

TOWN OF SILER CITY
 BOARD OF COMMISSIONERS
 February 20, 2023, MINUTES
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TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, February 20, 2023**, at 6:30pm in Multipurpose at the Wren Memorial Library with Mayor Price presiding. Mayor Price gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Underwood recited the Town of Siler City Mission Statement and Commissioner Boone recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Cindy Bray, Norma Boone, Curtis Brown, Lewis Fadely, Bill Haiges, and Thomas "Chip" Price, and James Underwood

TOWN STAFF PRESENT: Town Manager Hank Raper, Community Development Director Jack Meadows, Finance Director Mandy Cartrette, Town Attorney William Morgan, Parks and Recreation Director Jack Clelland, Public Works Director Cal Pettiford, Public Utilities Director Chris McCorquodale, Planning Director, Jennifer Baptiste, Police Chief Mike Wagner and Budget Manager Jenifer Johnson and Town Clerk Kimberly Pickard.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Town Attorney William Morgan asked to add Closed Session *§143-318.11(a)(3) To consult with an attorney* and Commissioner Fadely requested 3.2 Proposed Pool Hours of Operation under the consent agenda to be move to New Business.

A motion to approve the agenda amendments was made by Commissioner Brown, seconded by Mayor Pro Tem Haiges, and unanimously approved.

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

CONSENT AGENDA

A motion to approve the consent agenda which includes the February 6, 2023, Minutes (Incorporation by reference as if fully set forth herein Schedule A) was made by Commissioner Brown, seconded by Mayor Pro Tem Haiges, and unanimously approved.

PUBLIC HEARING

Jacqueline Headen & Christian Lenoir request to rezone 1.270 acres from Residential-10 (R-10) to General-Commercial-Conditional (G-C-C). The proposed use is a Restaurant (Including Carry Out, Delivery Service, Consumption Outside Enclosed Structure). The subject property is located at 1111 Alston Bridge Rd. and is identified as parcel # 70152.

Mayor Price opened the public hearing for Jacqueline Headen & Christian Lenoir request to rezone 1.27 acres from Residential-10 (R-10) to General-Commercial-Conditional (G-C-C) at 6:41pm. (Incorporation by reference as if fully set forth herein Schedule C)

Jack Meadows, Community Development Director shared the following property information: Jacqueline Headen & Christian Lenoir request to rezone 1.27 acres from Residential-10 (R-10) to General-Commercial-Conditional (G-C-C). The proposed use is a restaurant (including carry out, delivery service, consumption outside enclosed structure). The subject property is located at 1111 Alston Bridge Rd. and is identified as parcel # 70152.

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The subject property is:

1. owned by Jackie M. Headen
2. located inside of the corporate limits
3. located within a special flood hazard area
4. surrounded by tracts with an average area of 2.8 acres

Meadows stated that the Land Development Plan (LDP recommends:

1. Medium-density Residential and Conservation & Recreation for the subject property
2. Medium-density Residential 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. Permit residential development at a moderate density that is consistent with historical development patterns in the Town.
 - e. Maintain the integrity of existing neighborhoods.
 - f. Promote walkable, interconnected neighborhoods.
 - g. Encourage the development of affordable housing.
 - h. Encourage provision of recreation and park land for Town residents.
 - i. Encourage efficient use of transportation networks.
3. Medium-density Residential Strategies
 - a. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer to these areas should be a top priority.
 - b. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - c. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - d. 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.
 - e. Encourage in-fill development in established residential areas.
 - f. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - g. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - h. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - i. Promote cluster development with usable open space and amenities.
 - j. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - k. Encourage planned developments.
 - l. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - m. 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.

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- n. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - o. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - p. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - q. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - r. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - s. Develop a planting plan for street trees along public rights-of-way.
 - t. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
 - u. Modify the development ordinances to be more user friendly where possible.
 - v. Develop policies to encourage maintenance of structures.
 - w. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - x. 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.
4. 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.
5. 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 shared the following Infrastructure information:

Meadows shared the following infrastructure information:

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1. Public water and sewer are located along Alston Bridge Rd.
2. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Alston Bridge Rd.	260	2	NCDOT	35	3,000 (2016)

Meadows shared the Impact on Landowners, Immediate Neighbors, and Surrounding Community:

1. Zoning Districts
 - a. The R-10 district is designed primarily to accommodate single-family detached residential uses, excluding manufactured homes, at medium densities in areas served by Town water and sewer facilities. Two-Family and multi-family residences are allowed in the R-10 district.
 - b. The G-C (general-commercial) district is designed to accommodate mixed uses (retail, restaurants, offices, and multi-family residential) outside of the town's central business district.

