

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, June 17, 2019** at 7:00pm in City Hall Courtroom with Mayor 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

ELECTED TOWN OFFICIALS ABSENT:

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Finance Director Roy Lynch, Planning Director Jack Meadows, Human Resources Director Nancy Darden, Police Chief Mike Wagner, Public Works Director Chris McCorquodale, Wastewater Treatment Plant Superintendent Brittany York and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the additions of a proclamation for Ben Jones, Wastewater Treatment Plant Superintendent Brittany York, and introduction of Jeanna Fadely under Presentations and the Interpretation Agreement removed from Consent and place under New Business.

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

CONSENT

A motion to approve the consent agenda which includes May 20, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A), May 28, 2019 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule B), June 3, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule C), Road Closure Request – Elderberry Festival on 9-21-2019 (Incorporation by reference as if fully set forth herein Schedule D), Budget Amendment 2019.10 Revenue Increases and Department Increases (Incorporation by reference as if fully set forth herein Schedule F), Budget Amendment 2019.11 Capital Lease and Loan Proceeds (Incorporation by reference as if fully set forth herein Schedule F), Budget Amendment 2019.12 Airport Rehab Concrete Pad Project 73 (Incorporation by reference as if fully set forth herein Schedule F) was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

Ben Jones Proclamation

Mayor Grimes presented Ben Jones with a proclamation and the key to the city to celebrate his 100th birthday and honor his service in World War II.

Brittany York – Wastewater Treatment Plant Superintendent

Thompson introduced the new Wastewater Treatment Plant Superintendent Brittany York. York thanked the Town for the opportunity to serve.

Jeanna Fadely

Thompson introduced a rising junior at Jordan Matthews High School Jeanna Fadely who has been shadowing the Department Heads this week. Fadely thanked the Town for the opportunity and stated that she has learned a lot.

Downtown Advisory Committee – ABC Laws

Tim Booras with the Siler City Downtown Advisory Committee stated that the Siler City Downtown Advisory Committee met in June of this year to further discuss the group's progress towards its various goals. The primary goal of the committee is to further the economic growth and cultural development of the Downtown Siler City; with a further aim of bringing the same type of growth to the greater Siler City community. (Incorporation by reference as if fully set forth herein Schedule G)

Booras stated that the advisory committee has discussed the economic impact that more fiscally favorable alcohol regulations would enable. Allowing the sale of malt beverages and table wine on-premises in breweries, brewpubs, tap rooms and wedding/special event venues will bring opportunity for countless new business and the expansion of existing business. We believe this is significant, and a necessary first step to bringing Siler City into its next phase of progress.

Booras stated that the current regulations are hindering access to a large and still-growing economic powerhouse – the Craft Beer Industry. In North Carolina today there are three hundred and twelve breweries, and of these; two hundred and ninety are local, small business owned by folks in small towns and neighborhoods. They are bringing jobs, community event spaces, and tourism opportunities to their communities by engaging on Main Street. This engagement drives growth and the numbers are impossible to ignore.

Booras stated that the annual economic impact of Craft Beer on North Carolina was \$2 Billion. Siler City needs and deserves a piece of that pie. The citizens we represent will be the direct beneficiaries of our decision; and to honor our commitment to them we respectfully request that the Town Board adopt a resolution to call for an election on the proposed change.

Booras shared the following Siler City Downtown Advisory Committee Proposal:

Existing Rule: The ABC regulations currently in place in the Town of Siler City only allow for on premise sales of Malt Beverages and Unfortified (Table) Wine in restaurants, hotels and motels. The regulation prevents sales in other on-premises businesses and locations such as breweries, brewpubs, tap rooms, wine tasting spaces and wedding/special event venues. The current limitation of on premise sales eliminates opportunities for these other businesses.

Revision Proposed: To call for a Town election to allow the citizens of Siler City to vote to allow On-Premises Sales of Malt Beverages and Unfortified Wine.

Reasons for Advising Revision:

1. To prevent leakage of existing retail business and new business opportunities going to neighboring communities with more Pro-Business or economically welcoming alcohol codes.
2. To open opportunity, provide encouragement and draw investment from a fast-growing segment of the beer, wine & spirits market; especially craft beer breweries and tap rooms.
3. Increase tax base and revenue with new business.
4. Enhance the vibrancy of downtown by drawing new customer base and more Retail Consumers to downtown.
5. Prepare Highway 64 Corridor for future retail chain opportunities.

