



TOWN OF SILER CITY

Board of Commissioners

June 1, 2026

Regular Meeting Agenda

ELECTED TOWN OFFICIALS

Donald Matthews
Mayor

Travis R. Patterson
Mayor Pro Tem and At-Large Commissioner

Albert Alston
District 1 Commissioner

Norma Boone
District 2 Commissioner

Curtis Brown
District 3 Commissioner

Alec Hauser
District 4 Commissioner

Michael C. Feezor
District 5 Commissioner

Cindy B. Bray
At-Large Commissioner

TOWN STAFF

Town Manager
Jack Meadows
jmeadows@silercity.gov

Assistant Town Manager
Kimberly Pickard
kpickard@silercity.gov

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Briana Martinez
Town Clerk
bmartinez@silercity.gov
919-726-8658



TOWN OF SILER CITY BOARD OF COMMISSIONERS
REGULAR SESSION MEETING AGENDA
Monday, June 1, 2026
6:30 PM

1. REGULAR MEETING CALLED TO ORDER

1.1. INVOCATION - COMMISSIONER ALSTON

1.2. PLEDGE OF ALLEGIANCE

1.3. RECITATION OF TOWN OF SILER CITY MISSION STATEMENT – MAYOR PRO TEM PATTERSON To advance a framework for our success through balanced governance, dynamic partnerships, and an engaged community.

1.4. RECITATION OF TOWN OF SILER CITY VISION STATEMENT – COMMISSIONER HAUSER Siler City is committed to strengthening infrastructure, promoting responsible economic growth, and delivering dependable services to support a safe, thriving community.

2. ADJUSTMENTS TO THE AGENDA and APPROVAL OF AGENDA

Items may be added or removed if necessary.

3. CONSENT AGENDA

Consent Agenda items are non-controversial routine items unanimously recommended for approval by all involved parties. A single vote may be taken for the approval of ALL consent agenda items. Any individual council member may pull items off the consent agenda to discuss them. Items pulled off the consent agenda will be handled with the “NEW BUSINESS” agenda topic.

3.1. May 18, 2026 Minutes

3.2. Town Manager 2nd Employment Agreement Addendum

4. PUBLIC COMMENT

Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less.

5. PUBLIC HEARING

5.1. Siler City Unified Development Ordinance (UDO)

6. NEW BUSINESS

6.1. East Cardinal Street - Restricted Parking

6.2. Hill Street Renaming (to McClain Street)

7. MANAGERS REPORT

7.1. Manager's Calendar - *Table Night Of*

7.2. Monthly Financial Report - *Table Night Of*

8. GOVERNING BODY COMMENTS

9. ADJOURNMENT

Please contact Town Clerk Briana Martinez with any questions about this agenda:
bmartinez@silercity.gov or 919-726-8658

TOWN OF SILER CITY

The Siler City Board of Commissioners met for a Special Meeting on Monday, May 18, 2026 at 6:00 pm in the Joseph Moody Buckner District Courtroom with Mayor Matthews presiding. Mayor Matthews gave the Invocation with the Recitation of the Pledge of Allegiance. Commissioner Feezor gave the Mission Statement and Commissioner Brown recited the Vision Statement.

ELECTED OFFICIALS: Cindy Bray, Albert Alston, Norma Boone, Donald Matthews, Travis Patterson, Curtis Brown, Alec Hauser, and Michael C. Feezor.

TOWN STAFF: Town Manager Jack Meadows, Assistant Town Manager Kimberly Pickard, Public Works Superintendent Dillon Dispennette, Finance Director John O'Keefe, Chief of Police Brian Regan, Downtown Manager Sara Martin, Parks & Recreation Director Treiston Burnette, Parks and Recreation Administrative Support Specialist Krissta Gallimore, Planning and Community Development Director Timothy Garner, Town Attorney William Morgan, and Town Clerk Briana Martinez.

CONSENT AGENDA

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

A motion to approve the consent agenda which includes 3.1. May 4, 2026, Minutes, 3.2. 2026.19 Budget Amendment Water & Sewer Debt Service, and 3.3. Parks and Recreation Proclamation July 2026 was made by Commissioner Brown, seconded by Commissioner Alston and unanimously approved.

