

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Monday, June 18, 2018** 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:** Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Bill Haiges, Chip Price, and Tony Siler.

**ELECTED TOWN OFFICIALS ABSENT:** Cindy Bray

**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, Human Resources Director Nancy Darden, and Town Clerk Jenifer Johnson.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

Thompson asked to add closed session § 143-318.11(a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

*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 the May 7, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), May 10, 2018 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule B), May 17, 2018 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule C), Capital Project Ordinance Amendments (Incorporation by reference as if fully set forth herein Schedule D): 2018.10 - Fund 78 - Airfield Lighting, 2018.11 - Fund 83 – Land Acquisition (White Property) Airport, 2018.12 – Fund 82 – Water Treatment Plant Improvements, 2018.13 – Fund 10 – Fiscal Year End Budget Ordinance Amendments, Capital Project Ordinance Amendments “Close Out” (Incorporation by reference as if fully set forth herein Schedule E): Fund 68 - Airport Work Authorization #1, Fund 69 - Airport Work Authorization #2, Fund 72 - Parks Master Plan, Fund 74 - Library Remodel, Fund 75 - Precision Approach Path Indicator (PAPI), Fund 77 - Land Development Plan, Carolina Pool Management Contract (Incorporation by reference as if fully set forth herein Schedule F), Resolutions (Incorporation by reference as if fully set forth herein Schedule G): Resolution Accepting Grant for Wastewater AIA, Resolution Accepting Grant for Water AIA was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.*

**PUBLIC COMMENT**

none

**PRESENTATIONS**

none

**PUBLIC HEARINGS**

Proposed Fiscal Year 2018-2019 Budget and Fee Schedule

Mayor Grimes opened the public hearing for the 2018-2019 Budget and Fee Schedule at 7:05pm  
(Incorporation by reference as if fully set forth herein Schedule H)

Phil Johnson, 1329 Hal Clark Road, Siler City, NC 27344

I've lived in Siler City all of my life. I had something come up. I read an article in the Chatham News about the non profit funding. I feel so dedicated to see that all the non-profits are recognized and supported. Back in 2013 I sent a letter to Mr. Thompson asking him for a grant the food pantry, we had gotten one in 2012 for \$1,500. And I got an email from someone and was told that the city had discontinued giving grants to non-profits. I took it that you were never going to do it again. Being a grant writer, I'm accustom to foundation when they are going to award grants that they would solicit and say we have a budget for x number of dollars or we are excepting grant applications from non-profits in the certain area that do certain things, sometimes the organization is tied down to specific goals. But feeling like the city was never going to be offering awards again, I was really stunned when I read in the Chatham News a couple of weeks ago that you all had awarded some grants to some non-profits and to my knowledge, I was not aware of any kind of solicitation made to notify the non-profits that you were going to be doing that this year. And I've since found out from Mr. Thompson that you awarded the past year too. I no longer write grants, I was on the board of the Food Pantry and I am an advisor to the board. My wife and I have been board members of the Boys and Girls Club. My wife was a member of the Chatham Cares Pharmacy and none of them have received grants the past couple of years because they didn't know. What I'm pleading with you commissioners is to find a way to includes us in your budget. I feel like we are deserving of something. The Food Bank is asking for the same amount that you gave the Hispanic Liaison, which is \$4,000. And you also got an email from Lynn Glasser with Chatham Cares Pharmacy, he is asking \$5,000 for the pharmacy. The pharmacy and the pantry have been very dependent on the grants from Carolina Meadows every year, until this year. Carolina Meadows is reorganizing its entire foundation and their not giving any grants this year. So that \$12,000 out of the pantry, \$15,000 out of the pharmacy that were not going to get. We have good reason to want to find additional grants and believe me if we would have known you were going to be awarding grants this year we would have applied. I appreciate you time and patience. I hope that you see fit to award us a grant and the pharmacy a grant.