NC Beer Fast Facts:

1. As of May 2019 - 312 breweries currently in NC. Of these 312 breweries, 290 are small businesses owned by families, founded by entrepreneurs; with the vast majority operating in small towns.
2. The Craft Beer industry is responsible for over 12,000 jobs in NC, including 5,000 direct brewery jobs and thousands more indirectly. Jobs include everything from general labor, to farming, to skilled craftsmen and even local artists.
3. Many breweries in smaller communities make effective use of previously abandoned or excess industrial real estate – and the large footprint correlates to an oversized community impact. These new spaces become community hubs and event spaces which drive even more local economic growth.
4. Local and intra-state tourism grows as craft beer seekers travel between 3-10 times per year to breweries within a two-hour distance from home. As of 2018, 85% of 21 and over Americans live no more than 10 miles from a brewery.
5. Since 2015, NC has experienced the 4th highest growth in number of breweries nationwide, behind only New Jersey, Kentucky and Oklahoma. Per capita, NC is the 7th largest craft beer state in the US.
6. Other small towns who have seen significant growth from local breweries include Tarboro, Rocky Mount, Kinston and Newport.
7. For breweries producing under 5,000 barrels per year (the majority of NC breweries) – in-state customers are 94.7% of their sales and proprietors consider “connecting to local communities is a key strategy”.

Next Steps:

1. Siler City Downtown Advisory Board to present a formal recommendation to the Town Board proposing the election be called.
2. The Town Board meets and adopts a resolution to call for the election; all prerequisites required by the ABC Commission have already been satisfied.
3. A written request from the town’s governing body to the Board of Elections.

The consensus of the Board of Commissioners was for the Downtown Advisory Committee have Town Attorney Morgan research the requested change and bring the research back to the Board of Commissioners at a future meeting.

PUBLIC HEARING

2019-2020 Town of Siler City Budget Public Hearing

Mayor Grimes opened the public hearing for the 2019-2020 Town of Siler City Budget at 7:25pm.

Thompson shared the following proposed budget with the Board of Commissioners (Incorporation by reference as if fully set forth herein Schedule H):

BE IT ORDAINED, by the Board of Commissioners of the Town of Siler City, North Carolina, that the following revenues and expenditures, together with certain restrictions and authorizations, are hereby adopted.

SECTION 1. The following amounts are hereby appropriated for the operations of the Town government and its activities for the fiscal year beginning July 1, 2019 and ending June 30, 2020 as per detailed appropriate fund:

Fund	Estimated Revenues	Fund Balance Appropriation	Total Budget	Appropriation
General	\$ 7,270,925.00	\$ 237,000.00	\$ 7,507,925.00	\$ 7,507,925.00
Powell Bill	\$ 232,800.00	\$ 113,595.00	\$ 346,395.00	\$ 346,395.00
Water and Sewer	\$ 7,775,616.00	\$ -	\$ 7,775,616.00	\$ 7,775,616.00
License Plate Agency	\$ 147,700.00	\$ -	\$ 147,700.00	\$ 147,700.00
Total				\$ 15,777,636.00

SECTION 2. That for the said fiscal year there is hereby appropriated out of General Fund the following expenditures:

Department	Appropriation
Governing Board (400)	\$ 235,362.00
Town Manager (405)	\$ 118,935.00
Human Resources (408)	\$ 133,885.00
Finance (410)	\$ 237,762.00
Community Development (416)	\$ 180,188.00
Buildings and Grounds (500)	\$ 56,625.00
Police (510)	\$ 2,001,065.00
Court Facilities (515)	\$ 3,200.00
Fire (530)	\$ 666,877.00
Inspections (540)	\$ 136,188.00
Garage (555)	\$ 51,709.00
Public Works (560)	\$ 444,800.00
Sanitation (580)	\$ 605,530.00
Parks and Recreation (620)	\$ 686,342.00
Library (630)	\$ 17,950.00
Airport (650)	\$ 74,200.00
Non-Departmental (660)	\$ 1,192,940.00

Debt Service, Special Appropriations, Transfers (850)	\$	664,367.00
 Total General Fund	 \$	 7,507,925.00

SECTION 3. There is hereby levied a tax rate of \$0.54 on each one hundred dollars (\$100) property valuation as listed on the tax books of Chatham County.