PUBLIC HEARING

Town Manager Jack Meadows informed the Board of Commissioners that the budget process began in February and included budget retreats, as well as two work sessions held in March and April. Meadows stated that the proposed budget was presented during the May 4, 2026 Regular Meeting and included the budget ordinance, Manager's Budget Message, and two fee schedules. Meadows further stated that the budget complies with state law and reflects a disciplined approach to aligning revenues, expenditures, and strategic priorities while maintaining financial stability and operational efficiency.

Mayor Matthews and the Board of Commissioner proceeded with the public hearing, accepted public comment, and conducted all required hearing procedures.

A motion to close the public hearing was made by Commissioner Hauser, seconded by Commissioner Bray and unanimously approved.

Commissioner Hauser commented on the proposed 2026/2027 Fee Schedule vendor pricing for the Spring Chicken Festival. Hauser requested that all vendors be charged the same fee and suggested implementing a refundable deposit. Hauser proposed charging each vendor a fifty-dollar fee along with a one-hundred-dollar refundable deposit. Parks and Recreation Director Treiston Burnette explained to the Board of Commissioners that the primary goal of the Parks and Recreation Department was to improve the event from previous years and encourage greater community diversity. Commissioner Hauser stated that the proposed changes would create additional opportunities for diversity while lowering vendor costs. Hauser further stated that the proposal could be implemented for one year and reverted back if it was unsuccessful. Hauser added that the Town would only lose approximately two thousand five hundred eighty dollars in revenue from nonprofit and for-profit vendor fees. Mayor Matthews asked Finance Director John O'Keefe about the Town's estimated overtime costs associated with the festival. O'Keefe stated that overtime costs are estimated at approximately seventy dollars per hour per officer and noted that the Town already loses money on the Spring Chicken Festival. O'Keefe explained that reducing vendor fees could increase the Town's financial loss due to overtime expenses for Police, Public Works, and Parks and Recreation staff. Commissioner Hauser also confirmed with Town Manager Jack Meadows that the permitting for the accessory units had been corrected.

A motion to approve the Fiscal Year 2026-2027 Budget was made by Commissioner Brown, seconded by Commissioner Bray and unanimously approved.

MANAGER'S REPORT

Town Manager presented the monthly financial report to the Board of Commissioners as prepared by Finance Director John O'Keefe. Meadows concluded by providing the Board of Commissioners with several important upcoming calendar dates:

- May 19 (Tuesday) County Budget Public Hearing
- May 21 (Thursday) Run for the Wall
- May 23 (Saturday) 1st Annual Memorial Day 5k Run/Walk
- May 26 (Tuesday) Special Olympics Law Enforcement Torce Run
- May 27 (Wednesday) Chatham County Yardbirds vs Carolina Yankees
- May 29 (Friday) Chatham County Yardbirds vs. Raleigh Red Oaks
- May 31 (Sunday) Chatham County Yardbirds vs. Sanford Spinners
- June 1 (Monday) Chatham County Yardbirds vs. America Legion Post 305
- June 2 (Tuesday) Chatham County Yardbirds vs. Carolina Pirates
- June 1 (Monday) Siler City Board of Commissioners Regular Meeting
- June 11 (Thursday) Opioid Settlement Community Meeting
- June 22 (Monday) Joint Meeting with County, Pittsboro, Goldston
- June 27 (Saturday) Chatham Celebrates America 250

- July 20 (Monday) Siler City Board of Commissioners Regular Meeting

Assistant Town Manager Kimberly Pickard asked Mayor Pro Tem Patterson or Mayor Matthews to read aloud the following statement:

"Over the past two weeks, members of the Town of Siler City leadership team have had the opportunity to participate in valuable learning, networking, and team-building opportunities focused on strengthening local government and continuing to move our community forward.

Last week, Mayor Donald Matthews, Mayor Pro Tem Travis Patterson, Town Manager Jack Meadows, Commissioner Michael Feezor, Town Clerk Briana Martinez, Assistant Town Manager Kimberly Pickard, and Finance Director John O'Keefe attended CityVision in Raleigh hosted by the North Carolina League of Municipalities. The conference provided an opportunity to learn from municipal leaders and communities from across North Carolina while sharing ideas, discussing challenges, and exploring innovative approaches to local government operations and community development.

