

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Monday, March 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, Bill Haiges, Chip Price, and Tony Siler.

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Attorney William Morgan, 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 Request for Letters of Interest for Professional Engineering for E Raleigh Street Pedestrian Project under consent.

*A motion to approve the agenda as amended was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.*

**CONSENT**

*A motion to approve the consent agenda which includes the February 19, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), the CAM Water System Extension Project Ordinance (Incorporation by reference as if fully set forth herein Schedule B), Aviation Engineering Services Award (Incorporation by reference as if fully set forth herein Schedule C), EPC Incentives Contract (Incorporation by reference as if fully set forth herein Schedule D), and Request for Letters of Interest for Professional Engineering for E Raleigh Street Pedestrian Project (Incorporation by reference as if fully set forth herein Schedule O) was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.*

**PUBLIC COMMENT**

none

**PRESENTATIONS**

**Parks & Recreation Fund Raising Update**

Lee Mikell with Convergent shared the following with the Board of Commissioners (Incorporation by reference as if fully set forth herein Schedule F):

- A. Wren Family Foundation Pledges \$150,000
  - a. Approval requested to name the refurbished existing pool shelter "The Wren Family Shelter"

*A motion to approve the requested name of the refurbished existing pool shelter to The Wren Family Shelter was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.*

- B. All Five Potential Major Investor Solicitations Underway
  - a. Due to corporate/foundation nature of entities, time required for decision making and negotiations
- C. Preparation and Distribution of Campaign Newsletter
  - a. Second newsletter distributed after Town Council approval of Wren Family Shelter naming

- b. Wren Family Foundation investment highlighted
- c. Targeted testimonies of support included
- d. Circulation approximately 200
- D. Launch Solicitations to Prospects Beyond the Top 5
  - a. Includes all potential prospects evaluated by the investor evaluation committee beyond the Top 5
  - b. Incorporates all other potential prospects identified in the course of solicitations and community communications
- E. Plan and Organize Church Awareness Program
  - a. Initiative to explain awareness of Aquatic Center plans – present and future throughout the community
  - b. Churches – individually and collectively – will determine preferred format
  - c. Launch in April and plan through May
- F. Organizational Value Proposition – ROI Analysis
  - a. Potential economic impact
  - b. Scenarios of several industries
  - c. Bucket of present values, ex: therapeutic
  - d. Ripple effects, based on economic multipliers

#### Loves Creek Watershed Stewards

Meadows and members of the Loves Creek Watershed Stewards shared the following: An explicit goal of the Town Board has been to develop and promote an overall environment that advances the ability for the existing business community to thrive and expand and enhance the community's ability to attract new commercial and industrial investments. In part, this goal has been met with a number of initiatives spurred-on by the Board of Commissioners and Town Staff including, but not limited to: UDO revisions; Appearance Committee recommendations; support to Chatham EDC; grant advocacy for new and expanding local businesses; façade grants; expedited zoning processes; multilevel partnership for CAM Site development; airport improvements; commissioning studies such as Downtown and Pedestrian Master plans; interest with brownfield evaluations; and "quality of life" improvements such as greenway and sidewalks.

As a means to continue these efforts, the Loves Creek Watershed Stewards offered presentations back in 2014 on additional measures that can be taken to further increase the long-term viability for existing and future developments. A number of important development areas within the corporate limits of the Town endure continued stormwater and flood hazard issues. In addition to stormwater capacity shortages, water quality issues are compounded by underutilization of best management practices (BMPs) within the Loves Creek Watershed. Loves Creek is listed as federally impaired stream. This designation makes Siler City eligible for federal, state, and private grants to improve water quality of the stream. Community meetings have been held at least quarterly since 2014 to discuss the Loves Creek Watershed area and issues, grant funding and criteria, project ideas and prioritization. The Loves Creek Watershed Stewards have acquired ~\$542,837 in grant funds since 2014.

Staff invites the Loves Creek Watershed Stewards back to offer a presentation that details current and proposed projects that can improve water quality, stormwater, watershed, and flood hazard issues. By addressing these important issues the Town can improve future development/redevelopment capacity and capability, recreation opportunities, and aesthetics.