SECTION 4. That for the said fiscal year there is hereby appropriated out of Powell Bill Fund the following expenditures:

Department	Appropriation
Streets (570)	\$ 346,395.00
Total Powell Bill Fund	\$ 346,395.00

SECTION 5. That for the said fiscal year there is hereby appropriated out of the Enterprise Water and Sewer Fund the following expenditures:

Department	Appropriation
Non-Departmental (660)	\$ 338,730.00
Water & Sewer Administration (710)	\$ 795,662.00
Water Treatment (810)	\$ 2,151,012.00
Wastewater Treatment (822)	\$ 1,871,409.00
Water and Sewer Maintenance (828)	\$ 831,883.00
Debt Service & Transfers (850)	\$ 1,786,920.00
Total Water & Sewer Fund	\$ 7,775,616.00

SECTION 6. That for the said fiscal year there is hereby appropriated out of the Enterprise License Plate Agency Fund the following expenditures:

Department	Appropriation
License Plate Agency (412)	\$ 128,970.00
Non-Departmental (660)	\$ 18,730.00
Total License Plate Agency Fund	\$ 147,700.00

SECTION 7. Special Authorization – Budget Officer:

The budget is approved as a departmental budget and the Budget Officer shall be authorized to reallocate departmental allocations among the various objects of expenditure, as he believes necessary.

The Budget Officer shall be authorized to effect interdepartmental transfers, in the same fund not to exceed five percent (5%) of the appropriated monies for the department where the allocation is

reduced. Notations of all such transactions shall be made to the Board of Commissioners at the next succeeding board meeting.

Interfund Transfers, established in the budget document, may be accomplished without recourse to the Board of Commissioners.

Section 8. Restrictions – Budget Officer:

The interfund transfer of monies, except as noted above shall be accomplished by Board of Commissioners authorization only.

The utilization of any contingency appropriations shall be accomplished by Board of Commissioners authorization only.

Mayor Grimes closed the public hearing at 7:30pm.

A motion to approve the 2019/2020 Town of Siler City Budget as presented was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the 2019/2020 Fee Schedule as presented was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

William F. & Sallie T. Milholen proposes to rezone ~11.01 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located at the southwest intersection of Harold Andrews Rd. and US 421 N. and is identified as parcel # 61149.

Mayor Grimes opened the public hearing for William F. & Sallie T. Milholen proposes to rezone ~11.01 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located at the southwest intersection of Harold Andrews Rd. and US 421 N. and is identified as parcel # 61149 at 7:31pm. (Incorporation by reference as if fully set forth herein Schedule I)

Meadows stated that the subject property is:

1. owned by William F. & Sallie Teague Milholen
2. located outside the Town's Corporate Limits;
3. located within Central Chatham fire district; and
4. located within the Duke Energy Progress electric service district.

Meadows shared the size of the tract:

1. Subject tract is ~ 11.01 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts: an average of 17.4 acres

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

1. Low density residential and industrial development for the subject property.
2. Industrial Objectives and Strategies
 - 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. Identify adequate land for future industrial development.

- d. Support existing industries.
- e. Improve the appearance of properties.
- f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- g. Encourage efficient use of transportation networks.
- h. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- i. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- j. Promote cluster development with usable open space and amenities.
- k. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- l. Encourage planned developments.
- m. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- n. 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.
- o. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- p. Make the extension of water and sewer service to identified industrial areas a priority.
- q. Encourage warehousing and assembly as industrial uses.
- r. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
- s. Develop an industrial incentive policy and program.
- t. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- u. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- v. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- w. Develop a planting plan for street trees along public rights-of-way.
- x. Modify the development ordinances to be more user friendly where possible.
- y. Develop policies to encourage maintenance of structures.
- z. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.

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

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Harold Andrews Rd.	~443	2	State	55	NA

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

Zoning District	L-I	A-R
Minimum lot size (square feet)	0	40,000
Minimum lot width	100	100

Front/street building setback	30	40
Side/rear building setback	20	20
Height limitation	90	35

A stream is located on the property. Note: The Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant
2. Surrounding land uses include; single-family residential, agriculture, forestry, manufacturing, trucking, and vacant
3. Surrounded by L-I & A-R zoning

Meadows shared the Planning Board recommendations from the June 10, 2019 meeting:

The map amendment is approved and declare that the approval also be an amendment the land development plan (designating the subject parcel for industrial development) and the change in conditions the board took into account in amending the land development plan to meet the development needs of the community are:

1. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
2. Identify adequate land for future industrial development.
3. Support existing industries.
4. Encourage efficient use of transportation networks.
5. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.