2. Dimensional Standards:

Zoning District	R-10	G-C
Minimum lot size (square feet)	10,000	0
Recommended minimum lot width	80'	100'
Street right-of-way building setback	30'	15'
Lot boundary building setback	10'	0'
Height limitation	40'	60'
Maximum freestanding sign surface area (square feet)	40	110
Maximum freestanding sign height	10'	20'

3. Proposed activities:
 - a. Number of employees: 2-10
 - b. Number of seats for customers: 4
 - c. Number of tables for customers: 1
 - d. Number of parking spaces: 4-6
 - e. Hours of operation: 12p-12a
 - f. Install a grease trap per Town Utility ordinance
 - g. Obtain foodservice approval from County Environmental Health
4. See attached a draft of conditional zoning conditions to be considered

Meadows shared the relationship of uses

1. Current use of subject property is existing vacant nonresidential building.
2. Surrounding land uses include; vacant lots, and single family residential.
3. Surrounded by R-10 zoning.

Meadows shared the Planning Board recommendation (January 9, 2023)

1. 7-0 vote
2. Table the item until the February 13, 2023 Planning Board meeting due to lack of response to Staff review letter dated December 12, 2022

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Meadows shared the Planning Board recommendations from the February 13, 2023 meeting:

1. Unanimous vote
2. To approve the ordinance amending the official zoning map including the conditions consented by the applicant; and
3. That the action is inconsistent with the adopted future land use map because the land development plan recommends medium-density residential; and
4. To approve the ordinance amending the adopted future land use map.

A motion to close the public hearing at 6:53 pm in the library meeting room was made by Commissioner Fadely at 6:35pm, seconded by Mayor Pro Tem Haiges, and unanimously approved.

A motion to approve the ordinance amending the official zoning map for Jacqueline Headen & Christopher Lenoir to rezone 1.270 acres from Residential-10 (R-10) to General-Commercial-Conditional (G-C-C), The proposed use is a restaurant including carry out, delivery service, consumption outside enclosed structure. The subject property is located at 1111 Alston Bridge Rd and is identified as parcel # 70152 and includes the following conditions:

- a. ***Rezone from R-10 to G-C-C***
- b. ***Proposed Use: restaurant (carry out, delivery service, consumption outside fully enclosed structure allowed)***
- c. ***Service hours of operation: 9:00 am to 11:00 pm***
- d. ***Total area of new imperviousness is less than 7 percent***
- e. ***Total area of cumulative disturbance is less than 1 acre***
- f. ***Increase the size of the existing nonresidential building (25'x30' rear addition, 12'x 30' front addition)***
- g. ***10 feet wide bufferyard along all property boundaries***
- h. ***Type B screen along the right-of-way of Alston Bridge Rd. and along boundary with the property addressed as 1117 Alston Bridge Road***
- i. ***Maintain 15'x150' sight distance triangles at all driveways***
- j. ***The development shall also meet the recommended lighting levels in foot-candles by building type as listed on pages 31-32 of CPTED and Lighting: Reducing Crime, Improving Security Guide Book for Design Professionals #2.***
- k. ***All future performance guarantee request shall be approved by the Board of Commissioners as a major conditional zoning modification during a future legislative hearing.***
- l. ***Article XX and Appendix J of the UDO provides guidance for the revocation, duration, expiration, and vested rights of conditional zoning approvals. If a conditional zoning approval expires, then new application and fees are required prior to further development.***

Consented by the applicant, and that the action is inconsistent with adopted land development plan to approve the ordinance amending the future land map and that the proposed amendment is reasonable because it modifies the ordinance to allow a restaurant with hours of service from 9:00am until 11:00pm was made by Commissioner Fadely seconded by Mayor Pro Tem Haiges and unanimously approved.

Mark Clark request to rezone 2.85 acres from Agriculture-Residential (A-R) to Highway-Commercial-Conditional (H-C-C). The proposed use is sale and manufacture (of goods, merchandise, equipment) and motor vehicle (sales, rental, repair, maintenance). The subject property is located at 11330 US 64 W. and is identified as parcel # 11756, 72008.

