

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, March 16, 2015** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Mayor Pro Tem Cheek gave the invocation with the recitation of the Pledge of Allegiance following.

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

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Finance Director Tammy Speicher, Police Chief Gary Tyson, Building Codes Administrator Charles McLaurin, Water Treatment Plant Superintendent Phillip Perkins, Wastewater Treatment Plant Superintendent Chris McCorquodale, Parks and Recreation Director Jessica Puckett, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Manager Thompson requested the addition of the following under new business: a) Parks & Recreation Master Plan Committee, b) Letter of Support for HB108 (Incorporation by reference as if fully set forth herein Schedule T), c) Animal Control, and d) Henry Siler School.

The agenda changes were approved by the Board of Commissioners.

CONSENT

A motion to approve the consent agenda which includes the February, 10, 2015 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule A), March 2, 2015 Regular Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule B), Relay for Life 2015 Waiver for Facility Fees (Incorporation by reference as if fully set forth herein Schedule C), National Walking Day Proclamation (Incorporation by reference as if fully set forth herein Schedule D), and Letter of Support for HB108 (Incorporation by reference as if fully set forth herein Schedule T) was made by Mayor Pro Tem Cheek, seconded by Commissioner Constantino and unanimously approved.

PUBLIC COMMENT

(Incorporation by reference as if fully set forth herein Schedule E)

No one signed up to speak.

PUBLIC HEARINGS

Rezoning Request

Mayor Grimes opened the public hearing for the Tim's Farm & Forestry, LLC requests to rezone 1,802 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I). (Incorporation by reference as if fully set forth herein Schedule F) The subject property has frontage along US 64, Stockyard Road, Bish Road, Railroad, Zion Church Road, and the Randolph County line. The property is identified as tax parcel # 72513, 12580, 82157, 12547, 76879, 61119, 67263, 76966, 12530, 12540, 79407, 79408, 80628, 12537, 12543, 62008, 12765, 61497, 74475, 67038, 12835, and 12836 at 7:04 pm.

Jack Meadows shared the following information about the subject property:

1. owned by Tim's Farm & Forestry, LLC, Tim's Farm & Forestry II, LLC, David H. Griffin, Sr., and Roy P. Jordan;
2. located outside the Town's Corporate Limits;

3. located within a Watershed Protection Area;
4. located within the Siler City and Staley fire districts;
5. located within the Duke Energy Progress and Randolph Electric Membership electric service districts;
6. located along roads with the following average daily trips:
 - a. US 64 - 8,900 (2013)
 - b. Stockyard Road – 270 (2011); and
7. not located within a special flood hazard area (100 year floodplain).

Meadows shared the subject size of tract:

1. Subject Tract
 - a. 1,802 acres
 - b. 4 property owners
 - c. 22 tax parcels
2. Surrounding Tracts = Average of 15 acres

Meadows shared the Compatibility with Existing Comprehensive Plan and stated the Land Development Plan recommends:

1. Industrial development for subject property.
2. Attracting diverse industrial development that will stimulate the economy.
3. Encouraging industrial development that is environmentally friendly.
4. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
5. Identifying adequate land for future industrial development
6. Supporting existing industry
7. 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).
8. Making the extensions of water and sewer service to identified industrial areas a top priority.
9. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
10. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
11. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
12. Encouraging warehousing and assembly uses.
13. Encouraging water reuse and industrial recycling for new and existing industry.
14. Developing an industrial incentive policy and program.

Meadows stated the North Carolina Department Environment and Natural Resources (NCDENR) permits have been obtained to provide one (1) million gallon per day of municipal water and sewer to the area. Meadows stated that property has approximately 5,000 feet of railroad frontage and NCDOT is planning a direct highway connection to US 421 and the site currently has access to US 64.

Meadows shared the Impact on Landowners, Immediate Neighbors, and Surrounding Community:

1. The property has been designated a Certified Site by the North Carolina Department of Commerce.
2. Recruiting large scale economic development project.
3. Attract spin off and supplier companies.
4. Provide employment for local residents.
5. Increase the local tax base.
6. Support from the Chatham Economic Development Corporation and Chatham County.

Meadows shared the relationship of uses:

1. Current use of subject property is agriculture, forestry, and single family residential.
2. Surrounding land uses include; agriculture, forestry, single family residential, trucking, scrap metal, and motor vehicle repair.
3. Surrounded by A-R and L-I zoning within Siler City Jurisdiction.
4. Surrounded by RA (Residential Agricultural) and RR-CD (Residential Restricted Conditional) within Randolph County Jurisdiction.