Ed Spence, 905 Pine Forest South, Siler City, NC 27344

I have three things, wow you have a balanced budget, and I'm for that 110%. Second, I would like to thank you for the non-profits that you are considering voting for, every one of them is worthwhile. Third, it is near to my heart is the Boys and Girls Club, which started 8 or 9 years ago. We raised \$240,000 to renovate Paul Braxton School that was for half of it. We are now renovating the rest of the building. We have a budget for \$150,000, we are way over budget, about \$30,000 because we made some changes in what we thought was needed most. I'm here to ask if there's a chance to be included in the budget. We would like to have \$25,000, but I would think it would be a possibility to do \$15,000. In Siler City we used to be able to raise \$15,000 to \$50,000 pretty quit, when we had industry here. Another thing about the Boys and Girls Club, we have 125 people enrolled in camp and have a wait list for the summer. It cost about \$2,000 a year for each child. I would like to see the Boys and Girls Club to receive the amount of \$15,000. Thank you

Thompson stated there are two items in the packet to be consider tonight, the budget ordinance and the fee schedule. Town Manager Thompson gave an overview of the budget documents. Thompson stated that tonight staff request the adoption of the budget as presented. Thompson stated that the Board of Commissioners can approve the budget tonight and make amendments later on. The Board of Commissioners discussed adding additional money for the additional non-profit requested.

Mayor Grimes closed the public hearing at 7:18pm.

***A motion to approve the 2018/2019 Town of Siler City Budget Ordinance as presented was made by Commissioner Fadely, seconded by Commissioner Constantino and unanimously approved.***

Thompson shared a revised Fee Schedule with the Board of Commissioners for the Planning Department.

***A motion to approve the 2018/2019 Town of Siler City Fee Schedule as amended was made by Commissioner Haiges, seconded by Commissioner Haiges and unanimously approved.***

***A motion to excuse Commissioner Haiges for 10 minutes at 7:22pm was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.***

**Resolution of Intent to Reduce and Abandon Maintenance on the Right of Way of a Portion of East Third Street – Mountaire Farms.**

Mayor Grimes opened the public hearing for the Mountaire Farms, Inc. request the right-of-way of E. 3<sup>rd</sup> St. be reduced and maintenance be abandoned from 100' to 60' (that adjoins property) pursuant to NC Gen. Stat. §160A-299 at 7:23pm. (Incorporation by reference as if fully set forth herein Schedule I)

Meadows 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.

Meadows shared the following documents:

1. Letter from Rose Law Firm (April 30, 2018) requesting partial reduction and abandonment of E. 3<sup>rd</sup> St.
2. Resolution of Intent to reduce and abandon maintenance on the right-of-way of a portion of E. 3<sup>rd</sup> St.
3. Proposed right-of-way reduction plat
4. Underground temporary blanket utility easement
5. Email from NCDOT regarding the right-of-way reduction request
6. Property owner public hearing notice letter
7. Checklist of procedure for reducing the right-of-way of a State maintained road

Meadows stated that §160A-299 requires that the closed portion of the street be split between adjacent property owners at the centerline (unlike §136-96 which is first come take all).

**Robert Stone, 113 Drum Lane, Mocksville, NC 27028**

I'm a surveyor for Mountaire Farms. I'm here to answer any questions that may come up. The proposal is the reduce the right-of-way on East Third Street from 100 feet to 60 feet. I did a quick analysis of East Third Street on GIS and more than 50% of the street is already at 60 feet. This would be consistent with the rest of Third Street.

Mayor Grimes closed the public hearing at 7:26pm.

***A motion to adopt the declaration of retention of easement was made by Commissioner Fadley, seconded by Commissioner Siler and unanimously approved.***

***A motion to adopt the order permanently reducing and abandoning maintenance on the right-of-way of a portion of East Third Street was made by Commissioner Fadley, seconded by Commissioner Siler and unanimously approved.***

Commissioner Haiges returned to the meeting.

An Ordinance providing for a 60 day moratorium on development approvals within the L-I (Light-Industrial) and H-I (Heavy-Industrial) zoning districts within 400 hundred feet of the Norfolk-Southern railroad right-of-way corridor from Raleigh St. to W. Elk St. (the former Pilgrim's Pride processing facility)  
Mayor Grimes opened the public hearing for the ordinance providing for a 60 day moratorium on development approvals within the L-I (Light-Industrial) and H-I (Heavy-Industrial) zoning districts within 400 hundred feet of the Norfolk-Southern railroad right-of-way corridor from Raleigh St. to W. Elk St. (the former Pilgrim's Pride processing facility) at 7:27pm. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows stated that the subject area is:

1. located inside the Town's Corporate Limits;
2. located within Central Chatham fire district;
3. located within the Duke Energy Progress electric service district;
4. not located within a watershed protection area; and
5. located within a special flood hazard area.