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Mayor Price opened the public hearing for Mark Clark request to rezone 2.85 acres from Agriculture-Residential (A-R) to Highway-Commercial-Conditional (H-C-C) at 6:55pm. (Incorporation by reference as if fully set forth herein Schedule D)

Community Development Director Jack Meadows shared the following property information:

The subject property is:

1. owned by Piedmont LS Inc.
2. located outside of the corporate limits
3. surrounded by tracts with an average area of 15.6 acres

Meadows stated that the adopted Land Development Plan (LDP) recommends:

4. Rural Residential for the subject property:
5. Rural Residential Objectives
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. Improve the appearance of properties.
 - c. Permit residential development at a density in keeping with the rural character of areas surrounding the Town.
 - d. Limit Town provision of public infrastructure such as water, sewer, and road improvements in areas designated as rural.
 - e. Encourage agricultural use of the land
 - f. Encourage efficient use of transportation networks.
6. Rural Residential Strategies
 - a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. 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.
 - c. Encourage in-fill development in established residential areas.
 - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - e. Promote cluster development with usable open space and amenities.
 - f. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - g. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - h. 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.
 - i. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - j. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - k. Develop a planting plan for street trees along public rights-of-way.
 - l. Promote land uses that are compatible with the future growth and development of Siler City Municipal Airport.
 - m. Modify the development ordinances to be more user friendly where possible.



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- n. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- o. 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.

Meadows shared the following Infrastructure information:

- 1. Public water is located along US 64 W.
- 2. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
US 64 W.	715	4	NCDOT	55	15,000 (2021)
Harold Hart Rd.	725	2	NCDOT	55	NA
Pottery Ln.	175	2	NCDOT	55	NA

Impact on Landowners, Immediate Neighbors, and Surrounding Community

- 1. Zoning Districts
 - a. The A-R district is designed to accommodate agricultural and residential uses normally associated with:
 - i. agricultural uses normally associated with large tracts of uninhabited land near the fringe of urban areas.
 - ii. single-family residential development in areas not served by town or county water and sewer facilities and that are not yet appropriate for development at higher densities. Some types of manufactured homes are allowed to be used for single-family residential purposes in this district.
 - b. The H-C (highway-commercial) district is designed to accommodate the widest range of commercial activities including businesses that primarily draw from and provide services to major thoroughfares.

5. Dimensional Standards:

Zoning District	A-R	H-C
Minimum lot size (square feet)	40,000	0
Recommended minimum lot width	100'	100'
Street right-of-way building setback	40'	10'
Lot boundary building setback	20'	0'
Height limitation	40'	60'
Maximum freestanding sign surface area (square feet)	40	110
Maximum freestanding sign height	10'	20'

6. Proposed activities:

- a. Existing 1,600 square feet building
- b. Connect to County water
- c. Served by private septic system (maximum of 4 employees)
- d. Provide 3 parking spaces
- e. Install infiltration basin
- f. Vehicle trips per day:

- i. 10 trucks
 - ii. 2 employee vehicles
 - g. Hours of operation:
 - i. 8a-5p Monday – Friday
 - ii. 8a-12p Saturday
- 7. See attached a draft of conditional zoning conditions to be considered

Relationship of Uses

- 4. Current use of subject property is existing vacant nonresidential building.
- 5. Surrounding land uses include; vacant lots, agriculture, church, and single family residential.
- 6. Surrounded by A-R zoning.

Public Comment:

- 1. To: Planning Board
- 2. RE: Conditional Zoning 11330 US 64 W Community Concerns
 - a. There are some concerns about the Highway Commercial- Conditional zoning of this property. The scope of the conditions of this rezoning are too broad and we ask that you consider narrowing the scope of this zoning request as follows:
 - i. Cap the square footage of any future buildings placed on the property. The current building is 1600 square foot and a limit should be placed on future buildings so as not to change the rural character of the area.
 - ii. There is not a limit to the display of goods on the property. Please consider limiting it to a display of goods indoors with a maximum number of goods outdoors. Also, if a high number of goods (mainly concerned about automobiles) are displayed outdoors, please consider requiring a privacy fence to be installed, again to maintain the rural character.
 - iii. There is also a question about the capability of Harold Hart Road, due to its width, being able to handle the big trucks allowed to come in and turn into the property. DOT first recommended placing the entrance off Pottery Lane but the applicant felt that would require too much grading.
 - b. In conclusion, we do not have issues with a business being located at this address. Our main concerns are that the applicant is not looking to open a business at this location and is only trying to push a Commercial Zoning request through to sell the property. We feel such a broad Zoning would allow any business to purchase this land and basically do whatever they want at the location. Our goal is to maintain the rural character of our community and stop any issues with the traffic flow before the issues are allowed to start. We request that you look at narrowing the scope of the zoning to maintain the rural character of our neighborhood.
 - c. Thank you for your time and consideration.