Meadows stated the Board of Commissioners may consider the entire range of permitted, special, and conditional uses for the proposed zoning district as listed in the Table of Uses. Meadows shared a copy of the uses that are allowed within the proposed zoning district.

Meadows stated the Siler City Planning Board met on March 9, 2015 and made the following recommendations:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Industrial development for 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. Identifying adequate land for future industrial development.
 - f. Supporting existing industry.
 - g. 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).
 - h. Making the extensions of water and sewer service to identified industrial areas a top priority.
 - i. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
 - j. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
 - k. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
 - l. Encouraging warehousing and assembly uses.
 - m. Encouraging water reuse and industrial recycling for new and existing industry.
 - n. Developing an industrial incentive policy and program.

Todd Roper, 1160 Silk Hope Lindley Mill Road, Siler City, NC 27344

Roper shared a Rezoning Chatham Siler City Advanced Manufacturing Site power point which included the following:

History Does Repeat Itself

- Industrial West Was Not By Happenstance But Through City, County, State, & Private Sector Working Together
- Result: Creating An Atmosphere For Attracting Industry To Our Community

Formula for Success in 60's

- Al Resch, FJ Boling, Sr., Frank Justice, Paul Johnson, and Dr. Mott P. Blair Helped by:
- Need To Diversify Economy
- Prepare Infrastructure
- Existing Industry Coexisting With New Industry
- Acquire Site And Make It Ready
- Ready Workforce
- Show What Town Has To Offer
- Incentives
- Community Cooperation
- Neighborly Welcome

The Efforts Land Industries included:

- Selig Corporation Massachusetts Furniture 200 To 300 Employees
- Siler City Manufacturing Co. New Jersey Textile 125 Employees Expanded 500
- Carolina Poultry Co., Bonlee Chicken Processing 125 Employees

Economy Booms 60's, 70's, 80's, 90's, And Early 2000

- Industries Create Solid Tax Base For Community
- Citizens Have Paychecks And Money To Spend

By Product of a Strong Economy

- New Construction
- New Homes
- New Hotels
- New Restaurants
- New Churches
- New High School
- New Hospital
- More Banks
- Country Club
- Executives Live Here
- Infrastructure Improvements

Strong Workforce: Our Greatest Asset

People were Hard-Working, Trainable, and Loyal

Fall from Economic Prosperity

- Beginning 2000 And Thereafter
- Industries Lost Due To Economic Circumstances And Useful Lives

- Furniture
- Textile
- Chicken Processing

Opportunity Next Wave of Economic Prosperity

- Chatham Siler City Advanced Manufacturing Site

Collaboration between City County State Private Sector

- Yielded Only And Largest Mega Site In The State Of North Carolina
 - Rigorous Prequalification's
 - Reduces Negative Risk Development

Still Work to Be Done

- Rezoning For Site Readiness Necessary
- Shows We Want Industry
- Large Manufacturer Wants Immediate Setup

Must Beat Competition

- Mexico
- Kentucky
- Virginia
- Other Southeastern States
- Counties Within State Of North Carolina

Current Industry Prospects

- Large Scale Auto Maker Will Make Move 2015
 - Honda
 - Nissan
 - Toyota
 - Clear Industry Ready
 - Plants In Sac At Full Capacity
 - Demand For Cars Is Up

What Does That Mean For Us?

- Multi-Billion Dollar Shot For Regional Economy
- 2k To 3k Jobs Immediately
- 1.2 Million In Daily Payroll
- 10 Million Weekly Payroll Large Facility
- 50 Year Useful Life
- 60 Billion Dollars In Economy Over Lifetime
- Supply Chain 200 Mile Radius
- Additional 12k Jobs
- Sac 278,000 Workers 19 Plants
- 355 Billion In Gross Domestic Product

How Do We Finish The Job?

