

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Tuesday, January 17, 2023**, at 6:30pm in Multipurpose at the Wren Memorial Library with Mayor Price presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Pro Tem Haiges recited the Town of Siler City Mission Statement and Mayor Price 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 Jack Meadows, Finance Director Mandy Cartrette, Parks and Recreation Director Jack Clelland, Public Works Director Cal Pettiford, Human Resources Director Nancy Darden, Public Utilities Director Chris McCorquodale, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Town Manager Hank Raper asked to add Schedule Q – Water Meter Project Resolution to the agenda under new business.

A motion to approve the agenda amendment was made by Commissioner Brown, seconded by Commissioner Alston, and unanimously approved.

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

CONSENT AGENDA

A motion to approve the consent agenda which includes the November 21, 2022 Minutes (Incorporation by reference as if fully set forth herein Schedule A), December 5, 2022 Minutes (Incorporation by reference as if fully set forth herein Schedule B), December 12 Special Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule C), January 3, 2023 Minutes (Incorporation by reference as if fully set forth herein Schedule D), 2023.13 Budget Amendment – Third Street Litigation Attorney Fees (Incorporation by reference as if fully set forth herein Schedule E), 2023.14 Budget Amendment – Downtown Streetscape Master Plan (Incorporation by reference as if fully set forth herein Schedule F), 2023.15 Project Budget Ordinance – Land Use Master Plan and Award Bid (Incorporation by reference as if fully set forth herein Schedule G), 2023.16 Project Budget Ordinance - Parks and Recreation Master Plan and Award Bid (Incorporation by reference as if fully set forth herein Schedule H), 2023 Advisory Board Meeting Schedule - Downtown, ICAC, Parks and Recreation, and Planning Board (Incorporation by reference as if fully set forth herein Schedule I) was made by Commissioner Boone, seconded by Commissioner Alston, 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 6:34pm. (Incorporation by reference as if fully set forth herein Schedule J)

A motion to recess the public hearing to Monday, February 20, 2023, at 6:30pm in the library meeting room was made by Commissioner Brown at 6:35pm, seconded by Commissioner Alston, 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.

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 6:36pm. (Incorporation by reference as if fully set forth herein Schedule K)

A motion to recess the public hearing to Monday, February 20, 2023, at 6:30pm in the Library meeting room was made by Mayor Pro Tem Haiges at 6:37pm, seconded by Commissioner Brown, and unanimously approved.

Mid-State Development Center LLC request to rezone 96.44 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I). The subject property is located along the Stockyard Rd., Bish Rd. and railroad and is identified as parcel # 12876, 12716, 12726, 12722, 12885, 12720, 81045, 12878, 69027, 73262, 12880.

Mayor Price opened the public hearing for Mid-State Development Center LLC request to rezone 96.44 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I) at 6:37pm. (Incorporation by reference as if fully set forth herein Schedule L)

Meadows shared the following property information:

The subject property is located along the Stockyard Rd., Bish Rd. and railroad and is identified as parcel # 12876, 12716, 12726, 12722, 12885, 12720, 81045, 12878, 69027, 73262, 12880.

1. owned by Mid-State Development, Toddy & Veronica Brooks, Wilbert Coble
2. located outside of the corporate limits
3. located within the Balance of Watershed
4. surrounded by tracts with an average area of 11.3 acres

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

1. Industrial and Rural Residential for the subject property:
2. Industrial 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. Identify adequate land for future industrial development.
 - d. Support existing industries.
 - e. Improve the appearance of properties.
 - f. Encourage proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - g. Encourage efficient use of transportation networks.
3. Industrial Strategies
 - a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.

- b. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- c. Promote cluster development with usable open space and amenities.
- d. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- e. Encourage planned developments.
- f. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- g. 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.
- h. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- i. Make the extension of water and sewer service to identified industrial areas a priority.
- j. Encourage warehousing and assembly as industrial uses.
- k. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
- l. Develop an industrial incentive policy and program.
- m. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- 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. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- 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. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.

