

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, July 17, 2017** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Mayor Grimes gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Haiges recited the Town of Siler City Mission Statement and Commissioner Price 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, Finance Director Roy Lynch, Parks & Recreation Director Joseph Keel, Planning Director Jack Meadows, Police Chief Gary Tyson, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson shared an order update of the agenda.

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

CONSENT

A motion to approve the consent agenda which includes the 2017/2018 Fee Schedule Amendment, CBDG-I Documents and Project Ordinance, CBDG-ED Grant Administration RFP, Corporate Resolution – Carter Bank Account, ABC Board Travel Policy was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.

PUBLIC COMMENT

Louis Forrisi, 320 W 11th Street, Siler City

I have filed as a candidate for the Town Board. I look forward to working with members of this Town Board and Staff. I have noticed that our community has early voting for its municipal elections, but the voting site is in Pittsboro. I respectfully ask the Board to add at least one week of early voting to be held in Siler City. This will cut down on the drive for our citizens, and make it easier and less expensive to vote in our municipal election. The estimated cost for the Siler City site would be approximately \$4,243. The Town could either amend its budget to pay for it or ask Chatham County would be willing to split the tab or perhaps Chatham County would be willing to pick up the entire cost. I respectfully hope you will take the necessary action to insure our citizens can have early voting options in Siler City.

PRESENTATIONS

Introduction of Roy Lynch, Town of Siler City Finance Director

Thompson introduced Lynch. Lynch thanked the Board of Commissioners for the opportunity. The Board of Commissioners welcomed him.

Terry McInturff "Koo-Day-Tah" Downtown Music Series – Joan Underwood

Underwood stated that the Terry McInturff "Koo-Day-Tah" event will be held on Saturday, August 19 from 2pm to 11pm. Underwood stated they have requested NCDOT to close Chatham Avenue in addition to the normal streets closed.

National Night Out 2017

Tyson stated that the 2017 National Night Out event will be on August 1, 2017 from 6pm to 9pm and shared a map, t-shirts and hats with the Board of Commissioners.

Convergent Report on Fundraising Feasibility for Bray Park Swimming Pool Construction Project

Rick Kiernan and David Popen shared the results and recommendations of the feasibility study for the swimming pool project.

The consensus of the Board of Commissioners was to have a special meeting on Thursday, August 3, 2017 at 6:30pm to discuss the project.

Affordable Housing Update

Thompson stated nearly one year ago, the Town of Siler City partnered with Goldston, Pittsboro and Chatham County governments to explore and study the status of affordable housing in Chatham County and the various incorporated jurisdictions within the County and to identify methods by which quality and quantity of affordable housing enhanced county-wide. In this regard, Chatham County government took the lead by requesting each jurisdiction to appoint one member of its governing body and one member from amongst its staff to join the committee sought to be formed. Additionally, Chatham County agreed to pay the cost of this effort, which included contracting with the Triangle J Council of Governments (Triangle J). Triangle J was charged with providing facilitation services and their professional staff to form the foundation of and guidance for this project. This venture into the study of affordable housing focuses primarily on rental housing. Whereas, future studies will draw focuses to other areas concerning affordable housing, such as affordable housing for home ownership.

When this project was first introduced to the Siler City Board of Commissioners, the Town Board agreed that this is an important issue to explore, as gains in this area are critical in serving the needs of this and other communities around Chatham County. However, the Siler City Board of Commissioners did make clear that it believes that affordable housing is the responsibility of all communities within the County, not just Siler City. This was stated in recognition that, arguably, the Town of Siler City community presently shares the largest burden of affordable housing when compared to all other areas of the County, including Pittsboro and Goldston. Mayor Pro Tem Cheek was designated as the primary committee participant for the Siler City Board of Commissioners, and Commissioner Chip Price was named as the alternate member representing the Town Board. Bryan Thompson, Town Manager, was listed as the primary staff member to be supplied the subject committee.

Through the Chatham Housing Committee process, the Town of Siler City has been consistently represented by either Cheek or Price (sometimes both) and by Thompson. Jack Meadows, Planning and Community Development Director, attended one meeting when Thompson was unable to join.

The Chatham Housing Committee, with the leading assistance from Triangle J, has conducted studies on demographic, rental housing stock, rental housing practices, zoning impediments, best practices, and creative solutions. Guest speakers within various facets of the world of affordable housing offered presentations of their programs, where they've been successful and where they have fallen short of achieving certain goals, relative to their efforts to enhance the access to and sustainability of quality affordable housing within their communities/jurisdictions.

As this initial project nears its conclusion, Staff wishes to offer this update and provide portions of the draft document, which is currently being refined, for the Board's review. Thompson stated that the full document and formal presentation will be provided the Board in the near future.