- Complete Site Readiness By Rezoning Heavy Industrial
- Demonstrate A Ready, Willing & Able Work Force
- Welcoming Attitude For Industry

- Cooperation Between Industry And Community For Shared Success

Economic Prosperity Will Return

- Welcome To Work For Our Citizens
- Our Tax Base Will Grow
- Our Quality Of Life Will Improve
- Our Infrastructure Will Improve
- Our Citizens Will Raise Their Families Here & Have A Place For Their Children, Grandchildren & Great-Grandchildren To Live, Work & Play

Jack Moody, Pine Forest Drive, Siler City, NC 27344

Siler City has been my home for 87 years. I started in the first grade in 1933 and times were tough then. Most of the children didn't have a nickel to buy a bowl of soup for their lunch. We had three manufacturing companies at that time and they were not operating full time and the wages were very low. In the late 30's and earlier 40's, things begin to look better in Siler City. Most of the manufacturing companies were producing items for the military. New manufacturing companies came to Siler City in the late 50's and early 60's. Siler City was then known as one of the most progressive communities in North Carolina. In the 90's several manufacturers closed or moved to South America or China. More than fifteen manufacturing companies have closed or left Siler City in the last 15 years and most small towns and cities have experienced this same situation. The issue before us tonight is to change the zoning of the megasite from agricultural to heavy construction. This may be one of the most important issues to come before you in a long time. Several areas in North Carolina are after this very vicariously and we are very fortune selected to be considered for this megasite. We need to do whatever possible to make this happen. This would be one of the best, if not the best thing economical to happen for Siler City. Going back to the 1960's, Doctor Mott Blair, James Brewer, Buddy Elkins, and myself went to Nashville, Tennessee and Chicago and sold to Lincoln National Life Insurance Company, \$750,000 of the first non-taxable industrial revenue bond in North Carolina to expand Schneirson in Siler City and added 150 jobs. I say to you tonight this would be the best thing to happen to our area. Thank you for your time.

Dianne Reid, 27 S Freeman Drive, Pittsboro, NC 27312

I am the President of the Chatham County Economic Development Corporation. It has been my pleasure over the past four years to work with this project and making the site ready and closer to fruition. So I stand before you tonight to offer you my support for this rezoning request and look forward to continuing our efforts to land this project. The gentleman that publishes the Southern Auto Magazine calls it the big kahuna.

Twig Wood, 546 Pine Forest Drive, Siler City, NC 27344

I can't add anything to Todd Roper's presentation, because it was complete and precise. Like Mr. Moody, I've been here 59 years. I've seen the good times and I'm actual seeing bad times now. This is a chance for us to do a life changing experience. My main concern is I have a family business, and my two boys are here, and none of the other kids are here. I would like to see a place where you can raise your family and have a place that you can call home. Folks, we are dying on the vine, we all know it. This is a must; this is a have to have. I know it's a decision you have to make and I hope it is a very easy decision. This does not come alone; I have worked with Dianne Reid for the last four years on the EDC. The

tireless effort she has put into this and it is just right here to grab and we don't need to get in our own way. You know how important it is, I know how important it is and please vote yes. I'm in full support of it.

Zoann Adams, 505 Elk Lane, Siler City, NC 27344

You all know, I have a passion for Siler City. I'm on the boards of the Siler City Development Organization, North Carolina Arts Incubator, and the Town Appearance Review Committee. But tonight, I here as the President of the Siler City Merchants Association to show our support for the rezoning of the Chatham Siler City Advanced Manufacturing Site.

Laura Clapp, 1562 Ed Clapp Road, Siler City, NC 27344

Absolutely for the rezoning.

Georgia Trogdon, 2952 Coleridge Road, Siler City, NC 27344

Absolutely for the rezoning.

Christie Brown, 308 S Evergreen Avenue, Siler City, NC 27344

Absolutely for the rezoning.

Michael Rogers, 2148 Henderson Tangard Road, Pittsboro, NC 27312

Definitely for it.

Karen Cockman, 800 Pine Forest Drive, Siler City, NC 27344

Definitely for it.

Carlos Cockman, 800 Pine Forest Drive, Siler City, NC 27344

Definitely for it.

Bob Benson, Greensboro, NC 27344

I'm not a resident of Siler City, but I'm for it.

Raymond Brewer, Siler City, NC 27344

Just like some of the other speakers tonight, I'm a lifelong resident of Chatham County. Own three businesses, employ about thirty people, and a land owner. I left Chatham County for seventeen years. I left Chatham County and Siler City a prosperous town and when I came back in the late 90's to see a town I no longer recognize. We are losing Siler City. My father told me years ago, that people in Siler City were proud of what they make. It became at town of people that made things to a town of people that didn't make things, they just want things. I came back, I'm glad I came back, and I want my children to have a place to stay after they go off and find themselves. I definitely support the rezoning and hope you vote for it.

