

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Monday, February 20, 2017** at 7:00pm in City Hall Courtroom with Mayor John 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, Thomas "Chip" Price and Tony Siler.

**ELECTED TOWN OFFICIALS ABSENT:** Bill Haiges

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Police Chief Gary Tyson, Finance Director Tammy Speicher, Building Codes Administrator Charlie McLaurin, Human Resources Director Nancy Bullins, Parks and Recreation Director Joseph Keel, Parks and Recreation Maintenance Superintendent Greg Blevins, and Town Clerk Jenifer Everage.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

***A motion to approve the agenda as presented was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.***

**CONSENT**

***A motion to approve the consent agenda which included the December 5, 2017 Minutes (Incorporation by reference as if fully set forth herein Schedule A), the January 17, 2017 Minutes (Incorporation by reference as if fully set forth herein Schedule B), the National Night Out Organizers Resolution (Incorporation by reference as if fully set forth herein Schedule C) was made by Commissioner Siler, seconded by Commissioner Price and unanimously approved.***

**PUBLIC COMMENT**

Mayor Grimes invited citizens to speak. No one came forward to speak.

**PRESENTATIONS**

**Introduction of Joseph Keel, Siler City Parks & Recreation Director**

Thompson introduced Joseph Keel, new Parks and Recreation Director. Keel stated that he is excited to begin working for Siler City. The Board of Commissioners welcomed Keel.

**National Night Out Organizers Resolution**

Mayor Grimes presented resolutions to the following organizers: Boys and Girls Club, Cardinal Chase Apartments, Communities in Schools, Courtyard Coffee Shop, David and Melanie Toy, Duane Hall, First Wesleyan Church, Gail Siler ("The Block" Community Group), JP and Janet Joyner, Larry and Vicky Russell, Linda Lehman, Marcia Grimes, Mark Zerinque (The Camera Club), Moose Club #1877, Mr. and Mrs. William Clegg, Mr. and Ms. Tony Siler, NC Arts Incubator, North Glenn Apartments, Pastor and First Lady Dark, Selena Alston, Siler City Wal-Mart (Sande Davis), The Chatham News & Record, The Hispanic Liaison of Chatham County, The Journey Church, Westmont Drive HOA, and WNCA Radio Station and thank them for their unselfish service towards making the Town of Siler City the number one National Night Out site in the United States for towns under 15,000 of 2016.

**RECESS**

Mayor Grimes recessed the meeting for 30 minutes at 7:19pm.

**PUBLIC HEARINGS**

Mountaire Farms requests to rezone 10.783 acres from O-I to H-I

Mayor Grimes opened the public hearing for the Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3<sup>rd</sup> St. and parcel # 16850 at 7:38. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows stated that the subject property is:

1. owned by Mountaire Farms;
2. located inside 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 10.783 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 2.73 acres

Meadows shared the compatibility with existing comprehensive Land Use Plan:

1. General residential development for the subject property. Residential goals, objectives, and strategies:
  - a. These areas are suitable for general residential development at densities supported by public utilities
  - b. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
  - c. Maintain the integrity of existing neighborhoods.
  - d. Promote walkable interconnected neighborhoods.
  - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
  - f. Encourage the continual development of affordable housing on individual lots.
  - g. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
  - h. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
  - i. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
  - j. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
  - k. Multi-family residential density is recommended to be no more than 6 units per acre.
  - l. 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.

- m. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
  - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
  - o. Require that as a condition of receiving public water and/or sewer service, all new residential developments be incorporated into the Town limits.
  - p. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
  - q. Develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas.
  - r. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
  - s. Promote cluster development with usable open space and amenities.
2. Industrial development for the surrounding properties. Industrial goals, objectives, and strategies:
- a. Attracting diverse industrial development that will stimulate the economy.
  - b. Encouraging industrial development that is environmentally friendly.
  - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
  - d. Identifying adequate land for future industrial development
  - e. Supporting existing industry
  - f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
  - g. Making the extensions of water and sewer service to identified industrial areas a top priority.
  - h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
  - i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
  - j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
  - k. Encouraging warehousing and assembly uses.
  - l. Encouraging water reuse and industrial recycling for new and existing industry.
  - m. Developing an industrial incentive policy and program.

Meadows stated that the property is served by public water (10") and sewer (8"). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 3 <sup>rd</sup> St.	650	2	State	35	5,200 (2012)
E. Raleigh St.	660	2	State	35	6,500 (2014)

The pedestrian master plan recommends sidewalk along the south side of E. 3<sup>rd</sup> St. and multi-use side path along the south side of E. Raleigh St.