During the conference, Mayor Matthews, Town Manager Jack Meadows, and Assistant Town Manager Kimberly Pickard were honored to receive the Certificate of Municipal Achievement from the North Carolina League of Municipalities in recognition of their commitment to professional development and municipal leadership.

This past week, Mayor Donald Matthews, Mayor Pro Tem Travis Patterson, Commissioner Michael Feezor, Commissioner Cindy Bray, Assistant Town Manager Kimberly Pickard, and Town Clerk Briana Martinez also attended the Economic Development Summit in Washington, D.C.

The Summit provided a valuable opportunity to hear from state and regional leaders about the exciting growth, partnerships, and economic development initiatives taking place across North Carolina. It was inspiring to see the innovative work communities are doing to strengthen local economies, invest in infrastructure, and create opportunities for their residents.

Beyond the educational and networking opportunities, both events also served as important opportunities for team building and collaboration among Town leadership. Spending time together outside of regular meetings allowed elected officials and staff to strengthen working relationships, share ideas, and continue building a unified vision for the future of Siler City.

Our Board remains committed to working together respectfully and collaboratively to move Siler City forward. While there may be differences in perspective from time to time, we are united in our shared goal of doing what is best for our community and continuing to build a stronger future for Siler City."

GOVERNING BODY COMMENTS

Commissioner Hauser encouraged the public to review the proposed new Unified Development Ordinance (UDO) and provide feedback during the review process. Hauser emphasized the importance of public input in ensuring the ordinance reflects the needs and interests of the community. Hauser stated that he had several suggestions and recommendations he would like to submit to Planning and Community Development Director Timothy Garner for consideration as the review process continues.

ADJOURNMENT

With no further business to discuss, the Board of Commissioner adjourned at 6:32 pm..

Donald Matthews, Mayor

Briana Martinez, Town Clerk



Town of Siler City

Memorandum

TO:

Mayor, Mayor Pro Tem
Board of Commissioners

FROM:

Kimberly Pickard
Assistant Town Manager
kpickard@silercity.gov
919-726-8620

**REFERENCE: Town Manager 2nd
Employment Agreement Addendum**

DATE: 5-29-2026

Background

On October 7, 2024, the Town entered into an Employment Agreement with Town Manager Jack Dudley Meadows establishing an annual salary of \$130,000.00.

Subsequently, the Board approved a First Addendum to the Employment Agreement on February 2, 2026, providing a 3.1% Cost of Living Adjustment (COLA) effective October 1, 2025, resulting in an annual salary of \$134,030.00.

As part of the Fiscal Year 2026-2027 Budget and compensation adjustments approved by the Board of Commissioners, staff has prepared a Second Addendum to the Employment Agreement providing an additional 3.1% Cost of Living Adjustment (COLA) effective July 1, 2026.

The proposed adjustment increases the Town Manager's annual salary from \$134,030.00 to \$138,184.93.

Recommendation

Staff recommends approval of the attached Second Addendum to Employment Agreement between the Town of Siler City and Town Manager Jack Dudley Meadows reflecting the approved compensation adjustment effective July 1, 2026.

Fiscal Impact

The fiscal impact associated with this adjustment has been included within the adopted Fiscal Year 2026-2027 Budget.

Requested Action: Consider approval of the Second Addendum to Employment Agreement between the Town of Siler City and Jack Dudley Meadows, Town Manager.

SECOND ADDENDUM TO EMPLOYMENT AGREEMENT

THIS SECOND ADDENDUM TO EMPLOYMENT AGREEMENT is made and entered into by and between the TOWN OF SILER CITY, a North Carolina municipal corporation, acting through the TOWN OF SILER CITY BOARD OF COMMISSIONERS (hereinafter referred to as the “Town”), and JACK DUDLEY MEADOWS (hereinafter referred to as “Meadows” or “Town Manager”).

