

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, March 18, 2024** at 6:30pm in the City Hall Courtroom with Mayor Matthews presiding. Mayor Matthews gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Brown recited the Town of Siler City Mission Statement and Commissioner Bray recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Norma Boone, Cindy Bray, Alec Hauser, Donald Matthews, Curtis Brown, Travis Patterson, and Lewis Fadely.

TOWN STAFF PRESENT: Town Manager Hank Raper, Finance Director John O'Keefe, Public Utilities Director Chris McCorquodale, HR Director Nancy Darden, Town Clerk Kimberly Pickard, Police Chief Brian Regan, Wastewater Treatment Plant Superintendent Brittany York, Parks and Recreation Director Tyler Stinson, Budget Manager Linda Modlin, Planning Director Jennifer Baptiste and Town Attorney William Morgan.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the Agenda was made by Commissioner Brown seconded by Mayor Pro Tem Fadely and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the March 4, 2024, Minutes (Incorporation by reference as if fully set forth herein Schedule A), Parks & Recreation Advisory Board Nomination (Incorporation by reference as if fully set forth herein as Schedule B), Loves Creek Watershed Stewards Restoration and Protection (Incorporation by reference as if fully set forth herein as Schedule C) Run for the Wall Street Closure Request (Incorporation by reference as if fully set forth herein as Schedule D) was made by Mayor Pro Tem Fadely, seconded by Commissioner Brown, and unanimously approved.

PRESENTATION

TOWN OF SILER CITY PARKS & RECREATION BASKETBALL TEAM RECOGNITION

Commissioner Boone read a proclamation congratulating the Siler City Parks and Recreation Boys 15U Basketball team with a 10-0 season. Mayor Matthews presented the team members and coaches with a signed proclamation.

FORMER POLICE CHIEF MICHAEL WAGNER RETIREMENT CEREMONY

Mayor Matthews congratulated former Police Chief Michael Wagner for his years of service to the Town of Siler City. Mayor Pro Tem Fadely read the retirement proclamation and presented Wagner with his service weapon. Additional speeches and recognitions were given to Wagner by: Mr. Sam Shumate, Southeast Regional Director for U.S Senator Ted Budd; Mr. Cam Mills, District Field Director for Congressman Richard Hudson; Mr. Robert Reives, NC House of Representatives, Minority Leader; District Court Judge Todd Roper; and Retired Major James Underwood gave the last call.

PUBLIC HEARING

R24-0103 Conditional Rezoning -Shannon Drive

Commissioner Brown made a motion to recuse Commissioner Bray from the Public Hearing seconded by Commissioner Boone and unanimously approved.

Commissioner Brown made a motion to excuse Mayor Pro Tem Fadely from the meeting seconded by Commissioner Boone and unanimously approved.

The applicant is requesting to conditionally re-zone Parcel ID 15712 from Residential 20 (R-20) to Residential 3/Conditional (R-3-C).

Planning Director Jennifer Baptiste shared the following concerning the Shannon Drive property with the Board of Commissioners:

The applicant is requesting to conditionally rezone a parcel from Residential 20 (R-20) to Residential 3/Conditional (R-3-C).

On January 8, 2024, the Planning Board conducted a public meeting regarding this request. One (1) individual signed to speak in favor, with three (3) individuals speaking in opposition to the request.

The Planning Board voted unanimously to recommend Denial of the request to the Town Board. The Planning Board found that the request was inconsistent and not in harmony with the overall area.

Baptiste shared the following background information with the Board of Commissioners: The property is located north of W. Third Street and south of Shannon Drive. The subject property is approximately 17.00 acres.

Applicant: Courtney McQueen

Owner: Bhavani Kalidindi LLC, represented by Venkata Kalidindi

Requested Action: Conditional rezoning of a parcel zoned as R-20 to R-3-C

Property Addresses: unaddressed parcel Shannon Drive

Status of Properties: Undeveloped

Size: 17.00 acres ±

Adjoining Zoning & Land Use:

- North: R-20 - Single-Family Residential
- South: H-C - Church and Undeveloped
- West: R-20 - Single-Family Residential
- East: R-20 - Undeveloped
- Traffic Count: Between 2,700 and 4,800 trips (2022)

Letters Mailed: 26

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

1. Public Water and sewer are located along W. Third Street and Lake Drive
2. Area Streets

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
W. Third Street	73	2	NCDOT	35	Between 2,700 and 4,800
Lake Drive	71	2	Town	35	NA

Zoning District	R-20	R-3
Minimum lot size (square feet)	20,000	3,000
Recommended minimum lot width	100'	50'
Street right-of-way building setback	35'	4'
Lot boundary building setback	15'	4'
Height limitation	40'	60'

Baptiste shared the applicants request for Conditional Rezoning:

The request is for a conditional zoning from Residential 20 (R-20) to Residential 3/Conditional (R-3-C). The owner’s application states the development will consist of up to 120 dwelling units of single-family homes, townhomes, and apartments. Thirty (30) dwelling units will be single family homes, forty-five (45) dwelling units will be townhomes, and forty-five (45) apartment units.