Project List:

1. Conservation Plan - \$18,000 grant
2. Boling Lane Park Riparian Buffer - \$3,618 grant
3. Boling Lane Park Wetland BMP - \$150,000 grant
4. Cedar Ave. Environmental Enhancement - \$270,000 grant
5. Park Shopping Center Planning Study - \$101,219 grant
6. Boling Lane Park (step pool and bridge)

The consensus of the Board of Commissioners was that a fence needed to be installed around the ponds.

#### PUBLIC HEARINGS

To consider potential projects for which funding may be applied under the CDBG Housing, Planning, Infrastructure and Economic Development programs. Suggestions for potential projects will be solicited, both verbally and in writing, from all interested parties. The expected amount of CDBG funds will be discussed along with the range of projects eligible under these programs and a review of previously funded projects.

Mayor Grimes opened the public hearing for the consideration of potential projects for CDBG Housing, Planning, Infrastructure and Economic Development at 8:05pm

Thompson stated that the CDBG requires two public hearing, first a general public hearing, then a project specific public hearing. We are inviting any members of the public to come forward and express any thoughts they may have on what could be eligible projects. We will work with staff and engineers to come back to the board sometime in the not too distant future and propose a project for CDBG.

Mayor Grimes closed the public hearing at 8:08pm

Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income. The subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694.

Mayor Grimes opened the public hearing for Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income. The subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694 at 8:09pm. (Incorporation by reference as if fully set forth herein Schedule I)

Mayor Grimes administered the oath to the following:

Nick Murray	416 W 2 <sup>nd</sup> Street	Siler City, NC 27344
Will Warren	1797 Ranheart Drive	Clemmons, NC 27012
Richard Ansilo	463 Carolina Circle	Winston Salem, NC 27104

Meadows stated that Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income. The subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694. The subject property is:

1. owned by Chatham County;
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 2.36 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 0.36 acre

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

1. Mixed use development for the subject property:
  - a. Mixed use areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses.
  - b. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others.
  - c. Public facilities such as City Hall and the Police Department are also often in these areas.
  - d. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.
2. Mixed Use 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. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
  - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
  - e. Improve the appearance of properties.
  - f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
  - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
  - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
  - i. Encourage the development of affordable housing.
  - j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
  - k. Encourage efficient use of transportation networks
3. Mixed Use 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 housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
  - d. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
  - e. Promote cluster development with usable open space and amenities.
  - f. Preserve the general character and intensity of the central business district.

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- g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- h. Encourage planned developments.
- i. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- j. 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.
- k. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- l. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- m. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- n. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- o. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- 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. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- t. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- u. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

Meadows stated that the property is served by public water (2”-6”) and sewer (6”). Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 3 <sup>rd</sup> St.	290	2	State	35	4,800 (2016)
N. Evergreen Ave.	350	2	State	35	NA
W. 4 <sup>th</sup> St.	290	2	State	35	NA
N. Fir Ave.	350	2	State	35	NA

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

- 1. 44 multifamily residential apartment units
  - a. Total gross sqft = 42,246
  - b. 22 one bedroom/one bath units
    - i. Gross sqft per unit = 762 – 821
    - ii. 3 accessible units
  - c. 22 two bedroom/two bath units
    - i. Gross sqft per unit = 1,038 – 1,201
    - ii. 3 accessible units
  - d. Building One (new)