Rob Davis, 549 Pine Forest Drive, Siler City, NC 27344

Definitely for it.

Justin Burton, 171 Pike Memory Lane, Staley, NC 27355

I'm against it.

Jason Burton, 206 Pike Memory Lane, Staley, NC 27355

I'm against it.

Bert Riddle, 301 Grassy Meadow Greensboro, NC 27410

I'm all for it.

Josh York, 600 Zion Church Road, Staley, NC 27355

I'm against it.

John Riley, 432 Pine Lake Drive, Siler City, NC 27344

I live in Siler City and I came here about forty years ago and when I came here this town was bustling, downtown was bustling with a lot of businesses and a lot of things going on and with all the outsourcing we have seen the town decline over the years and there is not much manufacturing here now. What you are are doing is going to be a game changer for Siler City and Chatham County and North Carolina. This is going to bring a lot of businesses here, a lot of tax revenue here, and a lot of good people here. The Siler City community is going to benefit greatly for this.

Mitch Vann, 173 Pine Court Drive, Siler City, NC 27344

I don't think I can say anything any better than what's already be said. I'm for it.

Lynn Phillips, 42 Turnberry Lane, Siler City, NC 27344

I'm for it.

Buddy Lemons, 13675 US Highway 64, Siler City, NC 27344

Absolutely for it.

Chip Smith, 12636 Headquartes Farm Road, Charlotte, NC 28262

I will not speak, I am in support of it.

Meliana Huffman, 1766 Stockyard Road, Siler City, NC

I didn't sign up to speak, but I would like to. I understand that you care about your town, I do to. I've only lived here a few years, but it's a good place. As I live on Stockyard Road, my backyard is this area that wants to be rezoning. I have witnessed all the trees being cut down. I saw this event that place and unfolding and I realized that you want to do something good for your town, you want to bring jobs and you want to bring money. I beg you that you don't lose sight of the foundation of the south, which has always been strong community and strong agricultural. I'm not going to tell you not to rezone it, because you have to do something with that land. Just concern innovative ethical techniques, recognized by the USDA as suitable for commercial use, its one method, its called aqua-phonics. It's the way of raising fish and vegetables together. You use the fish waste to fertilize the plants. If you had a series of greenhouses on the land, then the only cost, after the setup, would be for fish food. Everything else could be paid for, because you could have solar energy and wind energy to power your pumps. There was a lot of talk about the children, about our future generations could be proud of this new economy, this new industrialization. But I want you to look at the possibility of what you might be bring to your children and your grandchildren is a mess to clean up. Industrialization means waste. What I'm suggesting to you in terms of agricultural, there is no waste, there is only food and food is more important than money.

Ed Spence, 68 Pinewood Drive, Siler City, NC

Like Jack Moody, I have been here 76 years. My grandfather was raised just outside Chatham County and had a business here in Siler City. My father was a manufacturer here in Siler City. I worked here for 40 some years in a business in Siler City. My daughter had to go to Charlotte and Atlanta for her business. My granddaughter is in Charlotte, and I would like to see them back home. I'm in support of it.

Barbara McKinley, 180 Benjie Williams Road, Staley, NC

I am a landowner adjacent to the airport. Originally I was against it, but I have come to realize there is no better place in Chatham County. I'm in support of it.

Joe Gunter, Jessie Bridges, Siler City, NC

I didn't sign up to speak, but I will. I'm one of the owners of Bish Metal, we have a scape metal business across on Bish Road across from the Siler City megasite. The question we have had about this is how would this affect our business. In August we will be 60 years in business. We are for the rezoning.

Jay Siler, 305 E Sunview Drive, Siler City, NC 27344

Definitely for it.

Charles Oldham, 2205 Southern Road, Sanford, NC 27332

The main reason I came tonight was to try and persuade Ms. Reid to come speak to my Rotary Club. Please gentlemen let's do this and maybe some of this will come down 421 to Lee County and Sanford.

Tam St. Aubin, 443 Pine Forest Drive, Siler City, NC 27344

I'm in support.

Neil Carter, 657 JC Teague Road, Staley, NC 27355

Yes I'm in support of it. I'm a land owner on the Randolph County side.

Sherri Carter, 657 JC Teague Road, Staley, NC 27355

I'm on the fence. I'm from Chatham, but I live in Randolph.