Bill Milholen, 525 Pine Lake Drive, Siler City, NC 27344

My wife and I own that piece of property and got involved with light industrial by accident because I was helping Brookwood acquire some property and found out that John Sich had bought the former Chatham Trades building and Brookwood could use that property. This is a three way deal that's going to help me and John and Brookwood if you pass this and I can move forward with the plans. If you have any questions of me, I'm here.

Alyssa Byrd, 964 East Street, Pittsboro, NC 27312

I'm with the Chatham County Economic Development Corporation. I'm here to support the rezoning of the parcel and have been working with this industry that has out grown his space and he wants to have a new building. This rezoning will help him expand his production and grown his staff and team and add jobs to Siler City. They are very committed to staying in Siler City. We are excited about this project and as Mr. Milholen said, rezoning this parcel will help another local industry to expand and would allow for the downtown building to be redeveloped

Mayor Grimes closed the public hearing at 7:37pm.

A motion that the map amendment to William F. & Sallie T. Milholen proposes to rezone ~11.01 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I), the subject property is located at the southwest intersection of Harold Andrews Rd. and US 421 N. and is identified as parcel # 61149 is

approved and consistent with the adopted land development plan and any other officially adopted plan because the amendment of the land development plan and the change in conditions meet the development needs of the community are encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, identifies adequate land for future industrial development and the action taken is reasonable and in the public interest because it supports existing industries was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

Fisher Adams, LLC proposes to rezone ~ 0.53 acres from Central-Business (C-C) to Office-Institutional (O-I). The subject property is located at the southeast intersection of E. Beaver St. and S. Chatham Ave. and is identified as parcel # 16316.

Mayor Grimes opened the public hearing for the Fisher Adams, LLC proposes to rezone ~ 0.53 acres from Central -Business (C-C) to Office-Institutional (O-I). The subject property is located at the southeast intersection of E. Beaver St. and S. Chatham Ave. and is identified as parcel # 16316 at 7:38pm. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows stated that the subject property is:

1. owned by James Alfred and Laura Marsh Clapp
2. located inside the Town's Corporate Limits
3. located outside the Primary Fire District
4. located within the Duke Energy Progress electric service district

Meadows shared the Size of Tract:

1. Subject tract is ~ 23,087 square feet and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts: an average of 12,415 square feet

Meadows shared the compatibility with the existing Comprehensive Land Plan:

1. Mixed use for the subject property.
2. Mixed use objectives and strategies
 - 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.
- l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Promote cluster development with usable open space and amenities.
- q. Preserve the general character and intensity of the central business district.
- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- s. Encourage planned developments.
- t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- u. 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.
- v. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- w. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.
- dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- ee. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- ff. 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 and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
S. Chatham Ave.	~150	2	State	25	1,800 (2016)
E. Beaver St.	~145	2	Town	35	NA

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

Zoning District	C-C	O-I
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Minimum lot size (square feet)	0	7,000
Recommended Minimum lot width	0	70
Front/street building setback	0	25
Side/rear building setback	0	10
Height limitation	90	35

The C-C (central-business) district is designed to accommodate a wide variety of commercial activities oriented towards pedestrians and which will result in the most intensive and attractive use of the town's central business district. The O-I (office-institutional) district is designed to accommodate a mixture of residential uses and uses that fall primarily within the 18.0 classification in the Table of Permissible Uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for multi-family residential developments or offices. Such areas will also generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts. Note: The Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant
2. Surrounding land uses include; hair salon, church, bank, open air market, post office, motor vehicle repair, vacant store front
3. Surrounded by C-C & O-I zoning

Meadows shared the Planning Board recommendations from the June 10, 2019 meeting:

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

1. Mixed use for the subject property.
2. Limit impacts of development of the environment and promote sustainability
3. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
4. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
5. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
6. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
7. Encourage the development of affordable housing.
8. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
9. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
10. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Alyssa Byrd, 964 East Street, Pittsboro, NC 27312

I'm with Chatham County Economic Development. I would like to support this rezoning. I think this is an important path for the downtown area with the potential uses and connects with what downtown is trying to create.

Mayor Grimes closed the public hearing at 7:41pm.

