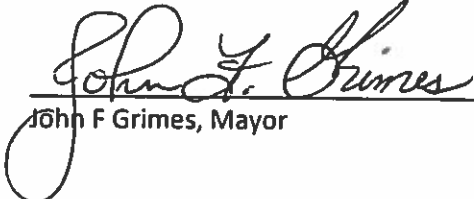
ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:15pm.

ATTEST:



Jenifer K Johnson, Town Clerk



John F Grimes, Mayor