Sam Williams, 95 Pinewood Drive, Siler City, NC 27344

I think I know most of you. This whole thing to me is just one word, opportunity. It's such a huge word, I can't image you not thinking about taking it. I know something about opportunity in Siler City. Back in 1970, I was at Wake Forest, and got a phone call one night from a guy named Jack Moody. He said I should come down to Siler City and practice as a country lawyer, I said where. He said Siler City and so I did. I remember leaving school and coming down here for the first time. Had to come down Old 421 and went by a building that said Horney Brothers Livestock and I said this town has a sense of humor. And after I got to know it a little better, not only did it have a sense of humor, it had people to associate with, it had workers, it had businesses everywhere. It was wonderful and it stayed that way for a while. We were heavy on textiles and furniture that went to Mexico and China. We are going to have to rise from the ashes and soar again. This is our opportunity. Now there are Nay Sayers and sceptics on everything. But by the time Federal, State, and Local regulations get through this will probably be the cleanest place in the world and the best place. For many years I had the pleasure of sitting up there where Mr. Morgan sits and I really enjoyed it, it was one of the best things I've ever done and those boards would have given anything to be sitting where you are today. Let's make it happen.

Sherry Allen, 151 Jim Paige Road, Bear Creek, NC 27207

Totally for it.

Mary 5322 Candlewick Road, Greensboro, NC

I live in Greensboro, but own property down here. I'm for it, because if you want any prosperity that's your only chance.

Jerry Harris, 1325 N Second Avenue, Siler City, NC

I'm for it.

Billy Hardon, 45 Industrial Park Road, Siler City, NC

I'm all for it.

Mayor Grimes closed the public hearing at 7:39 pm.

The Board of Commissioners discussed the possible rezoning.

A motion to approve that the Tim's Farm & Forestry, LLC requests to rezone 1,802 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I), the subject property has frontage along US 64, Stockyard Road, Bish Road, Railroad, Zion Church Road, and the Randolph County line, and the property is identified as tax parcel # 72513, 12580, 82157, 12547, 76879, 61119, 67263, 76966, 12530, 12540, 79407, 79408, 80628, 12537, 12543, 62008, 12765, 61497, 74475, 67038, 12835, and 12836 map amendment is consistent with the adopted Land Development Plan and any other officially adopted plans because the plan recommends industrial development for the subject site, attracting diverse industrial development that will stimulate the economy, identifying adequate land for future industrial development, preserving the sites best suited for industrial development, and encouraging assembly uses was made by Mayor ProTem Cheek, seconded by Commissioner Price and unanimously approved.

A motion to approve the Tim's Farm & Forestry, LLC requests to rezone 1,802 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I), the subject property has frontage along US 64, Stockyard Road, Bish Road, Railroad, Zion Church Road, and the Randolph County line, and the property is identified as tax parcel # 72513, 12580, 82157, 12547, 76879, 61119, 67263, 76966, 12530, 12540, 79407, 79408, 80628, 12537, 12543, 62008, 12765, 61497, 74475, 67038, 12835, and 12836 map amendment is reasonable and in the public interest because the subject site is currently designated as a certified site by the NC Department of Commerce and the rezoning enables the community to recruit a large scale economic development project which will provide employment for local residents and increase the local tax base was made by Commissioner Fadely, seconded by Commissioner Constantino and unanimously approved.

A motion to approve the Tim's Farm & Forestry, LLC requests to rezone 1,802 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I), the subject property has frontage along US 64, Stockyard Road, Bish Road, Railroad, Zion Church Road, and the Randolph County line, and the property is identified as tax parcel # 72513, 12580, 82157, 12547, 76879, 61119, 67263, 76966, 12530, 12540, 79407, 79408, 80628, 12537, 12543, 62008, 12765, 61497, 74475, 67038, 12835, and 12836 map amendment to promoted 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 Haiges, seconded by Commissioner Fadely and unanimously approved.

Mayor Grimes recessed the meeting at 7:55PM for a break.

Mayor Grimes opened the meeting at 7:59PM.

Proposed UDO Text Amendments

Mayor Grimes opened the public hearing for the Proposed Unified Development Ordinance (UDO) Text Amendment (Incorporation by reference as if fully set forth herein Schedule G) for Sign Regulations, §261 Total Allowable Wall Sign Surface Area, §262 Number of Freestanding Signs, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (attached wall sign, canopy wall sign, freestanding sign, projecting wall sign, residential subdivision, multi-family development, and manufactured home park entrance signs), and §279 Parking Requirements (motor vehicle repair, maintenance, painting, and body work) at 8:01 PM.