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

Zoning District	O-I	H-I
-----------------	-----	-----

Minimum lot size (square feet)	8,000	0
Minimum lot width	80'	100'
Front/street building setback	25'	40'
Side/rear building setback	10'	25'
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 office.
2. Surrounding land uses include; motor vehicle repair, vacant industrial, food processing plant, plastic manufacturer, laundromat, and single family residential.
3. Surrounded by H-I, H-I-C, H-C, L-I, and R-10 zoning.

Meadows shared the Planning Board recommendations from the February 13, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
  - a. Industrial development for the surrounding properties.
  - b. Attracting diverse industrial development that will stimulate the economy.
  - c. Encouraging industrial development that is environmentally friendly.
  - d. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
  - e. Supporting existing industry
2. Approve the amendment:
  - a. To promote and forward the purposes of the adopted Siler City Land Development Plan.

Mayor Grimes closed the public hearing at 7:52pm.

***A motion that the map amendment for Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3<sup>rd</sup> St. and parcel # 16850 is consistent with the adopted Land Development Plan and any other officially adopted plan because it attracts diverse industrial development that will stimulate the economy, it encourages industrial development that is environmentally friendly, and it supports existing industry was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.***

***A motion that the map amendment for Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3<sup>rd</sup> St. and parcel # 16850 is reasonable and in the public interest because it promotes and forwards the purposes of the adopted Siler City Land Development Plan and it promotes the general health, safety and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.***

***A motion to approve the map amendment for Mountaire Farms requests to rezone 10.783 acres from O-I to H-I, the subject property is identified as 1100 E. 3<sup>rd</sup> St. and parcel # 16850 because it promotes and forwards the purposes of the adopted Siler City Land Development Plan and it promotes the general health, safety and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I

Mayor Grimes opened the public hearing for the Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I, the subject property is identified as 1101 E. 3<sup>rd</sup> St. and parcel # 61441 at 7:55pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows stated that the subject property is:

1. owned by Mountaire Farms;
2. located inside 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 tracts are 8.914 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 5.56 acres

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

1. Industrial development for the subject property. Industrial goals, objectives, and strategies:
  - a. Attracting diverse industrial development that will stimulate the economy.
  - b. Encouraging industrial development that is environmentally friendly.
  - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
  - d. Identifying adequate land for future industrial development
  - e. Supporting existing industry
  - f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
  - g. Making the extensions of water and sewer service to identified industrial areas a top priority.
  - h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
  - i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
  - j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
  - k. Encouraging warehousing and assembly uses.
  - l. Encouraging water reuse and industrial recycling for new and existing industry.
  - m. Developing an industrial incentive policy and program.
2. General commercial development for the subject property. Commercial goals, objectives, and strategies:
  - a. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
  - b. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
  - c. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.

- d. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- e. These areas are generally located along major thoroughfares that contain a variety of commercial uses.
  - i. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public.
  - ii. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor’s yards with appropriate landscaping and buffer requirements.

Meadows stated that the property is served by public water (10”) and sewer (10”). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. 3 <sup>rd</sup> St.	720	2	State	35	5,200 (2012)
E. 11 <sup>th</sup> St.	610	5	State	45	19,000 (2015)
Johnson Ave.	650	2	Town	35	NA
E. 5 <sup>th</sup> St.	100	2	Town	35	NA

The pedestrian master plan recommends sidewalk along the south side of E. 3<sup>rd</sup> St., east side of Johnson Ave., north side of E. 5<sup>th</sup> St., and south side of E. 11<sup>th</sup> St.

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

Zoning District	H-I-C	H-I
Minimum lot size (square feet)	0	0
Minimum lot width	100’	100’
Front/street building setback	40’	40’
Side/rear building setback	25’	25’
Height limitation	90’	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 food processing plant.
2. Surrounding land uses include; warehouse distribution center, vacant industrial, vacant office, motel, laundromat, and manufactured home park.
3. Surrounded by H-I, H-C, O-I, and R-6 zoning.

Meadows shared the Planning Board recommendations from the February 13, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
  - a. Industrial and commercial development for the subject property.
  - b. Attracting diverse industrial development that will stimulate the economy.
  - c. Encouraging industrial development that is environmentally friendly.
  - d. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
  - e. Supporting existing industry

- f. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
2. Approve the amendment:
  - a. Because of changed or changing conditions in a particular neighborhood or community as a whole.

Mayor Grimes closed the public hearing at 8:02pm.

