

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, February 21, 2022** at 6:30pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Price presiding. Commissioner Brown gave the invocation with the Boy Scout Troop 924 leading the recitation of the Pledge of Allegiance. Commissioner Fadely recited the Town of Siler City Mission Statement and Commissioner Haiges recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Norma Boone, Cindy Bray, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas “Chip” Price, and Tony Siler

TOWN STAFF PRESENT: Town Manager Roy Lynch, Planning Director Jack Meadows, Police Major James Underwood, Public Works Director Chris McCorquodale, HR Director Nancy Darden, Town Clerk Jenifer Johnson, and by zoom: Finance Director Tina Stroupe

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of §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.

A motion to approve the agenda adjustment was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously.

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

CONSENT

A motion to approve the consent agenda which includes February 7, 2022 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Bray Park Concession Stand (Incorporation by reference as if fully set forth herein Schedule B), Spring Chicken Festival Street Closure Request (Incorporation by reference as if fully set forth herein Schedule C) USDA Rural Business Development Grant (RBDG) Stand (Incorporation by reference as if fully set forth herein Schedule D), Capital Project Close Outs: 2022.17 Aquatic Facility Capital Project, 2022.18 Library Remodel Capital Project, 2022.19 Brownfields Assessment Capital Project, 2022.20 Airfield Lighting – Beacon Replacement Capital Project (Incorporation by reference as if fully set forth herein Schedule E) was made by Commissioner Fadely, seconded by Commissioner Haiges, and unanimously approved.

CONTINUANCE OF LEGISLATIVE PUBLIC HEARING FROM NOVEMBER 15, 2021

Town of Siler City proposes the following text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement (recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park). Mayor Pro Tem Price re-opened the public hearing for the proposed text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement

(recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park) at 6:35pm. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows shared the following documents: Ordinance amending Article 2, 10, 11, 18, 19, RV park proposal on Loves Creek Church Road and Center Drive, Typical designs of RV Parks, Siler City existing residential inventory, Occupancy tax email, Vehicle trip generation data for RV Parks, Other ordinance comparisons, Other RV Parks in Chatham County, and worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a property owner. The planning board initiated the proposed amendments at the October 2021 planning board meeting. Town Board discussed the item at the November 15, 2021 meeting and recessed the legislative hearing.

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

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Meadows shared the Planning Board recommendations:

1. November 8, 2021 - The amendments are approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - 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.
 - c. Modify the development ordinances to be more user-friendly where possible.
2. January 10, 2022 – Consented to the proposed changes
3. February 14, 2022 – Consented to the proposed changes

Mayor Pro Tem Price closed the public hearing at 7:14pm.

A motion to approve the text amendments to the UDO: §18 Definitions (recreational vehicle, recreational vehicle site), §136 Uses Defined (recreational vehicle park, travel trailer), §139 Permissible Uses and Specific Exclusions (recreational vehicle), §147 Table of Permissible Uses (recreational vehicle), §158 Recreational Vehicle Park, §279 Parking Requirement (recreational vehicle park), §299 Table of Screening Requirements and Land Use Classification Table (recreational vehicle park) and the action is consistent with the adopted land development plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete and approve that the proposed amendment is reasonable because Modify the development ordinances to be more user-friendly where possible was made by Commissioner Haiges, seconded by Commissioner Brown, and unanimously approved.

CONTINUANCE OF LEGISLATIVE PUBLIC HEARING FROM JANUARY 18, 2022

Town of Siler City proposes the following text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt).

Mayor Pro Tem Price re-opened the public hearing for the proposed text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt) at 7:15pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows shared the following documents: Ordinances from other towns, Ordinance amending Article 13, Downtown Advisory Committee presentation, and worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and UNC School of Government Development Finance Initiative. The Downtown Advisory Committee recommended the amendment to the Town Board on December 6, 2021. The Town Board directed Town staff to initiate the amendment process on December 6, 2021.

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

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Meadows shared the Planning Board recommendations from the January 10, 2022 meeting.

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:

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.

Mayor Pro Tem Price closed the public hearing at 7:20pm.

A motion to approve the text amendments to the UDO: §180 Miniparks Required, §182 Usable Open Space (residential developments located within the Downtown Siler City District shall be exempt) and the action is consistent with the adopted land development plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and the amendment is reasonable 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 Haiges, seconded by Commissioner Fadely, and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

none

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

- 5th Street should be open on Thursday
- Streets are being paved
- Building renovation has been very busy
- Working on budget to be presented on March 17

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Fadely stated that he read over the list of items that had been done and thanked staff. Commissioner Brown asked is West Third Street being paved by NCDOT? Staff shared that NCDOT had no plans to pave the road.

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 at 7:28pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

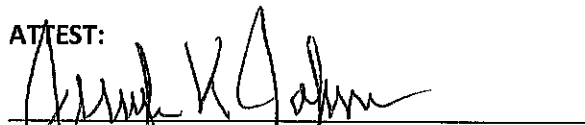
A motion to come out of closed session at 7:52pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:55pm.


Thomas K. Price, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