PUBLIC HEARINGS

Public Comment and Discussion of Possible Temporary Moratorium Ordinance on Sweepstakes Businesses

Mayor Grimes opened the public hearing for the purpose of the hearing is to receive public comment and to discuss a possible temporary ninety (90) day moratorium ordinance on "adult arcades", "sweepstakes businesses", "skill games" businesses and any other similar business by whatever name know, which would suspend all development approvals or processing of applications for such businesses, pursuant to N.C.G.S. §160A-381(e) to allow the Town to review its current Unified Development Ordinance (UDO) and Town Code for possible amendments at 8:05pm.

Morgan shared a draft ordinance resolution with the Board of Commissioners and stated pursuant to statute, the moratorium must be created by an ordinance. The ordinance must include, at the time of its adoption, the following:

- i. A clear statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the County and why those alternative courses of action were not deemed adequate.
- ii. A clear statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.
- iii. An express date for termination of the moratorium and a statement setting forth why that duration is reasonable necessary to address the problems or conditions leading to imposition of the moratorium.
- iv. A clear statement of the actions and the schedule for those actions, proposed to be taken by the Town during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

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

A motion to approve the Ordinance of the Town of Siler City Providing For a Ninety Day Moratorium On the Establishment of Internet Sweepstakes Cafes, Adult Arcades & Other Similar Facilities as presented was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

Mountaire Farms requests to rezone 1.151 acres from H-C to H-I. The subject property is identified as 1240 E. 11th St. and parcel # 16770

Mayor Grimes opened the public hearing for a rezoning request for Mountaire Farms to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel #16770 at 8:11pm.

The subject property is:

1. owned by Mountaire Farms;
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 the tract:

1. Subject tract is 1.151 acres and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 10.1 acres

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

1. General commercial development for the subject property. Commercial goals, objectives, and strategies:
 - a. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - b. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
 - c. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
 - d. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - e. These areas are generally located along major thoroughfares that contain a variety of commercial uses.
 - i. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public.
 - ii. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.
2. Industrial development for the adjacent property to the north, west, and south. Industrial goals, objectives, and strategies:
 - a. Attracting diverse industrial development that will stimulate the economy.
 - b. Encouraging industrial development that is environmentally friendly.
 - c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
 - d. Identifying adequate land for future industrial development
 - e. Supporting existing industry
 - f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
 - g. Making the extensions of water and sewer service to identified industrial areas a top priority.
 - h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
 - i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
 - j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
 - k. Encouraging warehousing and assembly uses.
 - l. Encouraging water reuse and industrial recycling for new and existing industry.
 - m. Developing an industrial incentive policy and program.

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 rd St.	195	2	State	35	5,200 (2012)
E. 11 th St.	185	5	State	45	19,000 (2015)

The pedestrian master plan recommends sidewalk along the south side of E. 3rd St. and south side of E. 11th St.

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

Zoning District	H-C	H-I
Minimum lot size (square feet)	10,000	0
Minimum lot width	100'	100'
Front/street building setback	10'	40'
Side/rear building setback	0'	25'
Height limitation	60'	90'

Meadows stated 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 vacant.
2. Surrounding land uses include; warehouse distribution center, vacant, and poultry processing plant.
3. Surrounded by H-I and H-C zoning.

Meadows shared the Planning Board recommendations from the July 10, 2017:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. General commercial development for the subject property.
 - b. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - c. Industrial development for the adjacent property to the north, west, and south.
 - d. Attracting diverse industrial development that will stimulate the economy.
 - e. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
 - f. Supporting existing industry.
2. Approve the amendment:
 - a. Because of changed or changing conditions in a particular neighborhood or community as a whole; and
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan.

Mayor Grimes closed the public hearing at 8:13pm.

A motion that the map amendment for Mountaire Farms to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel #16770 is consistent with the adopted Land Development Plan and any other officially adopted plan because general commercial development for the subject property, encourage attractive commercial development in appropriate locations suitable for commercial purposes, industrial development for the adjacent property to the north, west, and south, attracting diverse industrial development that will stimulate the economy, encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing, supporting existing industry was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

A motion that the map amendment for Mountaire Farms to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel #16770 is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the map amendment for Mountaire Farms to rezone 1.151 acres from H-C to H-I, the subject property is identified as 1240 E. 11th St. and parcel #16770 to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

Mountaire Farms requests to rezone 0.471 acre from H-C to H-I. The subject property is identified as 1314 E. 11th Street and parcel # 16658

Mayor Grimes opened the public hearing for Mountaire Farms requests to rezone 0.471 acre from H-C to H-I, the subject property is identified as 1314 E. 11th Street and parcel #16658 at 8:15pm.