Meadows stated the proposed amendments were developed by the UDO Review Committee (from October 2013 to February 2014) were recommended by the Planning Board on March 10, 2014. The Town Board has discussed the proposed amendments during workshop meetings since May of 2014. The Town Board has approved amendments since June of 2014. Meadows shared the following documents: Draft ordinance amending Article 17 and 18 and the Final draft amending Article 17 and 18.

Meadows stated the Land Development Plan (LDP) recommends the following:

1. Modifying the development ordinances to be more user friendly where possible.
2. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
3. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
4. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
5. Visually define the downtown area through unified signage and landmarks.

Meadows stated the Siler City Planning Board met on March 9, 2015 and made the following recommendations:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - 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. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
 - d. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - e. Visually define the downtown area through unified signage and landmarks.
2. Approve the amendment:
- a. To correct manifest error with the ordinance;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - c. To promote the general health, safety and welfare of the citizens of Siler City.

No one signed up to speak.

Mayor Grimes closed the public hearing at 8:10 PM.

A motion that the Unified Development Ordinance (UDO) Text Amendment for Sign Regulations, §261 Total Allowable Wall Sign Surface Area, §262 Number of Freestanding Signs, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (attached wall sign, canopy wall sign, freestanding sign, projecting wall sign, residential subdivision, multi-family development, and manufactured home park entrance signs), and §279 Parking Requirements (motor vehicle repair, maintenance, painting, and body work) is consistent with the adopted Land Development Plan and any other officially adopted plan because it is more user friendly for business was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved.

A motion that the Unified Development Ordinance (UDO) Text Amendment for Sign Regulations, §261 Total Allowable Wall Sign Surface Area, §262 Number of Freestanding Signs, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (attached wall sign, canopy wall sign, freestanding sign, projecting wall sign, residential subdivision, multi-family development, and manufactured home park entrance signs), and §279 Parking Requirements (motor vehicle repair, maintenance, painting, and body work) is reasonable and in the public interest because it is more understandable for the public use was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the Unified Development Ordinance (UDO) Text Amendment for Sign Regulations, §261 Total Allowable Wall Sign Surface Area, §262 Number of Freestanding Signs, §263 Total Allowable Freestanding Sign Surface Area, §264 Height of Freestanding Signs, §274 Special Provisions for Certain Signs (attached wall sign, canopy wall sign, freestanding sign, projecting wall sign, residential subdivision, multi-family development, and manufactured home park entrance signs), and §279 Parking Requirements (motor vehicle repair, maintenance, painting, and body work) 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 Fadely, seconded by Commissioner Siler and unanimously approved.

PRESENTATIONS

5K For Family Peace

Chief Tyson shared information with the Board of Commissioners concerning the upcoming 5K for Family Peace on Saturday, May 2, 2015. (Incorporation by reference as if fully set forth herein Schedule H)

OLD BUSINESS

Airport Update

Thompson shared a memo (Incorporation by reference as if fully set forth herein Schedule I) with the Board of Commissioners, which stated:

At its regular meeting on February 2, 2015, the Siler City Board of Commissioners received an Airport Update from Brigid Williams, engineering consultant with WK Dickson for the Town of Siler City. As part of her update, Williams presented two options available to the Town for the impending runway rehabilitation project to take place beginning in the early months of summer 2015.

Each of the two options were recognized by the Board to have particular advantages and drawbacks; yet, the option to close the runway altogether for a shorter period of time (as opposed to multiple phases of construction and partial and full closures) appeared to be most preferable according to the Board. Likewise, the Siler City Airport Authority made recommendation to the Board of Commissioners to opt for the shorter one-time closure.

However, it was further recognized by the Board of Commissioners that several businesses operate out of and at the Airport, and any closure (full or partial) would have real financial implications to such businesses. Therefore, the Board directed Staff to conduct the following actions:

1. Develop bid documents for construction of the project with both construction alternatives (Single-phase closing and construction and Three-phase closing and construction)
2. To the extent possible, identify what, if any, financial losses are anticipated with the closing of the Airport for the duration of the construction project.