WHEREAS, the parties entered into an Employment Agreement dated October 7, 2024; and

WHEREAS, the Town Manager’s original annual salary under the Employment Agreement was ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00); and

WHEREAS, the parties previously entered into a First Addendum to Employment Agreement approved February 2, 2026, increasing the Town Manager’s annual salary by 3.1% effective October 1, 2025, resulting in an annual salary of ONE HUNDRED THIRTY-FOUR THOUSAND THIRTY DOLLARS (\$134,030.00); and

WHEREAS, the Board of Commissioners has approved an additional 3.1% Cost of Living Adjustment (COLA) effective July 1, 2026;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Compensation Adjustment

Effective July 1, 2026, the Town Manager’s annual salary shall be increased by an additional 3.1% Cost of Living Adjustment (COLA), increasing the annual salary from ONE HUNDRED THIRTY-FOUR THOUSAND THIRTY DOLLARS (\$134,030.00) to ONE HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-FOUR DOLLARS AND NINETY-THREE CENTS (\$138,184.93).

2. Ratification of Remaining Terms

Except as specifically modified herein, all other terms and conditions of the October 7, 2024 Employment Agreement and prior addenda thereto shall remain in full force and effect.

In the event of any conflict between this Second Addendum and the original Employment Agreement or prior addenda, the terms of this Second Addendum shall control.

Should any provision of this Second Addendum be determined invalid or unenforceable, the remaining provisions of this Second Addendum and the Employment Agreement shall remain in full force and effect.

The foregoing Second Addendum to Employment Agreement, together with the October 7, 2024 Employment Agreement and First Addendum thereto, is hereby acknowledged and approved by the Board of Commissioners of the Town of Siler City, North Carolina.

THIS the ____ day of _____, 2026.

TOWN OF SILER CITY:

Donald A. Matthews, Mayor

Jack Dudley Meadows, Town Manager

ATTEST:

Briana Martinez, Town Clerk



Town of Siler City

Cover Sheet

TO: Mayor Matthews, Mayor Pro Tem Patterson, Siler City Board of Commissioners, Town Manager Jack Meadows, Assistant Town Manager Kimberly Pickard	FROM: Tim Garner Director, Planning & Community Development tgarner@silercity.gov Phone: (919) 726-8628
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REFERENCE: Siler City UDO Update (TA26-001) **DATE:** June 1, 2026

REQUEST

Hold a Public Hearing to review the draft Unified Development Ordinance (UDO).

Due to size of the document the draft UDO will be sent digitally by email and can also be viewed by going to the UDO project website at: <https://silercityudo.com/>

ATTACHMENTS

1. Staff Report
2. Document Organizational Changes
3. Summary of Changes
4. Steering Committee Roster
5. Planning Board Consistency Statement
6. Public Comments Received
7. Draft Ordinance

STRATEGIC PLAN

This request meets the following Goals and Strategies of the Siler City 2026-2029 Strategic Plan:

Goal: Economic Development

1. **Guide orderly, sustainable growth** that aligns with the community's long-term vision, adopted plans, and infrastructure capacity.
2. **Ensure development standards and code enforcement** support safety, quality, and community character while maintaining consistency across all areas of the Town.

PLANNING BOARD RECOMMENDATION

The Siler City Planning Board reviewed this request at their May 11, 2026, meeting and voted 7-0 to **recommend approval** to the Board of Commissioners. The Planning Board found the amendment consistent with the 2024 Comprehensive Land Use Plan.

SUGGESTED MOTIONS

Make a motion to **APPROVE** the proposed text amendment, TA26-001, adopting a new Unified Development Ordinance, and that the ordinance is reasonable, in the public interest, and consistent with the goals of the Siler City Comprehensive Plan.

Make a motion to **DENY** the proposed text amendment, TA26-001, adopting a new Unified Development Ordinance, and that the amendment while consistent with the Siler City Comprehensive Plan is not reasonable and in the public interest because **[STATE REASON FOR DENIAL]**

Make a motion to **TABLE** the proposed text amendment, TA26-001, to obtain additional information needed to decide.

