

**TOWN OF SILER CITY**

The Siler City Downtown Advisory Committee met in Regular Session on Tuesday, June 22, 2021 at 5:30 pm through remote electronic meeting conducted by simultaneous communication via Zoom with Vice Chair Wilson presiding. Meadows read the mission statement.

**DOWNTOWN ADVISORY COMMITTEE MEMBERS PRESENT:** Tim Booras, Denis de St. Aubin Jr. 5:30 to 6:00, Wren Farrar, Loretta Kivett, Sam Testerman at 5:52, Cecil Wilson

**DOWNTOWN ADVISORY COMMITTEE MEMBERS ABSENT:** Jason Hoyle, Bill Horner, Richard Szary

**TOWN STAFF PRESENT:** Planning Director Jack Meadows, Permit Specialist Justin Bridges

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

*A motion was made by Booras to approve the agenda, seconded by Farrar & unanimously approved.*

**CONSENT**

*A motion was made by Booras to approve the May 18, 2021 minutes, seconded by Farrar, & unanimously approved.*

**OLD BUSINESS**

a) 2021 Priority List of Recommendations

1) No Cost

- a) Public Works – Street Sweeper, Shopping Dispenser (Rich)  
Szary was going contact the Public Works Director and report back to the committee.
- b) Duke Energy Grant (Rich)  
The grant application was submitted. SCDO made the application.
- c) Road Diet – Second Avenue (Jack)  
The Town and NCDOT are taking a look a roads to see if some of them can be put on a 'diet', which would open up the opportunity for things like parking, bike lanes, streetscape improvements. The Town was awarded a grant from NCDOT in the total amount of \$61,600. The Town gave a 10% match to make it a \$77,000 grant for these studies. The planning director will report back to the committee on this.
- d) Siler City Mills – DFI project (Jack)  
The Town was awarded \$300,000 in Brownfield grants to be used for environmental site assessments.
- e) UNC Graduate Student Project (Jack)  
The application is in and planning may hear back by the end of July.
- f) Main Street Rural Planning Center (MSRPC) to conduct a Downtown Visual Assessment (provide an objective eye to recommend improvements based on established downtown revitalization) - \$150  
This was one of the recommendations in the Strategic Plan. Could be done by Bruce Naegelen and his team by late summer.
- g) Local Historic District Pros vs. Cons (Wren)

Farrar reported to the committee concerning pros and cons concerning local historic districts. Farrar spoke about what a local historic district is, how to establish a local historic district, what the advantages of having a local historic district are and also what the disadvantages of having local historic districts. Their will be a subcommittee meeting and further conversation on this.

- h) Parking Plan (Rich)
  - a. Limits, handicap spaces, loading zones, signs, fines, enforcement
  - b. Municipal Parking Lot
    - i. E. 2<sup>nd</sup> St. – P# 62035 – owned by Campbell
    - ii. N. Chatham Ave. – P# - owned by Wren
    - iii. E. Beaver St. – P# - owned by Town
    - iv. RR row along Birch Ave. – owned by Norfolk

Szary can give an update on the parking plan at the July meeting.

- i) NCDOT
  - a. No trucks on Chatham Ave. in Downtown except for trucks delivering to Downtown buildings – Town take over maintenance (termini, traffic lights, cost)

Planning reported that if NCDOT is going to maintain Chatham Ave. that they are not going to make it a no truck route. The alternative is for the Town to take over maintenance. The committee wanted to know what the cost of the Town maintenance would be before advising to pursue this or not. That'd be maintenance costs and the cost of traffic lights. The committee agreed that the termini would be what has already been designated as Downtown area.

- b. Turn lane signage at E. Raleigh St. and 2<sup>nd</sup> Ave.

Planning is waiting on NCDOT's assessment of this to report back.

- j) UDO Amendment – Open space and recreational requirement for downtown residential exceeding 12 units (Jack)

Open space and recreational facilities would currently be required on site for downtown residential developments exceeding 12 units, or the developer could pay a fee to Parks and Recreation and half of the open space requirement would have to be provided on site. The conversation had to do with land being tight downtown. It was discussed that a UDO Amendment would be an incentive for downtown development exceeding 12 units. The committee agreed to have this moved forward.

- k) Economic Development Strategic Plan Advocacy (Rich)

Planning discussed that this will likely stay on the committee's radar and that Szary can discuss at an upcoming meeting.

## 2) Includes Cost

- a) Landscape Plan – City Hall (Jack)

What is being looked at here is the land that city hall, the fire department and police station is located. The Town has a landscape budget for Town property. The idea is to hire a landscape architect and get a cost estimate. The ask would be to use some of the landscaping money to hire an architect to draw up a landscape plan. The idea was also brought up to see if the ag department at Chatham Central or NC State

might have someone or a student that would be interested in drawing up a landscape plan.

b) Downtown Budget (Jack)

Planning shared the items that were approved by the Town Board recently; The Planner I position was approved. \$4,000 was approved for a streetscape plan for Chatham Avenue. \$15,000 was approved for trash receptacles. \$1,000 was approved to send committee members to the upcoming Main Street conference. \$1,500 was approved to start the application for the Town to become a Main Street Community.

c) Bond Program

The committee had been talking about the topic of bonds. Planning found an old article and reported that on November 20<sup>th</sup> of 1980 Siler City had issued a bond. Sanford was also mentioned as a Town that had done this that the committee could learn from. A bond could be a way to come of with large amounts of money to do some of the projects of interest in the future.

d) Public alley maintenance survey (Denis)

De St. Aubin Jr. can report at the July meeting.

b) Business/Property Owner Update Letter in English/Spanish (Rich) (send with public comment meeting invite in August 2021)

#### REPORTS

a) Planning and Community Development Department

Committee roster: Farrar, Booras & Wilson were all reappointed to a second term. Their next term ends in 2024.

Planning Notes: The house at 125 W. Beaver was demoed. Thirsty Skull Brewing is looking to open up soon. A mural permit was approved for 127 A S. Birch Avenue. Concerning the Third Street closing for Mountaire there will be a public hearing on August 2<sup>nd</sup> at Jordan Matthews High School.

#### FUTURE BUSINESS

a) Next Meetings @ 5:30 on Jul. 27, Aug. 24, Sep. 28, Oct. 26, Nov. 16

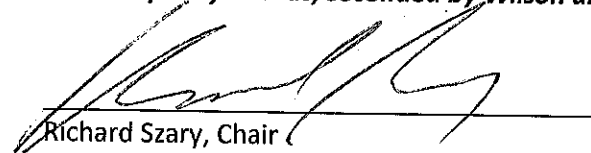
The meeting in July and going forward will be held in person at Wren Memorial Library and via Zoom.

b) 2021 Priority List of Recommendations

- 1) Identify Draft Project List – Aug. 24, 2021
- 2) Public Comment on Draft Project List – Sep. 28, 2021
- 3) Approve Priority List – Oct. 26, 2021
- 4) Approve PowerPoint Presentation – Nov. 16, 2021
- 5) Present to Town Board – Jan. 3, 2022

#### ADJOURNMENT

*With no further business a motion was made to adjourn at 6:49 pm by Booras, seconded by Wilson and unanimously approved.*

  
Richard Szary, Chair

ATTEST:

*Justin Bridges*

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Justin Bridges, Permit Specialist