Meadows shared the Planning Board recommendation (January 9, 2023)

- 3. 7-0 vote
- 4. Table the item until the February 13, 2023 Planning Board meeting due to community concerns and potential conditions to be considered

Planning Board Recommendation (February 13, 2023)

- 5. 6-1 vote

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6. To approve the ordinance amending the official zoning map including the conditions consented by the applicant; and
7. That the action is inconsistent with the adopted future land use map because the land development plan recommends rural residential; and
8. To approve the ordinance amending the adopted future land use map.

A motion to close the public hearing at 7:08pm in the library meeting room was made by Mayor Price and seconded by Mayor Pro Tem Haiges, and unanimously approved.

A motion to approve the ordinance amending the official zoning map by the applicant Mark Clark to rezone 2.85 acres from Agriculture-Residential (A-R) to Highway-Commercial-Conditional (H-C-C). The proposed use is sale and manufacture of (goods, merchandise, equipment) and motor vehicle (sales, rental, repair & maintenance). The subject property is located at 113300 US 64 W. and is identified as parcel #11756 and 72008 and including the following conditions: A. Rezone from A-R to H-C-C Principle uses approved:

Sale and rental of goods, merchandise, and equipment

1. ***storage and display of goods, merchandise, and equipment outside fully enclosed building***

a. Low volume traffic generation

- i. ***construction/farm equipment***
- ii. ***construction/farm equipment implements/attachments***
- iii. ***construction/farm trailers***
- iv. ***utility vehicles***
- v. ***lawn mowers***
- vi. ***Accessory uses:***

1. ***installation of equipment parts or accessories***

2. ***wash/clean and repair/maintenance equipment inventory on site***

ii. Motor vehicle sales and rental including:

1. ***Recreational vehicle as defined in the UDO***
2. ***Utility trailers***
3. ***Accessory uses:***

a. installation of vehicle parts or accessories

b. wash/clean and repair/maintenance motor vehicle inventory on site

iii. Storage/utility building/shed sales

a. Principle uses not approved:

iv. Sales and rental of goods merchandise and equipment

1. ***High volume traffic generation (miscellaneous uses, convenience store)***
2. ***Wholesale sales***

v. Sale and storage of mulch

vi. Manufacture home/mobile home sales

vii. Motor vehicle repair, maintenance, painting, and/or body work

viii. Motor vehicle gas sales, car wash, towing

ix. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise, and equipment

x. Salvage yard, junkyard, automobile graveyard

xi. Rendering plant, Slaughterhouse

b. No new buildings or additions to existing buildings are proposed

c. Maintain 15'x150' sight distance triangles at all driveways

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- d. Provide copy of deed recorded in the Chatham County Registry that recombines the 2 lots into 1 lot*
- e. Install red maple trees 75 feet on center along the entire perimeter of the development*
- f. Install 3 feet high tall split rail fence 10 feet from the property line*
- g. Remove, slope, and reseed the all existing driveways on Pottery Lane and US 64 West.*
- h. Install new 24 feet wide driveway on Harold Hart Road with 24 feet radius and 50 feet concrete turnout (apron)*
- i. Stormwater infiltration practices shall be used to extent practical and feasible but shall also include the use of detention ponds to maintain predevelopment hydrographic conditions. This improvement will need to be confirmed during the site plan process.
 The development shall also meet the recommended lighting levels in foot-candles by building type as listed on pages 31-32 of CPTED and Lighting: Reducing Crime, Improving Security Guide Book for Design Professionals #2.*
- j. All future performance guarantee request shall be approved by the Board of Commissioners as a major conditional zoning modification during a future legislative hearing.*
- k. Article XX and Appendix J of the UDO provides guidance for the revocation, duration, expiration, and vested rights of conditional zoning approvals. If a conditional zoning approval expires, then new application and fees are required prior to further development.*

And consented by the applicant and that the action is inconsistent with the adopted land development plan because the land development plan recommends agriculture and residential development for this area and to approve the ordinance amending the adopted future land use map and that the proposed amendment is reasonable because it considers the nature of the business to be related to agriculture and residential uses as made by Commissioner Brown and seconded by Commissioner Fadely and all were in favor.