Requested Action: Hold a Public Hearing to review UDO update (TA26-001)



Town of Siler City

CONSISTENCY STATEMENT

UDO TEXT AMENDMENT TA26-001

UDO Update/Rewrite

HISTORY

- The current Unified Development Ordinance was originally adopted on August 1, 1993
- Since that time there have been numerous text amendments including major updates when the NC General Statutes were amended to merge municipal and county development regulations.
- The 2024 Comprehensive Land Use Plan was adopted in August 2024 with included goals to update the Unified Development Ordinance to ensure quality development.
- In December 2024 a Request for Proposals was advertised for the UDO update/rewrite and Municipal Services, Inc, was selected to assist with the project.
- A UDO steering committee was created, and members were appointed by the Board of Commissioners to assist with the review and development of the updated language based on their background in the community.
- The Steering Committee met seven times over the last year to review existing UDO language and provide input on proposed changes provided by Municipal Services and Planning Staff.
- The last step prior to Board review and adoption was holding a joint workshop of the Board of Commissioners and Planning Board on March 11, 2026. This workshop provided an opportunity for each Board to receive an update on the process and propose changes and offer any feedback or comments

PLANNING BOARD

- The Siler City Planning Board reviewed this request at a Public Meeting held on May 11, 2026.
- There were no comments presented by the public during the public comment period.
- The Planning Board voted 7-0 to recommend approval of the draft UDO language.

INITIAL PROJECT SCOPE

The initial scope of the UDO update/rewrite was to:

- Incorporate goals and objectives from the 2024 Comprehensive Land Use Plan.
- Reorganize the existing UDO to be more user friendly
- Identify and modify existing language for conformance with NC General Statute

2024 COMPREHENSIVE LAND USE PLAN

Planning Staff have identified the following goals and objectives where the proposed text amendment is consistent:

1.1.a	Encourage infill and redevelopment in commercial corridors and near downtown.
1.2.c	Review residential dimensional requirements in infill areas to provide options for utilization of vacant properties.
1.3	Update the zoning ordinance to ensure quality development and redevelopment.
1.3.a	Update standards and submittal and approval processes for residential development
1.3.b	Ensure adequate street width for internal and collector roads in new subdivisions that factor in lot width and size to maintain emergency vehicle access.
1.3.c	Encourage open space, sidewalks and landscape buffers for new residential developments, especially when located adjacent to existing lower density development.
1.3.d	Review allowances and define standards for pocket neighborhoods, attached residential and multi-family development.
1.3.e	Review and update parking requirements to remove barriers to local investment.
1.3.f	Establish enhanced commercial design standards for certain uses and/or areas including the US 64 area, storage units, etc.
1.4.a	Update subdivision design standards related to open space, buffers, stormwater and road standards.
2.1	Promote a mix of residential housing types, including single-family homes on a variety of lots sizes, multi-family homes, townhomes, apartments, and senior housing.
2.2	Update zoning code allowances to encourage new and innovative housing types.
2.2.c	Consider establishing an option and standards for pocket neighborhoods (see the call out box on the following page for more info on pocket neighborhoods).
2.2.e	Review current limitations on accessory dwelling units to allow additional flexibility with standards.
2.3	Update design standards in ordinance to include open space requirements and improved street standards for residential developments.
8.8	Improve standards for subdivisions to encourage and promote open space and recreational areas.

MUNICIPAL SERVICES, INC.

Town of Siler City UDO Update Phase 1
Proposed Organizational Structure
March, 2026

Chapter Number	Chapter Title in New Ordinance	Provisions to Bring Over from Current UDO
Chapter 1	General Provisions Legal provisions, reference to adopted plans, rules for interpretation and conflicting provisions.	<ul style="list-style-type: none"> • Article I – General Provisions
Chapter 2	Administration Board of Commissioners, Planning Board, Board of Adjustment, Technical Review Committee, Staff	<ul style="list-style-type: none"> • Article III – Administrative Mechanisms • Section X - Board of Commissioners • Section X - Planning Board • Section X - Board of Adjustment • Section X - Technical Review Committee (NEW)
Chapter 3	Enforcement Violation descriptions, enforcement and remedies	Article VII - Enforcement
Chapter 4	Procedures Review and approval processes for all development approvals in one place	<ul style="list-style-type: none"> • Article IV - Part I – Zoning, Sign, and Special Use Permits • Article V – Appeals of Administrative Decisions • Article VI- Evidentiary Hearing Procedures for Quasi-Judicial Decisions • Article XX - Zoning Text Amendments, Zoning Map Amendments and Conditional Zoning Modifications (NEW) • Appendix J – Permit Choice and Vested Rights Ordinance
Chapter 5	Zoning Zoning districts, lot and setback dimensions	<ul style="list-style-type: none"> • Article IX – Zoning Districts and Zoning Map • Article XII – Density and Dimensional Regulations