- i. 3 stories
    - ii. 24 residential units
    - iii. Gross square feet = 21,888 sqft
  - e. Building Two (new)
    - i. 3 stories
    - ii. 12 residential units
    - iii. Gross square feet = 10,022 sqft
  - f. Building Three (existing)
    - i. Removing former cafeteria
    - ii. 1 story
    - iii. 8 residential units
    - iv. Manager office, laundry facility, computer/fitness/multi-purpose activity room
    - v. Gross square feet = 9,414 sqft
- 2. Building setbacks: Street: 20'
- 3. Parking and Driveway
  - a. 44 parking spaces required (66 provided)
  - b. 7 accessible parking spaces
  - c. One driveway off of W. 4<sup>th</sup> St.
  - d. Average weekday driveway volume (proposed): 293
- 4. Total area of disturbance: >1 acre
  - a. Existing built upon area: ~1.11
  - b. Proposed built upon area: ~1.17
  - c. Erosion control and stormwater approval will be obtained from NCDEQ.
- 5. 5,400 sqft of usable (grass) open space (5,140.08 required)
- 6. 8,670 square feet of minipark area (8,624.88 required):
  - a. 3,750 square feet tot lot (1,300.5 required)
    - i. 1 play equipment structures for ages 2-12 installed by the playground manufacturer
    - ii. Playground equipment surface: 30'-3" x 22"-8" area, engineered wood fiber material, and bordered by durable molded plastic timbers
    - iii. 2 metal benches
    - iv. Enclosed with black vinyl chain link fence
  - b. 4,200 square feet area with picnic shelter (wood columns wrapped in PVC with 30 year architectural shingles on a peaked roof, 2 metal powder coat picnic tables with 8 chairs, 2 metal benches, 1 grill)
  - c. 230 square feet fitness room and 490 square feet multipurpose activity room within Building 3
- 7. Garbage collection provided with dumpster enclosed by opaque enclosure
- 8. Type C screen (small trees planted 50' on center and shrubs 25' on center) within a 10 feet wide bufferyard is required along all 4 streets
- 9. 3 shade trees in the parking lot
- 10. Per §199(h) of the UDO, (If a development is proposed that will access onto nonconforming streets with respect to street width, drainage, sidewalk, etc., then the nonconforming streets shall be improved in accordance with the provisions of Article XIV.)
- 11. The estimated number of jobs for this project is 2 (on site manager and maintenance/janitor).
- 12. Proposed water and sewer revenue (74,800 gallons per month): \$28,010 per year

13. Estimated cost of construction: \$4.6 million

Meadows shared the relationship of uses:

1. Current use of subject property is vacant/former school
2. Surrounding land uses include; vacant, single family residential, dentist office, and convenience store
3. Surrounded by R-6 (residential), R-10 (residential), C-C (central business), and O-I (office institutional) zoning.

Meadows shared the Staff recommendations 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 dwelling units, facilities, open space, minipark, parking area, streets, etc. are connected by a minimum 5' wide sidewalk.
5. 5,400 square feet of usable open space; and
6. 8,670 square feet of minipark area; and
7. 3,750 square feet tot lots (1 play equipment structures for ages 2-12 installed by the playground manufacturer, 30'-3" x 22"-8" area, engineered wood fiber material, bordered by durable molded plastic timbers, 2 metal benches, enclosed with black vinyl chain link fence); and
8. 4,200 square feet area with picnic shelter (wood columns wrapped in PVC with 30 year architectural shingles on a peaked roof, 2 metal powder coat picnic tables with 8 chairs, 2 metal benches, and 1 grill); and
9. 230 square feet fitness room and 490 square feet multipurpose activity room within Building 3; and
10. Parking shall be limited to a maximum of 1.5 parking spaces per dwelling unit (66 parking spaces); and
11. Per §199(h) of the UDO, (If a development is proposed that will access onto nonconforming streets with respect to street width, drainage, sidewalk, etc., then the nonconforming streets shall be improved in accordance with the provisions of Article XIV.)

Meadows shared the Planning Board recommendations from the March 15, 2018 meeting:

The application is complete. The proposal meets the development criteria of the Unified Development Ordinance. The application is granted with 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 dwelling units, facilities, open space, minipark, parking area, streets, etc. are connected by a minimum 5' wide sidewalk.

5. 5,400 square feet of usable open space; and
6. 8,670 square feet of minipark area; and
7. 3,750 square feet tot lots (1 play equipment structures for ages 2-12 installed by the playground manufacturer, 30'-3" x 22"-8" area, engineered wood fiber material, bordered by durable molded plastic timbers, 2 metal benches, enclosed with black vinyl chain link fence); and
8. 4,200 square feet area with picnic shelter (wood columns wrapped in PVC with 30 year architectural shingles on a peaked roof, 2 metal powder coat picnic tables with 8 chairs, 2 metal benches, and 1 grill); and
9. 230 square feet fitness room and 490 square feet multipurpose activity room within Building 3; and
10. Parking shall be limited to a maximum of 1.5 parking spaces per dwelling unit (66 parking spaces); and
11. Per §199(h) of the UDO, (If a development is proposed that will access onto nonconforming streets with respect to street width, drainage, sidewalk, etc., then the nonconforming streets shall be improved in accordance with the provisions of Article XIV.)