Meadows shared the following documents:

1. Proposed moratorium ordinance
2. Chatham News advertisement
3. Zoning and Land Development Plan maps of the subject area
4. Draft UDO Amendments

Mayor Grimes closed the public hearing at 7:29pm.

***A motion approving the Ordinance of the Town of Siler City providing for a sixty (60) day moratorium on development approvals within the L-I (Light-Industrial) and H-I (Heavy-Industrial) zoning districts within four hundred (400) feet of the Norfolk-Southern Railroad right-of-way corridor from Raleigh Street to West Elk Street (the former Pilgrim's Pride processing facility) was made by Commissioner Fadley, seconded by Commissioner Price and unanimously approved.***

Town of Siler City proposes to rezone ~166.4 acres from H-C & A-R to R-MH. The subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963.

Mayor Grimes opened the public hearing for the Town of Siler City proposes to rezone ~166.4 acres from H-C & A-R to R-MH. The subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963 at 7:30pm. (Incorporation by reference as if fully set forth herein Schedule K)

Meadows stated that the subject property is:

1. owned by Hampton Village, LLC;
2. located outside 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. located within a special flood hazard area (portion of parcel # 73963).

Meadows shared the size of the tract:

1. Subject tract is 166.4 acres and includes 1 property owner and 4 tax parcels
2. Size of surrounding tracts is an average of 5.2 acres

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

1. Mobile home park development for the subject property.
2. Mixed use and conservation/recreation development for the subject property.
3. Mobile Home Park 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. Improve the appearance of properties.
  - d. Maintain the integrity of existing neighborhoods.
  - e. Promote walkable, interconnected neighborhoods.
  - f. Encourage the development of affordable housing.
  - g. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
  - h. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
  - i. Encourage provision of recreation and park land for Town residents.
  - j. Encourage efficient use of transportation networks.
4. Mobile Home Park 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 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.
  - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
  - e. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
  - f. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
  - g. Promote cluster development with usable open space and amenities.
  - h. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
  - i. Encourage planned developments.
  - j. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.

- k. 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.
  - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
  - m. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
  - n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
  - o. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
  - p. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
  - q. Develop a planting plan for street trees along public rights-of-way.
  - r. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
  - s. Modify the development ordinances to be more user friendly where possible.
  - t. Develop policies to encourage maintenance of structures.
  - u. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
  - v. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
5. 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.
6. 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.
  - 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.
7. Conservation and Recreation Objectives
- a. Limit impacts of development of the environment and promote sustainability.
  - b. Improve the appearance of properties.
  - c. Encourage provision of recreation and park land for Town residents.
  - d. Encourage preservation of sensitive environmental areas from development.
  - e. Encourage efficient use of transportation networks.
8. Conservation and Recreation Strategies
- a. Promote cluster development with usable open space and amenities.
  - b. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
  - c. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
  - d. 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.
  - e. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
  - f. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
  - g. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
  - h. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
  - i. Develop a planting plan for street trees along public rights-of-way.

- j. Modify the development ordinances to be more user friendly where possible.
- k. 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  |
|-------------------|----------------------|--------------|-------------|-----------------------|--|
| Pony Farm Rd.     | 2,400                | 2            | Town        | 35                    | NA   |
| Alston Bridge Rd. | 3,000                | 2            | State       | 45 (with School Zone) | 3,000 (2016) near S. 2 <sup>nd</sup> Ave.<br>1,800 (2016) near Old Plank Rd. |

The pedestrian master plan recommends pedestrian improvements along Alston Bridge Rd. and Pony Farm Rd.

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

| Zoning District                | A-R    | R-MH  | H-C    |
|--------------------------------|--------|-------|--------|
| Minimum lot size (square feet) | 40,000 | 6,000 | 10,000 |
| Minimum lot width              | 100'   | 60'   | 100'   |
| Front/street building setback  | 40'    | 25'   | 10'    |
| Side/rear building setback     | 20'    | 10'   | 0'     |
| Height limitation              | 35'    | 35'   | 60'    |

Meadows noted that 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 manufactured home park and vacant.
2. Surrounding land uses include; single family residential, agriculture, manufactured home park, and vacant.
3. Surrounded by A-R and H-C zoning.