A motion that the map amendment to Fisher Adams, LLC proposes to rezone ~ 0.53 acres from Central -Business (C-C) to Office-Institutional (O-I). The subject property is located at the southeast intersection of E. Beaver St. and S. Chatham Ave. and is identified as parcel # 16316 is approved and consistent with the adopted land development plan and any other officially adopted plan because mixed use for the subject property, limit impacts of development of the environment and promote sustainability, encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks and the action taken is reasonable and in the public interest because Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Town of Siler City proposes text amendments to §255 Definitions (ideological sign, noncommercial sign, off-premises sign, permanent sign, personal expression sign, portable sign, sign), §256 Signs Excluded from Regulation, §257 Prohibited Signs, §259 Signs Which Do Not Require a Permit (construction signs, noncommercial signs, real estate/auction event signs, temporary signs for businesses) §260 On Premise Sign Regulation General Requirements, §262 Number of Freestanding Signs, §274 Specials Provisions for Certain Signs of the UDO.

Mayor Grimes opened the public hearing for the proposed text amendments to §255 Definitions (ideological sign, noncommercial sign, off-premises sign, permanent sign, personal expression sign, portable sign, sign), §256 Signs Excluded from Regulation, §257 Prohibited Signs, §259 Signs Which Do Not Require a Permit (construction signs, noncommercial signs, real estate/auction event signs, temporary signs for businesses) §260 On Premise Sign Regulation General Requirements, §262 Number of Freestanding Signs, §274 Specials Provisions for Certain Signs of the UDO at 7:43pm. (Incorporation by reference as if fully set forth herein Schedule K)

Meadows shared the following documents:

1. draft ordinance amending Article 17
2. final ordinance amending Article 17
3. UNC School of Government – Reed v. Town of Gilbert
4. Rotary sign photos
5. worksheet

Meadows stated that the Town's current sign ordinance contains several elements that are inconsistent with the U.S. Supreme Court's decision in the *Reed vs. Town of Gilbert* case. The Supreme Court found that sign ordinances cannot apply differing standards based on the content of noncommercial signs. For example, a community cannot create special allowances for political or religious signs without also allowing these same privileges to other types of noncommercial speech. These types of content based standards need to be evaluated for their consistency with the Supreme Court's decision. Certain

standards may need to be revised or eliminated. The proposed amendments were discussed with the planning board during several meetings. The Rotary Club has requested signage as well. The Planning Board initiated the proposed amendments.

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 recommendation from the June 10, 2019 meeting:

The amendments are approved and consistent with the adopted LDP and any other officially adopted plan because the LDP 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 Grimes closed the public hearing at 7:56pm.

A motion that the proposed changes to §255 Definitions (ideological sign, noncommercial sign, off-premises sign, permanent sign, personal expression sign, portable sign, sign), §256 Signs Excluded from Regulation, §257 Prohibited Signs, §259 Signs Which Do Not Require a Permit (construction signs, noncommercial signs, real estate/auction event signs, temporary signs for businesses) §260 On Premise Sign Regulation General Requirements, §262 Number of Freestanding Signs, §274 Special Provisions for Certain Signs of the UDO are approved subject to the following additional amendment of Section 257k read as follows Signs which contain obscene words or words and pictures are prohibited and further that the text amendment is consistent with the adopted land development plan and any other officially adopted plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and amending ordinances as needed to address changes in physical, social, or environmental and legal circumstances that make existing regulations outdated and the action taken is reasonable and in the public interest because modifying the development ordinances to be more user friendly and modify to ordinance to be in compliance with the US Supreme Court and they are in the general well-being of the citizens of Siler City was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

Interpretation Agreement – Tilde Language Justice LLC

Thompson shared a proposed contract for interpretation services during the second Board of Commissioners meeting of each month. (Incorporation by reference as if fully set forth herein Schedule E)

A motion to approve the contract with Tilde Language Justice LLC for Interpretation Agreement as presented was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

MANAGER'S REPORT

Thompson shared the following:
Informational Item- ABC Board 2019-2020 Budget

TOWN ATTORNEY INFORMATION

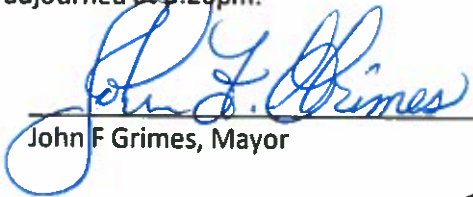
none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

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



John F Grimes, Mayor

ATTEST:


Jenifer K Johnson, Town Clerk