Meadows shared the following Infrastructure information:

- 1. Public water is located along Stockyard Road
- 2. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Stockyard Road	470, 203, 585	2	NCDOT	55	560 (2015)
Bish Road	240	2	NCDOT	55	NA

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

Zoning District	A-R	H-I
Minimum lot size (square feet)	40,000	0
Recommended minimum lot width	100'	100'
Street right-of-way building setback	40'	40'
Lot boundary building setback	20'	25'
Height limitation	40'	200'
Maximum freestanding sign surface area (square feet)	40	110
Maximum freestanding sign height	10'	20'

Meadows stated that the A-R district is designed to accommodate agricultural and residential uses normally associated with:

1. agricultural uses normally associated 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.

Meadows stated that the H-I district is 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-I district. The limitations in the L-I district are more restrictive than those in the H-I district.

Meadows noted that 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.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include vacant lots, agriculture, motor vehicle repair, manufacturing, railroad, salvage yard, and single family residential.
3. Surrounded by A-R, L-I, and H-I zoning.

Meadows shared the Planning Board recommendations from the January 9, 2023, meeting:

1. 7-0 vote
2. To approve the ordinance amending the official zoning map; and
3. That the action is inconsistent with the adopted future land use map because identifying adequate land for future industrial development is an objective of Siler City; and
4. To approve the ordinance amending the adopted future land use map

Tim Booras, 7157 Bobby Jean Road, Staley, NC

Booras stated that he was seeking the rezoning to better recruit business to the site.

Mayor Price closed the public hearing at 6:41pm.

A motion to approve the ordinance amending the official zoning map for Mid-State Development Center LLC request to rezone 96.44 acres 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 more user friendly where possible was made by Commissioner Brown, seconded by Commissioner Bray, and unanimously approved.

Siler City Pentecostal Holiness Church request to rezone 9.056 acres from Agricultural-Residential (A-R) to Highway-Commercial (H-C). The subject property is located at 17475 US 64 W. and is identified as parcel # 62747, 62772, 62749.

Mayor Price opened the public hearing for the Siler City Pentecostal Holiness Church request to rezone 9.056 acres from Agricultural-Residential (A-R) to Highway-Commercial (H-C) at 6:43pm. (Incorporation by reference as if fully set forth herein Schedule M)

Meadows shared the following property information:

The subject property is located at 17475 US 64 W. and is identified as parcel # 62747, 62772, 62749.

1. owned by Siler City Pentecostal Holiness Church Inc.
2. located outside of the corporate limits
3. is surrounded by tracts with an average area of 9.5 acres

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

1. Mixed Use and Medium-density Residential for the subject property:
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 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 shared the following infrastructure information:

- 1. Public water is located on the north side of US 64
- 2. Area streets:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
US 64 W.	415	5	NCDOT	55	11,500 (2021)

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

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

Meadows stated that the A-R district is designed to accommodate agricultural and residential uses normally associated with:

- 1. agricultural uses normally associated 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.

Meadows stated that 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.

Meadows noted that 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.

Meadows shared the relationship of uses:

1. Current use of subject property is church.
2. Surrounding land uses include vacant lots, agriculture, retail, and single family residential.
3. Surrounded by A-R, H-C, and R-10 zoning.

Meadows shared the Planning Board recommendations from the January 9, 2023, meeting:

1. 7-0 vote
2. To approve the ordinance amending the official zoning map; and
3. That the action is inconsistent with the adopted future land use map because it will improve the appearance of properties; and
4. To approve the ordinance amending the adopted future land use map

Mayor Price closed the public hearing at 6:46pm.

A motion to approve the ordinance amending the official zoning map for the Siler City Pentecostal Holiness Church request to rezone 9.056 acres from Agricultural-Residential (A-R) to Highway-Commercial (H-C), that the action is inconsistent with the adopted land development plan because it encourage attractive commercial development in appropriate locations suitable for commercial purposes, approve the ordinance amending the adopted future land use map, and that the proposed amendment is reasonable because encourages commercial development in appropriate locations suitable for commercial development was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved.

OLD BUSINESS

City Hall Renovation Project Update

Town Manager Hank Raper stated at the Board of Commissioners meeting on January 3, Staff presented additional items for the City Hall Renovation Project. The Board of Commissioners asked staff to bring back additional information. (Incorporation by reference as if fully set forth herein Schedule N)

Raper stated on Tuesday, January 10, Staff met with District Chief Judge Cabe, Clerk Dana Hackney, and multiple representatives from the Chatham County Sheriff's Office to review the recommendations with them and discuss the next steps for bringing back court on Tuesdays. Staff has broken out items into two phases.