Mayor Grimes closed the public hearing at 8:39pm.

***A motion that the Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income, the subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694 application is complete was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.***

***A motion that the application for Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income, the subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694 complies with all applicable requirement of the Unified Development Ordinance was made by Commissioner Siler, seconded by Commissioner Fadely and unanimously approved.***

***A motion that the application for Third Wave Housing requests a conditional use permit for a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income, the subject property is located at 502 W. 3<sup>rd</sup> St. and is identified as parcel # 62694 application is granted, subject to the following conditions: the applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, 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 conditions recommended by Staff, and the following conditions made by the Board of Commissioners: a historic marker identifying the site was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

**Town of Siler City proposes text amendments to §180 Miniparks Required (payment in lieu), §181 Miniparks: Purpose and Standards, §182 Usable Open Space (payment in lieu), §184 Dedication of Open Space, and §185 Homeowners Associations.**

Mayor Grimes opened the public hearing for the proposed text amendments to §180 Miniparks Required (payment in lieu), §181 Miniparks: Purpose and Standards, §182 Usable Open Space (payment in lieu), §184 Dedication of Open Space, §185 Homeowners Associations at 8:40pm. (Incorporation by reference as if fully set forth herein Schedule J)



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Meadows stated that the proposed amendments were first discussed by the UDO Review Committee and then the Mayor and Board of Commissioners. Most recently, several residential developers encouraged the Town to consider changes to Article 13. Town staff prepared the proposed amendments following a review of other communities' ordinances and NC General Statutes. The Planning Board has reviewed draft language at several regular meetings and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 13
2. final ordinance amending Article 13
3. NCGS 160A-372
4. Boling Lane Park dimensions and cost
5. comparison chart
6. 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.
5. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
6. Encourage provision of recreation and park land for Town residents.
7. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
8. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
9. Limit impacts of development of the environment and promote sustainability.
10. Promote cluster development with usable open space and amenities.
11. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
12. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
13. Encourage preservation of sensitive environmental areas from development.

Meadows shared the Planning Board recommendations from the March 15, 2018 meeting:

The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:

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

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5. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
6. Limit impacts of development of the environment and promote sustainability.
7. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.

The Board of Commissioners discussed the proposed amendment and asked Staff to bring back more information.

***A motion to recess the public hearing until Monday, April 2, 2018 at 7pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved at 9:10pm.***

***A motion to excuse Commissioner Siler for the remainder of the meeting was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.***

Town of Siler City proposes text amendments to §18 Definitions (masonry, person, stoop), §136 Definitions (itinerant merchant, mobile food unit, mobile vending unit temporary use, mobile vending vehicle, open air market, peddler, specialty market, specialty market operator, specialty market vendor, transient vendor, yard sale), §140 Accessory Uses (yard or garage sales), §147 Table of Permissible Uses (mobile vending unit, sale of agricultural products grown off site), §151 Temporary Uses (mobile vending unit, sale of agricultural products grown off site, open air market).

Mayor Grimes opened the public hearing for the proposed text amendments to §18 Definitions (masonry, person, stoop), §136 Definitions (itinerant merchant, mobile food unit, mobile vending unit temporary use, mobile vending vehicle, open air market, peddler, specialty market, specialty market operator, specialty market vendor, transient vendor, yard sale), §140 Accessory Uses (yard or garage sales), §147 Table of Permissible Uses (mobile vending unit, sale of agricultural products grown off site), §151 Temporary Uses (mobile vending unit, sale of agricultural products grown off site, open air market) at 9:17pm. (Incorporation by reference as if fully set forth herein Schedule K)

Meadows stated that the proposed amendments were first discussed between a business owner and Town staff. Town staff prepared the proposed amendments following a review of other communities' ordinances and NC General Statutes. The Planning Board has reviewed draft language at several regular meetings and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 2, 10, 11
2. final ordinance amending Article 2, 10, 11
3. NCGS §66-250 - §66-259
4. photos of parking lot at Dry Dock
5. emails from other communities
6. press release from Chatham County Health Dept. and response emails
7. SCDT Committee recommendation
8. 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.
5. Continuation of agribusiness in rural portions of the Town's ETJ, and also supports farming within the ETJ as a local source of food and a way to enhance the local economy.