Williams is currently building the bid documents for the subject project, and she will include both alternatives as directed by the Board. With respect to the second directive, Karen McCraw of Cardinal Air, also FBO of the Siler City Airport, surveyed the several businesses at the Siler City Airport to determine what level of financial losses may be anticipated. Following this memorandum is a report generated by McCraw for your review and consideration. In addition, McCraw will be present at the Board meeting on Monday, March 16, 2015 to offer a presentation of her findings. She will be available to answer any questions the Board may have at that time.

NEW BUSINESS

Parks & Recreation Master Plan Committee

Thompson shared a memo concerning a draft resolution for the Board of Commissioner's review and consideration for adoption. Upon the adoption of the subject resolutions, the Town will place an ad in the local newspaper and issue a press release to local media outlets to solicit letters of interest from the public who wish to serve on the Master Plan Committee.

Thompson stated staff seeks to provide a list of interested parties desiring to serve on the Committee to the Board within the timeframe identified for the selection of the vendor to assist with the Master Plan

process. Doing so will enable the planning process to be expedited and remain on schedule with the deadlines already anticipated and established.

Thompson shared a change to the resolution; replace 10 members with 9 members. The Board of Commissioners discussed the committee appointment process.

A motion to approve the Parks and Recreation Master Plan Committee as amended was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Letter of Support for House Bill 108

Mayor Grimes shared a letter of support for North Carolina House Bill 108 (Incorporation by reference as if fully set forth herein Schedule T) with the Board of Commissioners.

A motion to support North Carolina House Bill 108 and send a letter was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved.

Animal Control

Thompson shared a request from Chatham County (Incorporation by reference as if fully set forth herein Schedule J). Thompson stated Chatham County Staff is requesting each incorporated jurisdiction within the County to amend their codes of ordinances respective of Animals to reference the latest adopted County ordinance for the same.

Following is a draft ordinance amendment that seeks to address the request as herein stated:

AN ORDINANCE AMENDING CHAPTER 7 – ANIMALS, SECTION 7-6. – APPLICATION OF COUNTY ORDINANCE, OF THE TOWN OF SILER CITY CODE OF ORDINANCES

THE BOARD OF COMMISSIONERS FOR THE TOWN OF SILER CITY HEREBY ORDAINS AS FOLLOWS:

Section 1. Sec. 7-6. – Application of county ordinance, of the Town of Siler City Code of Ordinances is amended to read as follows:

The county animal control ordinance (adopted March 17, 2014; and as amended from time to time) shall apply within the town limits and is hereby incorporated in this section as if included at length herein.

Section 2. All provisions of the Town of Siler City Code of Ordinances inconsistent with the language herein adopted are hereby repealed.

A motion to approve the amendment to the Town of Siler City Ordinance, Chapter 7 – Animals, Section 7-6 which includes the addition of (adopted March 17, 2014; and as amended from time to time) was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

Henry Siler School

A motion to table the Henry Siler Building discuss to the March 24, 2015 was made by Commissioner Fadley, seconded by Commissioner Price and unanimously approved.

DEPARTMENT REPORTS

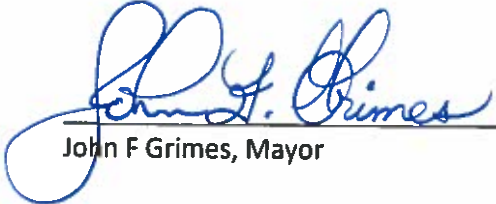
The following Department Reports were presented to the Board of Commissioners: Building Inspection (Incorporated by reference as if fully set forth herein Schedule M), Finance (Incorporated by reference as if fully set forth herein Schedule N), Fire (Incorporated by reference as if fully set forth herein Schedule O), Parks and Recreation (Incorporated by reference as if fully set forth herein Schedule P), Planning and Community Development (Incorporated by reference as if fully set forth herein Schedule Q), Police (Incorporated by reference as if fully set forth herein Schedule R), Public Works (Incorporated by reference as if fully set forth herein Schedule S).

GOVERNING BODY COMMENTS

The Board of Commissioners discussed the clean-up at the Boling Lane Parks and the town clean up being organized by the Siler City Development Organization.

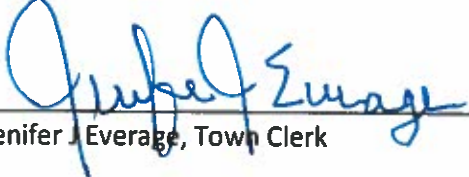
ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:59PM.



John F Grimes, Mayor

ATTEST:



Jenifer J. Everage, Town Clerk