SCHEDULE A

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Raper shared the following list of necessary items along with the associated cost, which would come from both the 10 and 30 Funds:

PHASE I

Item	Amount	10 Fund (67%)	30 Fund (33%)	Notes
ADA Ramp	\$200,000.00	\$134,000.00	\$66,000.00	Court/Sheriff would use ramp at back door for line up and security check. Court/Sheriff would not want the lift. Wiring for lift was funded and installed, but lift was not funded.
Badge System	\$ 24,800.00	\$ 16,616.00	\$ 8,184.00	Court/Sheriff would use for closed access doors.
Blinds (36)	\$ 6,700.00	\$ 4,489.00	\$ 2,211.00	Needed for offices and bathroom.
Camera System	\$ 57,300.00	\$ 38,391.00	\$ 18,909.00	Court/Sheriff would use as well for security.
Courtroom AV	\$ 47,100.00	\$ 31,557.00	\$ 15,543.00	Court/Sheriff would use as well as AOC system is just for the remote access and not for audio and video.
Courtroom Panels	\$ 8,400.00	\$ 5,628.00	\$ 2,772.00	Court/Sheriff endorsed.
Gutters	\$ 25,000.00	\$ 16,750.00	\$ 8,250.00	Needed for flooding.
Network Wiring Upgrade	\$ 13,500.00	\$ 9,045.00	\$ 4,455.00	Needed for network security.
Public Works Wall			\$ 1,000.00	Needed for basement office.
Server Rooms Construction	\$ 2,000.00	\$ 1,340.00	\$ 660.00	Needed for network security.
Signage (Additional)	\$ 2,500.00	\$ 1,675.00	\$ 825.00	Needed for Court/Sheriff and additional offices.
Soffit Work	\$ 20,000.00	\$ 13,400.00	\$ 6,600.00	Part of the gutter project for flooding.
Wireless Rework	\$ 1,900.00	\$ 1,273.00	\$ 627.00	Needed for court and staff though out the building.

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X-ray Machine for Court Security	\$ 25,000.00			Court/Sheriff requested to be placed in back hallway for building security. Additional electric would be needed, but those funds are budgeted.
TOTALS	\$434,200.00	\$ 274,164.00	\$ 136,036.00	

PHASE II

Item	Amount	10 Fund (67%)	30 Fund (33%)	Notes
Landscaping Around City Hall	\$ 5,000.00	\$ 3,350.00	\$ 1,650.00	Can be brought back during budget cycle. Design work done but has not been funded.
Painting Outside	\$ 25,000.00	\$ 16,750.00	\$ 8,250.00	Can be brought back during budget cycle.
Parking Lot Paving (Campus Wide)	\$ 29,800.00	\$ 19,966.00	\$ 9,834.00	Can be brought back during budget cycle.
Pressure Washing Outside	\$ 10,000.00	\$ 6,700.00	\$ 3,300.00	Can be brought back during budget cycle.
Windows (74)	\$112,500.00	\$ 75,375.00	\$ 37,125.00	Can be brought back during budget cycle.
TOTALS	\$177,300.00	\$ 118,791.00	\$ 58,509.00	

Raper stated that Staff does not anticipate the completion of these items delaying the reopening of City Hall. The items would be completed over the next year as part of the 80-year remodel of City Hall when court is not in session.

Raper stated that Court/Sheriff would do a soft schedule start in March 2023 with a month of transition. Raper stated that Staff is seeking approval from the Board of Commissioners.

The Board of Commissioners discussed the additional items and asked staff to reach out to the court system, Sheriff, and Chatham County to request funding for the items. Staff will place a budget amendment on the consent agenda on February 6th agenda.

Mayor's Term Expansion Discussion

Town Manager Hank Raper stated at the November 7, 2022, Board of Commissioners meeting, staff was tasked with putting together a timeline and documents to increase the Mayor's term from two (2) years to four (4) years. (Incorporation by reference as if fully set forth herein Schedule O)

Raper stated at that meeting, the direction of the Board of Commissioners was to publicize the proposed resolution through water bills and advertising in both the newspaper and radio station, then hold a public hearing.


ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:20pm.



Thomas K. Price, III, Mayor

ATTEST:



Jenifer K. Johnson, Town Clerk