Meadows shared the Planning Board recommendations from the March 15, 2018 meeting:

The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:

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

The Board of Commissioners discussed the proposed amendment and asked Staff to bring back more information.

***A motion to recess the public hearing until Monday, April 2, 2018 at 7pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved at 9:46pm.***

Town of Siler City proposes text amendments to §235 Definitions (off-premise light-industrial zoned sign), §273 Replacement of Non-Conforming Signs (off-premises light-industrial zoned sign), and §274 Special Provisions for Certain Signs (home occupation sign).

Mayor Grimes opened the public hearing for the proposed text amendments to §235 Definitions (off-premise light-industrial zoned sign), §273 Replacement of Non-Conforming Signs (off-premises light-industrial zoned sign), and §274 Special Provisions for Certain Signs (home occupation sign) at 9:48pm. (Incorporation by reference as if fully set forth herein Schedule L)

Meadows stated that the proposed amendments were first discussed between a business owner and Town staff. Town staff prepared the proposed amendments following a review of other communities' ordinances and case law. The Planning Board has reviewed draft language at several regular meetings and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 17
2. final ordinance amending Article 17
3. Board of Adjustment Special Meeting Minutes (October 26, 1994)
4. proposed off premise sign for 119 W. Dolphin St.

5. information for 119 W. Dolphin St.
6. 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.
5. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
6. 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.

Meadows shared the Planning Board recommendations from the March 15, 2018 meeting:

The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Modify the development ordinances to be more user-friendly where possible.
3. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.

Mayor Grimes closed the public hearing at 9:53pm.

***A motion that the text amendments to §235 Definitions (off-premise light-industrial zoned sign), §273 Replacement of Non-Conforming Signs (off-premises light-industrial zoned sign), and §274 Special Provisions for Certain Signs (home occupation sign) is approved and consistent with the adopted land development plan and any other officially adopted plans because it simplifies the process for off premise signs and the action taken is reasonable in the public interest because it centralizes the process was made by Commissioner Haiges, seconded by Mayor Pro Tem Cheek and unanimously approved.***

#### OLD BUSINESS

##### Chatham County Board Expansion Discussion

Thompson shared a response letter Mayor Grimes would like you to review. Since the Board took this issue up in discussion at the last Board meeting, Mayor Grimes believes it would be appropriate to represent the discussion that took place in a letter to share with the County Board of Commissioners. In short, the letter states that more information would be needed for the Siler City Board to weigh-in on the issue and that the Siler City Board would be unable to lend any support for expansion of the County Board if the issue of district

voting isn't also part of the conversation. Mayor Grimes has asked that this letter be placed on the next regular meeting agenda for the Board to discuss. The action being sought is the Town Board's endorsement of this letter prior to it being sent to the County Board. (Incorporation by reference as if fully set forth herein Schedule M)

The consensus of the Board of Commissioners was to send the letter to the Chatham County Board chair as presented.

**NEW BUSINESS**

**CAM Waterline Bid Award**

Thompson shared a recommendation letter from engineers McGill Associates, which recommends the bid for the CAM Waterline project be awarded to Charles D Lowder Inc. (Incorporation by reference as if fully set forth herein Schedule N)

*A motion to award the CAM Waterline bid to Charles D Lowder Inc. was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.*

**MANAGERS REPORT**

none

**TOWN ATTORNEY INFORMATION**

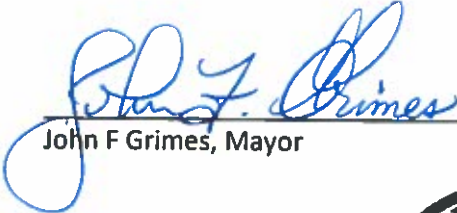
none

**GOVERNING BODY COMMENTS**

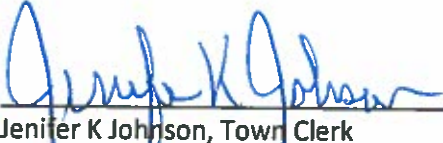
none

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 10:04pm.

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

**ATTEST:**

  
\_\_\_\_\_  
Jenifer K Johnson, Town Clerk

