

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Tuesday, April 18, 2017** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Price recited the Town of Siler City Mission Statement and Commissioner Siler recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Planning Director Jack Meadows, Police Chief Gary Tyson, Parks and Recreation Director Joseph Keel, Parks and Recreation Athletic Program Supervisor Jack Clelland, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the addition of the following items: Introduction of Parks and Recreation Athletic Program Supervisor under Presentations and Sidewalk project map under Old Business.

A motion to approve the agenda with the additions was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the Resolution Authorizing Upgrades to Town's Water Treatment Facility (Incorporation by reference as if fully set forth herein Schedule B) was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

Introduction of Parks and Recreation Athletic Program Supervisor Jack Clelland

Thompson introduced new Town employee Jack Clelland, who is the Parks and Recreation Athletic Program Supervisor. The Board of Commissioners welcomed Clelland.

PUBLIC HEARINGS

Economic Development Appropriation – CAM Site

Mayor Grimes opened the public hearing for the Town of Siler City Economic Development Appropriation – CAM Site (Incorporation by reference as if fully set forth herein Schedule C) at 7:05pm.

Thompson stated that the Town of Siler City (the "Town") proposes to appropriate and expend the sum of \$125,000 (\$25,000 per year for 5 years), which is a 50% of the \$250,000 total that will be paid by Chatham County for the following economic development purposes pursuant to North Carolina General Statute 158-7.1. Chatham County intends to expend the foregoing funds to secure an option from Tim's Farm & Forestry, LLC, Tim's Farm & Forestry II, LLC, and D.H. Griffin to purchase approximately 1,800 acres of real estate located in Matthew Township, Chatham County, North Carolina. The option will exist and continue until June 30, 2022, and may be exercised at any time during that period by notice that the Chatham County wishes to purchase the entire 1,800 acres or any portion thereof containing not less than 500 acres. The site can be marketed by the State and Chatham County to a large industrial

facility that will stimulate the local economy, promote business, and result in the creation of a substantial number of new jobs in Chatham County that will pay at or above the median average wage in Chatham County. Thompson stated that the Town will fund the appropriation with available revenues in the Town's general fund. The Board of Commissioners believes this expenditure will substantially increase the likelihood that the Town can recruit a large manufacturing or commercial plant that will increase the population, taxable property, and business and industrial prospects of the Town of Siler City.

Mayor Grimes closed the public hearing at 7:08pm.

Request for Street Closing of Unopened Street – N. Evergreen Ave.

Mayor Grimes opened the public hearing for the Request for Street Closing of Unopened Street – N. Evergreen Avenue (Incorporation by reference as if fully set forth herein Schedule D) at 7:09pm.

Josh Lee with Moody, William, Roper, and Lee stated that Mr. Magdaleno Perez and his wife retained Moody, Williams, Roper & Lee LLP to petition the Town of Siler City to close an unopened portion of N. Evergreen Ave. pursuant to NC Gen. Stat. §160A-299. The subject portion is adjacent to their property at 502 W. 5th St. On March 6, 2017, the Town Board adopted a resolution declaring the Town's intent to close an unopened portion of N. Evergreen Ave.

Lee stated that per §160A-299 the following items were completed by Town Staff since the declaration:

1. Published the resolution once a week for 4 consecutive weeks prior to the public hearing;
2. Sent the resolution via certified mail to all owners of property adjoining the street as shown on the county tax records; and
3. Prominently posted a notice of public hearing in 2 places along the street.

Lee stated that after said public hearing, if the Mayor and the Board of Commissioners are of the opinion that the closing of said unopened platted street would not be contrary to the public interest or to the rights of individuals owning property abutting or in the vicinity of said street and does not interfere with ingress and egress of said property, the mayor and Board of Commissioners may adopt an Order permanently closing that portion of North Evergreen Avenue above described.

Mayor Grimes closed the public hearing at 7:12pm.

A motion to have staff produce an order permanently closing the subject unopened portion of N. Evergreen Avenue was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

UDO Amendment – Article XIV Streets & Sidewalks

Mayor Grimes opened the public hearing for the UDO Amendment – Article XIV Streets & Sidewalks (Incorporation by reference as if fully set forth herein Schedule E) at 7:13pm.

