

TOWN OF SILER CITY

The Siler City Downtown Advisory Committee met in Regular Session on Tuesday, September 28, 2021 at 5:30 pm via remote electronic meeting conducted by simultaneous communication via Zoom with Chair Szary presiding. Szary read the mission statement.

DOWNTOWN ADVISORY COMMITTEE MEMBERS PRESENT: Denis de St. Aubin Jr., Tim Booras, Wren Farrar, Loretta Kivett at 5:44, Richard Szary, Sam Testerman, Cecil Wilson

DOWNTOWN ADVISORY COMMITTEE MEMBERS ABSENT: Bill Horner, Jason Hoyle

OTHERS PRESENT: Lisa Fedele, Sue 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 de St. Aubin Jr. & unanimously approved.

CONSENT

A motion was made by de St. Aubin Jr. to approve the August 24, 2021 minutes, seconded by Wilson, & unanimously approved.

PUBLIC COMMENT ON POTENTIAL LIST OF RECOMMENDATIONS

Lisa Fedele at the old Farmers Alliance building recommended adding to the list: She asked the question, what is the long-term strategy for residential garbage with the creation of new downtown apartments. She stated that she is already seeing issues with household garbage at the Farmers Alliance, in which illegal dumping is happening. Lisa has had communications with the Public Works Director concerning this. The following changes have been implemented: empty dumpsters 2-3 times per week, combination locks on gates, and installation of illegal dumping signs. Staff and the committee discussed that this item could be placed on the list of recommendations going forward. Planning noted that about 700 email invites were sent out to the community for this public comment meeting and 155 letters were mailed out to property owners and business owners in English/Spanish.

NEW BUSINESS

- a) Procedure for prioritizing recommendation list
The example from last year was two spreadsheets: One was no cost items, the other was cost items. The committee ranked both lists last year. The committee agreed to work with the same procedure as last year. Planning will send out the lists and the committee will begin to rank them.

REPORTS

- a) Duke Energy Hometown Revitalization Grant
Duke Energy recently awarded Siler City \$5,000 for the façade/building rehab program. The funds were awarded to SCDO.
- b) Community Revitalization Project for UNC Grad Students

Email communication with planning staff from UNC noted that they did not have a team to work on this project this semester. Planning will resubmit for the spring semester. Staff will obtain a cost estimate from UNC Development Finance Initiative (DFI) to provide the same service.

- c) Planner 1
Some applications have been received and the interview process has started for the position. ss
- d) Visual Assessment
Bruce Naegelen sent planning a draft recommendation and the thought from planning was that there were several items from it that could be on the recommendation list for next year. The report will be shared with the committee when it is ready.
- e) USDA Rural Business Development Grant for Chatham Ave. streetscape plan
The funding for the engineer has been received to make a grant application. The application process usually opens in the spring so planning thinks that communications concerning this should be in early 2022.
- f) Siler City Merchants Association
They are continuing to work with the 250 committee and refining the date for the Siler City parade which now looks to be in November instead of October.
- g) Siler City Development Organization
The main work right now is façade grants and building rehab, which are in process.
- h) Planning and Community Development Department
Planning has a list of about 30 commercial buildings that are in Town, and letters were sent out to those property owners concerning minimum nonresidential issues that need to be addressed, along with resources to help them. It was noted that the old Hair World building had a roof collapse recently. The minimum nonresidential code was mentioned as a future help so that potentially this type of thing does not happen again. Zoning and building permits have been issued for the renovation of the building beside Farmers Alliance, that is going to be converted to four apartments upstairs and two commercial spaces. Zoning permit has been issues for the restaurant/brewery/butcher shop at 120 W. Raleigh St.

FUTURE BUSINESS


- a) Approve Priority List – Oct. 26, 2021 – meeting via Zoom.
- b) Approve PowerPoint Presentation and 2022 Calendar – Nov. 16, 2021 – meeting via Zoom.
- c) Present to Town Board on December 6, 2021.

COMMITTEE MEMBER COMMENTS

Lisa Fedele offered to help with market research, feasibility analysis, and financial modeling project for the S. Chatham Ave. and E. Beaver St. property.

ADJOURNMENT

With no further business a motion was made to adjourn at 6:18 pm by Wilson, seconded by Szary and unanimously approved.


Richard Szary, Chair

ATTEST:

Justin Bridges

Justin Bridges, Permit Specialist