Tim's Farm & Forestry, LLC represented by P. Timothy Booras, Member-Manager is requesting to rezone four tracts from Agriculture-Residential (A-R) to Heavy Industrial (H-I). The four tracts total approximately 43.35 acres, and are addressed as 394, 438, 546 and unaddressed Bish Road (parcel numbers 12773, 12774, 12705, and 61190) The properties are identified as being owned by Hilltop Holdings, LLC, Chandra B and Lynn Lafone III, DH Griffin Wrecking Company, LLC and Samantha Rachelle and Bobby Tucker, respectively.

Mayor Price opened the public hearing for Tim's Farm & Forestry, LLC request to rezone four tracts from Agriculture-Residential (A-R) to Highway -Commercial-Conditional (H-C-C) at 7:09pm. (Incorporation by reference as if fully set forth herein Schedule G)

Planning Director Jennifer Baptiste shared the following property information:

Tim's Farm & Forestry, LLC represented by P. Timothy Booras, Member-Manager, is requesting to rezone four tracts from Agricultural-Residential (A-R) to Heavy Industrial (H-I). The four tracts total approximately 43.35 acres, and are addressed as 394, 438, 546, and unaddressed Bish Road (parcel numbers 12773, 12774, 12705, and 61190). The properties are identified as being owned by Hilltop Holdings, LLC, Chandra B and Lynn Lafone III, D H Griffin Wrecking

Company, LLC, and Samantha Rachelle and Bobby Tucker, respectively.

Size of Tract

1. Subject tract is 7.592 acres and includes 2 property owners and 3 tax parcels
2. Size of surrounding tracts is an average of 18.5 acres

Compatibility with Existing Comprehensive Plan (items below that are *bold and italicized* may be selected as reasons why the proposed amendment is consistent with the land development plan)

Baptiste shared the Land Development Plan (LDP) recommendations:

I. Rural Residential for the subject property.

2. These are areas of very-low density development that are either environmentally sensitive or are located beyond the anticipated utility service area of the Town.

Minimum lot sizes in these areas are typically 1 acre or greater. Agriculture and forestry uses are common in these areas.

3. Objectives and Strategies

- a. Limit impacts of development on the environment and promote sustainability.
- b. Improve the appearance of properties.
- c. Permit residential development at a density in keeping with the rural character of areas surrounding the town.
- d. Limit Town provision of public infrastructure such as water, sewer, and road improvements in areas designated as rural.
- e. Encourage agricultural use of the land.
- f. Encourage efficient use of transportation.

2. Industrial development adjacent to the subject property

a. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.

b. Objectives and Strategies

1. Limit impacts of development on the environment and promote sustainability.
 - i. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - ii. Identify adequate land for future industrial development
 - iii. Support existing industries
 - iv. Improve the appearance of properties.
 - v. Encourage efficient use of transportation networks.
 - vi. Urban development densities should be restricted to areas in which sufficient water and sewer services is available.
 - viii. Encourage planned developments.
 - ix. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non supportive uses from those sites.

Baptiste shared the following Infrastructure Information:

Infrastructure

Prepared by Kimberly D Pickard, Town Clerk

Impact on Landowners, Immediate Neighbors, and Surrounding Community

1. Public water is located along US 64
2. Public sewer is planned along US 64
3. Area streets:
 - Street/Road
 - Frontage
 - (feet)
 - Travel
 - Lanes
 - Maintenance Speed Limit
 - (mph)
 - Average
 - Daily Trips
 - us 64 1,600 5 NCDOT 55 8,500
 - (2020)

Impact on Landowners, Immediate Neighbors, and Surrounding Community

- Zoning District H-1 A-R
- Minimum lot size (*square feet*) 0 40,000
 - Recommended minimum lot width 100' 100'
 - Street right-of-way building setback 40' 40'
 - Lot boundary building setback 25' 20'
 - Height limitation 200' 40'

The H-1 was hereby established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Part II of Article XI place limitations on the characteristics of uses located in the H-1 district. The limitations in the L-1 district are more restrictive than those in the H-1 district.

The A-R district is designed to accommodate agricultural and residential uses normally associated with:

1. agricultural uses with large tracts of uninhabited land near the fringe of urban areas.
2. single-family residential development in areas not served by town or county water and sewer facilities and that are not yet appropriate for development at higher densities. Some types of manufactured homes are allowed to be used for single family residential purposes in this district.

Note: The Board should consider the entire range of permitted, special, and conditional zoning uses for the existing and proposed zoning district as listed in the Table of Uses.