Meadows stated that the subject property is:

1. owned by Mountaire Farms;
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 the tract:

1. Subject tracts are 0.471 acre and includes 1 property owner and 1 tax parcel
2. Size of surrounding tracts is an average of 10.1 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. General commercial development for the subject property. Commercial goals, objectives, and strategies:
 - a. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - b. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
 - c. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
 - d. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - e. These areas are generally located along major thoroughfares that contain a variety of commercial uses.
 - i. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public.
 - ii. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.
2. Industrial development for the adjacent property to the north and south. Industrial goals, objectives, and strategies:

- a. Attracting diverse industrial development that will stimulate the economy.
- b. Encouraging industrial development that is environmentally friendly.
- c. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
- d. Identifying adequate land for future industrial development
- e. Supporting existing industry
- f. Preserving the sites best suited for office and industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired uses from the area).
- g. Making the extensions of water and sewer service to identified industrial areas a top priority.
- h. Continuing to review industrial zoning use limitations based upon a Standard Industrial Code classification system in order to eliminate incompatible industries.
- i. Developing zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
- j. Requiring that, as a condition of receiving public water and/or sewer service, all new industrial developments are incorporated into the Town limits.
- k. Encouraging warehousing and assembly uses.
- l. Encouraging water reuse and industrial recycling for new and existing industry.
- m. Developing an industrial incentive policy and program.

Meadows shared 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 rd St.	120	2	State	35	5,200 (2012)
E. 11 th St.	100	5	State	45	19,000 (2015)

The pedestrian master plan recommends sidewalk along the south side of E. 3rd St. and south side of E. 11th St.

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

Zoning District	H-C	H-I
Minimum lot size (square feet)	10,000	0
Minimum lot width	100'	100'
Front/street building setback	10'	40'
Side/rear building setback	0'	25'
Height limitation	60'	90'

Meadows stated 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 vacant.
2. Surrounding land uses include; warehouse distribution center, vacant, and auto repair/maintenance.
3. Surrounded by H-I and H-C zoning.

Meadows shared the Planning Board recommendations from the July 10, 2017 meeting:

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

- a. General commercial development for the subject property.
 - b. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - c. Industrial development for the adjacent property to the north, west, and south.
 - d. Attracting diverse industrial development that will stimulate the economy.
 - e. Encouraging industrial land uses that require appropriate amounts of public water for their manufacturing processing.
 - f. Supporting existing industry.
2. Approve the amendment:
- a. Because of changed or changing conditions in a particular neighborhood or community as a whole; and

To promote and forward the purposes of the adopted Siler City Land Development Plan.

Mayor Grimes closed the public hearing at 8:16pm.

A motion that the map amendment for Mountaire Farms requests to rezone 0.471 acre from H-C to H-I, the subject property is identified as 1314 E. 11th Street and parcel #16658 is consistent with the adopted Land Development Plan and any other officially adopted plan because general commercial development for the subject property, encourage attractive commercial development in appropriate locations suitable for commercial purposes, attracting diverse industrial development that will stimulate the economy was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the map amendment for Mountaire Farms requests to rezone 0.471 acre from H-C to H-I, the subject property is identified as 1314 E. 11th Street and parcel #16658 is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Commissioner Haiges, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion to approve the map amendment for Mountaire Farms requests to rezone 0.471 acre from H-C to H-I, the subject property is identified as 1314 E. 11th Street and parcel #16658 because of changed or changing conditions in a particular neighborhood or community as a whole, to promote and forward the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved.

OLD BUSINESS

Parks & Recreation Advisory Committee

Thompson stated on March 30, 2017, the Siler City Board of Commissioners approved a resolution to reconstitute the Siler City Parks & Recreation Advisory Committee which will consist of seven (7) members.

After advertising the following have shown interested in being appointed:

Guile Jonathan Contreras	1813 N Chatham Avenue	Siler City, NC 27344
Tina Stone Graves	1320 Quartet Run	Siler City, NC 27344
Maggie Smith	109A Miss Jane Way	Siler City, NC 27344

The consensus of the Board of Commissioners was to table the appointments until more individuals show interest.

NEW BUSINESS

TARPO Board Appointment

Thompson stated that Mayor Grimes and the Town of Siler City Board of Commissioners is requested to make an appointment, from amongst its membership, to the Triangle Area Rural Planning Organization (TARPO). Presently, Mayor Pro Tem Cheek serves as the Board appointed member representing the Town of Siler City. The Board may elect to reappoint Mayor Pro Tem Cheek. Alternatively, the Board may choose to appoint another member of the Board of Commissioners. The commitment, at a minimum, for this appointment is the attendance to monthly TARPO meetings and report back to the Board of Commissioners any pertinent information derived from such meetings.

A motion to appoint Mayor Pro Tem Cheek to serve as representative of the Town on the TARPO Board of Directors was made by Commissioner Bray, seconded by Commissioner Price and unanimously approved.

MANAGERS REPORT

Thompson shared the 2017/2018 ABC Board budget.

TOWN ATTORNEY INFORMATION

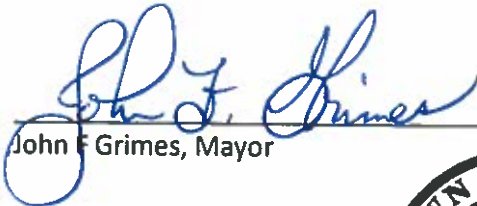
none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:39pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