***A motion that the map amendment for the Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I, the subject property is identified as 1101 E. 3<sup>rd</sup> St. and parcel # 61441 is consistent with the adopted Land Development Plan and any other officially adopted plan because attracting diverse industrial development will stimulate the economy, it encourages industrial development that is environmentally friendly, it identifies adequate land for future industrial development, and it supports existing industry was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.***

***A motion that the map amendment for the Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I, the subject property is identified as 1101 E. 3<sup>rd</sup> St. and parcel # 61441 is reasonable and in the public interest because of the changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.***

***A motion to approve the map amendment for the Mountaire Farms requests to rezone 8.914 acres from H-I-C to H-I, the subject property is identified as 1101 E. 3<sup>rd</sup> St. and parcel # 61441 because of the changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.***

Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-I

Mayor Grimes opened the public hearing for Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-I, the subject property is identified as 516 W. 10<sup>th</sup> St. and parcel # 70378 at 8:04pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated that the subject property is:

1. owned by Ocampo Concept Homes;
2. located inside 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 the tract:

3. Subject tract is 0.45 acre and includes 1 property owner and 1 tax parcel
4. Size of surrounding tracts is an average of 0.91 acre

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

1. General residential development for the subject property. Residential goals, objectives, and strategies:
  - a. These areas are suitable for general residential development at densities supported by public utilities
  - b. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
  - c. Maintain the integrity of existing neighborhoods.
  - d. Promote walkable interconnected neighborhoods.
  - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
  - f. Encourage the continual development of affordable housing on individual lots.
  - g. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
  - h. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
  - i. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
  - j. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
  - k. Multi-family residential density is recommended to be no more than 6 units per acre.
  - l. 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.
  - m. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
  - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
  - o. Require that as a condition of receiving public water and/or sewer service, all new residential developments be incorporated into the Town limits.
  - p. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
  - q. Develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas.
  - r. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
  - s. Promote cluster development with usable open space and amenities.

Meadows stated that the property is served by public water (6") and sewer (6"). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 10 <sup>th</sup> St.	150	2	Town	35	NA
N. Glenn Ave.	80	2	Town	25	NA



Maplewood Dr.	210	2	Town	35	NA
---------------	-----	---	------	----	----

The pedestrian master plan does not make any recommendations.

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

Zoning District	R-10	O-I
Minimum lot size (square feet)	10,000	8,000
Dwelling units per acre	7	9
Minimum lot width	80'	80'
Front/street building setback	35'	25'
Side/rear building setback	10'	10'
Height limitation	35'	35'

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, multi-family residential, vacant, and credit union.
3. Surrounded by R-10 and O-I-C zoning.

Meadows shared the Planning Board recommendations from the February 13, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
  - a. General residential development for the subject property.
  - b. These areas are suitable for general residential development at densities supported by public utilities
  - c. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
  - d. Maintain the integrity of existing neighborhoods.
  - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
  - f. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
2. Approve the amendment:
  - a. To promote and forward the purposes of the adopted Siler City Land Development Plan.

Candido Ocampo, 6147 Little Road, Staley, NC 27355 answered questions from the Board of Commissioners.

Mayor Grimes closed the public hearing at 8:12pm.

***A motion that the map amendment for the Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-I, the subject property is identified as 516 W. 10<sup>th</sup> St. and parcel # 70378 is consistent with the adopted Land Development Plan and any other officially adopted plan because these areas are suitable for general residential development at densities supported by public utilities, it promotes the development of quality housing in varying types and costs to meet the demands of all income***

*levels and age groups, and to maintain the integrity of existing neighborhoods was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.*

*A motion that the map amendment for the Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-1, the subject property is identified as 516 W. 10<sup>th</sup> St. and parcel # 70378 is reasonable and in the public interest because of changed or changing conditions in a particular neighborhood or community as a whole and to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.*

*A motion to approve the map amendment for the Ocampo Concept Homes requests to rezone 0.45 acres from R-10 to O-1, the subject property is identified as 516 W. 10<sup>th</sup> St. and parcel # 70378 to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved.*

#### NEW BUSINESS

##### Demolition Ordinance – 906 N Chatham Avenue

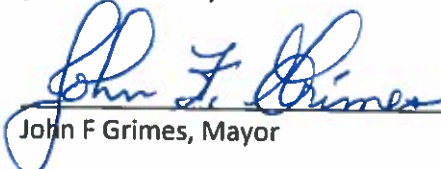
McLaurin stated that he is looking for guidance from the Board of Commissioners on how to proceed with demolition of a house located at 906 North Chatham Avenue. After direction from the Board of Commissioners the Town Attorney will place a lien on the property for the expenses incurred in the process. Complaint notice to owners, notice of hearing, findings of fact, and three bids from demolition contractors have been conducted. The owners have not made any effort to remove the structure. McLaurin stated that the lowest bidder was B.E York and Son.

The Board of Commissioners discussed the demolition.

*A motion to approve the amended ordinance directing the Code Enforcement Officer to remove or demolish the property located at 906 N Chatham Avenue which is described as unsafe and directing that a notice be placed on the property, and that the property not be occupied was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.*

#### ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:26pm.

  
\_\_\_\_\_  
John F Grimes, Mayor

ATTEST:

  
\_\_\_\_\_  
Jenifer J Everage, Town Clerk