The application packet included a proposed site plan. The site plan shows that the development will have ingress and egress to W. Third Street and Lake Drive. However, the access to Lake Drive is not confirmed to be a part of the developer’s property. Prior to site plan approval, documentation will have to be provided to the Planning Department and Public Works regarding the status of this entrance.

The parcel is vacant and is covered entirely with tree cover apart from an existing 70’ CP&L transmission line ROW that runs through the southern third of the site and is clear of trees.

Baptiste further explained the Compatibility with the existing Land Development Plan:

The adopted Land Development Plan (LDP) recommends these parcels develop as Low-Density Residential. Medium-Density Residential is defined as “areas of residential development, typically single-family structures, with minimum lot sizes of approximately ¼ acre or greater.”

The objectives identified in the Land Development Plan for Medium-Density Residential are:

1. Limit impacts of development on the environment and promote sustainability.
2. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
3. Improve the appearance of properties.
4. Permit residential development at a moderate density that is consistent with historical development patterns in the Town.
5. Maintain the integrity of existing neighborhoods.
6. Promote walkable, interconnected neighborhoods.
7. Encourage the development of affordable housing.
8. Encourage provision of recreation and park land for Town residents.
9. Encourage efficient use of transportation networks.

Based on the definition of Medium-Density Residential classification and the identified objective, this rezoning would be inconsistent with the 2017 Land Development Plan. (Please see information on Consistency Statement attached.) If a recommendation to rezoning this

OLD BUSINESS

Repealing of Utility Rate Motion from February 29, 2024 meeting Town Manager Hank Raper discussed the utilities rate motion that was made by Mayor Pro Tem Fadely on February 29, 2024 and that the motion should be rescinded because it does not coincide with a bulk water rate contract that is currently in place.

A motion to rescind the motion from February 29, 2024 that gives an allowance to the inside residential customers of 500 gallons per month couple with a late fee of \$5.00 or 5% whichever is greater of the current balance couple with an increase in the bulk water rate of \$4.50 to \$16.57 was made by Commissioner Brown and seconded by Commissioner Boone and unanimously approved.

Shelter/Pavilion Dedication Signage Parks and Recreation Director Tylr Stinson reached out to the Parks and Recreation signage vendor for layouts for the shelter dedication to late Commissioner Larry Cheek for the Board of Commissioners to determine which option they liked the best. After reviewing the layouts, the Board of Commissioners liked James "Larry" Cheek Pavilion.

Town Clerk Kimberly Pickard provided the Board of Commissioners with a sample layout, sizing and pricing for a bronze memorial plaque honoring the late Commissioner Larry Cheek.

The Board of Commissioners also asked that some other type of informational plaque be installed somewhere near the pavilion that would give a brief history of Larry Cheek's tenure to public service to the Town of Siler City not only as a former Commissioner, but also as a Planning Board member. Town Clerk Pickard also stated that once a firm date of delivery on the bronze portion was determined, planning of the dedication ceremony could begin according to the Board of Commissioners request for a dedication ceremony complete with refreshments.

A motion to approve signage and pricing for signage and memorial plaque and installation with suggested changes was made by Commissioner Patterson seconded by Commissioner Alston and unanimously approved.

NEW BUSINESS

NONE

MANAGER'S REPORT

TOWN ATTORNEY INFORMATION

NONE

GOVERNING BODY COMMENTS

Commissioner Hauser voiced his concerns over the SOC (Special Order of Consent).

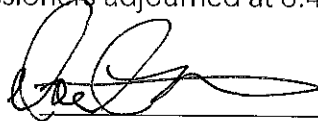
CLOSED SESSION

A motion to go into closed session § 143-318.11 (a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the 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 at 8:20pm by Commissioner Patterson, seconded by Commissioner Brown and unanimously approved.

A motion to come out of closed session at 8:44pm was made by Mayor Pro Tem Fadely, seconded by Commissioner Brown and unanimously approved.

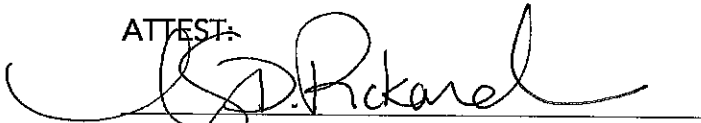
ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:45pm.



Donald Matthews, Mayor

ATTEST:



Kimberly D. Pickard, Town Clerk