Meadows stated that the Town of Siler City proposes text amendments to §194 Access to Lots (to allow up to 4 lots on a graveled drive in the ETJ).

Meadows shared the following documents:

1. draft ordinance amending §194,
2. map with rings (1 mile, 1.5 mile, 1.75 mile, 1.8 mile, 1.9 mile, 2 mile) around the corporate limits,
3. final ordinance amending §194; and
4. worksheet.

Meadows stated that the Town's current ordinance allows up to 3 lots on a graveled road in the ETJ. The County's current ordinance allows up to 4 lots on a graveled road. Under general statute, a town with less than 10,000 people may have a 1 mile ETJ. A town with more than 10,000 people may have a 2 mile ETJ. Siler City currently has ~8,552 people (~.85% of 10,000). The property owner that requested this amendment is just over 1.8 miles from the current Town Corporate Limits.

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. 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.
3. Maintain the integrity of existing neighborhoods.
4. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
5. Encourage planned, mixed-use development instead of incremental, small lot development.
6. 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.
7. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
8. Encourage the continual development of affordable housing on individual lots.
9. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
10. Explore the option of allowing recreation fees in lieu of parkland dedication in new subdivisions to help provide new facilities in growing areas.
11. 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.
12. Encourage in-fill development in established residential areas.

Meadows shared the Planning Board Recommendations from the April 10, 2017 meeting:

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. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Approve the amendment: 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.

Mayor Grimes closed the public hearing at 7:24pm.

A motion that the text amendment for the UDO Amendment – Article XIV Streets & Sidewalks is consistent with the adopted Land Development Plan and any other officially adopted plan because the LDP recommends modifying the development ordinances to be more user friendly where possible was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the text amendment for the UDO Amendment – Article XIV Streets & Sidewalks is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the text amendment for the UDO Amendment – Article XIV Streets & Sidewalks because to promote and forward the purposes of the adopted Siler City 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 Siler and unanimously approved.

OLD BUSINESS

Solid Waste FY2017 Update

Thompson stated during the budget workshop on April 11, the Board of Commissioners discussed proposals offered by three solid waste providers pursuant to a request for proposals issued by the Town for the same. The Board of Commissioners requested additional information, including, but not limited to, references as various proposal comparisons to be drawn for the Board's review and consideration.

Thompson stated that Staff sent out an addendum to the RFP and is awaiting the results.

NEW BUSINESS

Amusement Business Application – Adult Skill Games – Siler Crossing

Thompson shared an Amusement Business application from Mark Weitzel for 125 Siler City Crossing. Thompson stated the nature of the proposed amusement establishment is that of an "adult skill games" operation. Thompson stated pursuant to Chapter 6, Article II of the Siler City Town Code of Ordinances, such an operation must first receive an amusement license prior to the conduction of such an operation. Prior to an amusement license being issued, the Board of Commissioners shall cause an investigation to be made under the direction of the Town Manager regarding the compliance of the proposed operation and the operator with all laws applicable to the operations of such amusement establishments, whether state or local. Thompson stated upon the completion of this investigation the Town Manager shall report the results to the Board of Commissioners. Thompson stated that Staff is requesting the Board of Commissioner to review the amusement business application and direct the Town Manager to conduct an investigation not inconsistent with the requirements of the Siler City Town Code.

A motion to direct the Town Manager to conduct an investigation as proposed, consistent with the Town Code of Ordinance for the Town of Siler City was made by Commissioner Bray, seconded by Commissioner Constantino and unanimously approved.

MANAGERS REPORT

Thompson shared a map of the sidewalk projects throughout town.

TOWN ATTORNEY INFORMATION

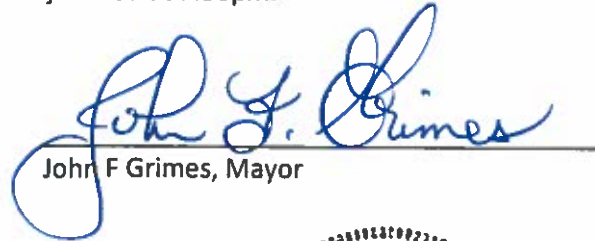
none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:56pm.


John F Grimes, Mayor

ATTEST:


Jenifer J Everage, Town Clerk