Meadows shared the Planning Board recommendations from the June 11, 2018 meeting:

1. The amendment is approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
  - a. Mobile home park development for the subject property.
  - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
  - c. Maintain the integrity of existing neighborhoods.
  - d. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
  - e. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
  - f. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Dorothy Roach, 4079 Alston Bridge Road, Siler City, NC

I was told it was 400 trailers, now its 440. If anyone here knows Pony Farm Road, it's a dirt bucket. We go out there, we clean up all that trash and they just throw more out there. But if they put 440 more trailers back there, there's one way in and one way out. That's a fire trap back there, because there's



already trailer back there in another development besides that one. So if you people would just take a ride and go look at that dirt road and see all the trash that's being thrown out and go back to these houses where they want to build and see how many is already back there. Loves Creek use to have an exit but they blocked that off. But there's only one way in there and one way out. How many trailers are back there now, so if you add more trailers back there, how are the taxed. Are people buying those trailers or is he leasing them out.

Meadows stated that the owner is here and he can answer questions.

That's one of my questions, then 2 cars fit each home, at 400 hundred, that's 800 cars coming out that road besides what's already back there. I think that's a lot to put on to this one small area. Then how many kids are going to be in those homes that's going to over burden our schools. There complaining about the size of the classrooms now. What's it going to be like. They need another exit besides that one.

Meadows stated that there are currently approximately 200 homes on Pony Farm Road. There is a traffic impact analysis as part of the original application.

Roach stated we would never be able to get out of our roadway, because right now we have problems getting out of the driveway. When we moved there in 1999 and that was approved in 1998 and we didn't know anything about that. And we didn't know that a school was going to go there either. Now we have the soccer field back there too. Nothing will be done about it, I do know that.

Morgan asked Meadows if this was a straight rezoning. Meadows stated yes. Morgan asked what permit would be required when it comes time for this to be developed. Meadows stated if the owner stays under what was approved in the late 90's no future permit is required.

Bob Roach, 4079 Alston Bridge Road, Siler City, NC

Roach asked can another exit be added.

Meadows stated that the development was approved with the one exit. D Roach stated that was 20 years ago.

The Board of Commissioners asked Meadows to check on the second exit in the original plan along with some options.

***A motion to continue the public hearing to July 16, 2018 was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.***

Town of Siler City proposes to rezone ~0.55 acres from H-C to B-1. The subject properties are identified as 811 & 813 E. 3<sup>rd</sup> St. and parcel # 16887 & 16889.

Mayor Grimes opened the public hearing for proposes to rezone ~0.55 acres from Highway-Commercial (H-C) to Neighborhood-Business (B-1). The subject properties are identified as 811 & 813 E. 3<sup>rd</sup> St. and parcel # 16887 & 16889 at 7:42pm. (Incorporation by reference as if fully set forth herein Schedule L)

Meadows stated that the subject property is:

1. owned by Calixto S. Hernandez;
2. located within 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 the tract:

1. Subject tracts are 0.55 acres and includes 1 property owner and 2 tax parcel
2. Size of surrounding tracts is an average of 0.7 acres

Meadows shared the compatibility with the existing Comprehensive Land Development Plan (items below that are bold and italicized may be selected as reasons why the proposed amendment is consistent with the 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.
  - 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 and sewer. Street/road frontage:

| Street/Road            | Road Frontage (feet) | Travel Lanes | Maintenance | Speed Limit (mph) | Average Daily Trips |
|------------------------|----------------------|--------------|-------------|-------------------|---------------------|
| E. 3 <sup>rd</sup> St. | 150                  | 2            | State       | 35                | 4,200 (2016)        |

The pedestrian master plan recommends sidewalk along E. 3<sup>rd</sup> St.

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

| Zoning District                | H-C    | B-1   |
|--------------------------------|--------|-------|
| Minimum lot size (square feet) | 10,000 | 8,000 |
| Minimum lot width              | 100’   | 80’   |
| Front/street building setback  | 10’    | 25’   |
| Side/rear building setback     | 0’     | 5’    |
| Height limitation              | 60’    | 35’   |

Meadows noted that 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 single family residential.
2. Surrounding land uses include; single family residential, sales, services, and motor vehicle repair.
3. Surrounded by R-10 and H-C zoning.