Relationship to Uses

1. Current use of subject property is agriculture and single family residential.
2. Surrounding land uses include; agriculture, single family residential, and motor vehicle repair.
 1. Surrounded by H-1 and A-R zoning.
 2. Planning Board Decision
 3. On February 13, 2023, the Planning Board voted unanimously, 7-0, to recommend that the
 4. Town Council approve:
 5. 1. The ordinance amending the official zoning map for parcel numbers 12773, 12774,
 6. 12705, and 61190 from A-R to H-1.
 7. 2. The action is inconsistent with the adopted land development plan because:

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8. a. Rural Residential supports mainly low-density residential developments.
9. 3. The ordinance amending the land development plan for parcel numbers 12773, 12774,
10. 12705 and 61190 from Rural Residential to Industrial.

A motion to close the public hearing was made at 7:18pm by Commissioner Fadely and seconded by Mayor Pro Tem Haiges and unanimously approved.

A motion to approve the ordinance amending the official zoning map for Tim's Farm & Forestry, LLC represented by P. Timothy Booras, Member-Manager request to rezone four tracts from Agricultural-Residential (A-R) to Heavy-Industrial (H-I) and that the action is inconsistent with the adopted land development plan because it identifies adequate land for future industrial development, to approve the ordinance amending the future land use map, and that the proposed amendment is reasonable because it modifies the development ordinance to be consistent with surrounding tracts of land for the CAM site, and provides rail way access where possible was made by Commissioner Fadely, seconded by Mayor Pro Tem Haiges, and unanimously approved.

OLD BUSINESS

City Hall Renovation Project Update

Cal Pettiford Director of Public Works provided updates on City Hall Renovation, the renovations will be complete in 3-4 weeks, but state must be given 90 days' notice for License Plate Agency to be moved back in the building.

NEW BUSINESS

Proposed Pool Hours of Operation

Commissioner Fadely asked staff about the hours of the pool and about additional programming that would be taking place outside the recommended hours. Parks and Recreation Director Jack Clelland explained that the proposed hours were just for open swimming and that staff will be working on the additional programming.

A motion to approve the Proposed Pool Hours of Operation was made by Commissioner Brown, seconded by Mayor Pro Tem Haiges, and unanimously approved.

MANAGER'S REPORT

Town Manager Hank Raper shared the following with the Board of Commissioners:

- Chatham County Tax Department has hired outside contractors to complete 2025 Tax Reevaluations
- Next Board of Commissioners meeting will be held in the Court Room
- Commissioner Meetings will be held in each commissioner district beginning Monday, February 27, 2023 with Albert Alston at First Missionary Baptist Church

TOWN ATTORNEY INFORMATION

Mayor's Term Expansion Discussion

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Town Attorney Morgan stated that he spoke with Representative Robert Reives concerning the resolution for the mayor's expanded term. Reives shared that he would like to have a resolution with the changes by March 6, 2023 to introduce the bill Morgan stated he understood that the Board of Commissioners were having the public hearing on the item on March 20, 2023 and he suggested the following resolution for the board to approve.

ADD RESOLUTION WORDING THAT WILLIAM READ ALOUD

GOVERNING BODY COMMENTS

Cindy Bray inquired about pricing of gravel in the Town owned parking lot near down town. Commissioner Brown attended the TARPO meeting with Community Development Director Jack Meadows.

Commissioner Boone reminded everyone that February was Black History Month, and the Birch Ave Mural would be unveiled on Sunday February 26, 2023 at 2:30 pm.

CLOSED SESSION

A motion to go into Closed Session §143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 8:18pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Fadely, and unanimously approved.

A motion to come out of closed session at 8:20pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved. (To release Commissioner Fadely from the meeting)

A motion to go into Closed Session §143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 8:21pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved.

A motion to take action in the name of the Town of Siler City against the owners and occupants of parcel located at 403 Martin Luther King Blvd, for nuisance abatement was made by Mayor Pro Tem Haiges and seconded by Commissioner Brown, and unanimously approved.

A motion to come out of closed session at 8:25pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved.

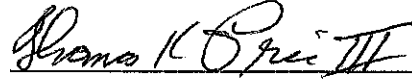
A motion to go into Closed Session §143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agenda concerning the position to be taken by or on behalf of the public in negotiating (i) price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract was made at 8:26pm by Pro Tem Haiges and Seconded by Commissioner Brown and unanimously approved.

A motion to come out of closed session at 8:46pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved.

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ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:08pm.



Thomas K. Price, III, Mayor

ATTEST:


Kimberly D Pickard, Town Clerk