Meadows shared the Planning Board recommendations from the June 11, 2018 meeting:

1. The amendment is approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:

- a. Mixed use development for the subject property.
- b. 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.
- c. 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.
- d. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
- e. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
- f. Encourage the development of affordable housing.
- g. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- h. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Mayor Grimes closed the public hearing at 7:44pm.

**A motion that the map amendment to rezone ~0.55 acres from Highway-Commercial (H-C) to Neighborhood-Business (B-1), the properties are identified as 811 & 813 E. 3<sup>rd</sup> Street and parcel # 16887 & 16889 is approved and consistent with the adopted land development plan and any other officially adopted plan because the LDP recommends the following: mixed use development for the subject property, 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, encourage the development of affordable housing, continue to promote a variety of housing types to meet the demand of citizens from various economic levels and the action taken is reasonable in the public interest because it encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks and it limits 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.**

#### **OLD BUSINESS**

##### Campaign Fundraising Update

Keel stated that the contract between Convergent Nonprofit and Town of Siler City has come to an end. However, there is still potential money left out in the community. The Bray Park Aquatic Facility Campaign has currently earned \$254,570. Town of Siler City has spent \$96,208.01 to date, of which \$81,000 are fees paid to Convergent Nonprofit and \$15,208.01 are fees paid for travel and expenses. This totals a net profit of \$158,361.99. (Incorporation by reference as if fully set forth herein Schedule M)

Keel stated that Convergent Nonprofit spoke with staff in regards to the potential money left from prospects that haven't made a decision yet. There are two local prospects that will need to be spoken with regarding their pledges and 10 foundations. Staff has had zero interactions with the foundations. Convergent Nonprofit has agreed to stay on board and handle all the follow ups with the prospects at \$175 an hour. Convergent Nonprofit mentioned there would be little to no travel expense because most of the follow up work with the foundations can be done remotely. Staff reviewed the contract and found a clause stating that Convergent Nonprofit would only take up to 30% of the gross revenue brought in from the campaign.

Keel stated this meaning that for every hour Convergent Nonprofit works on the campaign we could expect another \$122.50 in revenue and \$52.50 in expenses. The \$175 hourly rate from Convergent Nonprofit is doubly discounted and since they haven't met their goal, we can expect them to be highly motivated to get closer to the goal. Staff recommends going forward with Convergent Nonprofit at the hourly rate to keep the momentum going on the Capital Campaign. If not, Parks and Recreation staff will need to redirect focus from other areas of priority to pick up where Convergent has left off. This will take considerable time to develop relationships and familiarize with local prospects and these foundations. As such, staff believes the relative cost of Convergent's continued involvement for another month to two months is less than the alternative of staff's bringing to completion the remaining revenue sources already identified. Parks and Recreation also has many projects underway and beginning in the near future. Convergent Nonprofit will allow staff to continue to progress with park projects and still increase the revenue of the Capital Campaign.

***A motion to approve the continuation of the Capital Campaign with Convergent Nonprofit was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.***

#### NEW BUSINESS

##### Street Name – JM Drive and Jets Way

Meadows stated that Lesa Chavis, Chatham County Emergency Operation Center (EOC) recently attended a conference meeting and learned that it is being suggested that entrances to parks, school ball fields, etc. be named for 911 purposes. Jordan Matthews High School submitted road naming request forms to the County EOC. The EOC has approved J M Drive and Jets Way (they are not duplicated anywhere else in the County). (Incorporation by reference as if fully set forth herein Schedule N)

***A motion to approve the street names JM Drive and Jets Way was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

#### MANAGERS REPORT

none

#### TOWN ATTORNEY INFORMATION

none

#### GOVERNING BODY COMMENTS

none

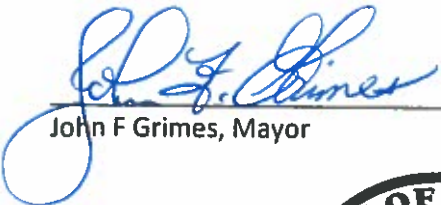
#### CLOSED SESSION

***A motion to go into closed session § 143-318.11 (a) (6) Closed sessions To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously.***

***A motion to come out of closed session was made by Commissioner Haiges, seconded by Mayor Pro Tem Cheek at 9:08pm.***

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 9:10pm.

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

**ATTEST:**

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