Chapter 6	Development Standards Applicable to All Uses Signage, landscaping, parking, lighting, nonresidential design standards, utility standards	<ul style="list-style-type: none"> • Article II, 19 – Lots Divided by District Lines • Article XIII – Recreational Facilities and Open Space • Article XVII – Sign Regulations • Article XVIII – Parking and Driveways • Article XIX – Screening and Trees • Appendix E – Guide for Landscaping • Article XV – Utilities
Chapter 7	Land Use Table of Permitted Uses, standards specific to several uses	<ul style="list-style-type: none"> • Article X – Permissible Uses • Article X – Supplementary Use Regulations • Appendix F – Sexually Oriented Businesses • Appendix G – Landfill Ordinance • Appendix I – Manufactured Home Park Ordinance
Chapter 8	Subdivisions Kinds of subdivision, design, streets, approval processes, procedures for final acceptance, HOA.	<ul style="list-style-type: none"> • Article IV, Part II – Major and Minor Subdivisions • Article XIV – Streets and Sidewalks
Chapter 9	Nonconforming Situations Nonconformity for lots, uses and structures. When is nonconformity legal?	<ul style="list-style-type: none"> • Article VIII – Nonconforming Situations
Chapter 10	Definitions	<ul style="list-style-type: none"> • Article II – 18, Definitions • Article IV, Part 41 - Definitions (Subdivisions)
Chapter 11	Water Management (NEW) Floodplain, Watershed, Stormwater	<ul style="list-style-type: none"> • Article XVI – Flood, Drainage, Erosion and Watershed Protection • Appendix H – Watershed Protection Ordinance • Appendix K – Flood Damage Prevention Ordinance
Appendix A	Plan Submittal Requirements	<ul style="list-style-type: none"> • Appendix A – Information Required with Applications • Appendix B – Development Approvals
Appendix B	Traffic Impact Analysis	<ul style="list-style-type: none"> • Appendix L – Traffic Impact Analysis
Appendix C	Design and Construction Guidelines	<ul style="list-style-type: none"> • Appendix C – Specifications for Street Design and Construction

SUMMARY OF RECOMMENDED CHANGES TO THE SILER CITY UDO April 12, 2026

Town Planning staff, an appointed Steering Committee, and the consulting firm Municipal Services Inc. Recommend these changes to the Siler City UDO.

Overall

- Reorganized the structure of the UDO for easier reading and reference. As an example, requirements for screening dumpsters from residential areas was in the Utilities article with water and sewer requirements.

Chapter 1 General Provisions. This chapter includes Legal provisions, reference to adopted plans such as the Land Use Plan, rules for interpretation, conflicting provisions.

- Added new section Adopted Plans and Studies to comply with statute
- Added new section “Rules of Construction” to consolidate and clarify measurements, computation, conflicting language, meaning of words.
- Added statement that reminds the reader to look for requirements. “All development within the zoning jurisdiction of the Town of Siler City must meet the requirements of this Ordinance, including but not limited to this Chapter; Chapter XX, Standards Applicable to all Uses; and Chapter XX, 7 Standards Applicable to Particular Uses.”

Chapter 2 Administration. This chapter describes the makeup, responsibilities and authority of Board of Commissioners, Planning Board, Board of Adjustment, and Technical Review Committee. It also describes staff responsibilities and authority. The Administrative Chapter describes the various review and approval authorities and how they conduct business. Chapter 4 is the processes that various authorities are responsible for, with a matrix of application vs. authority.

- Created Zoning Administrator to align with statutory language and regulation.
- Created TRC
- Delete section Article 3 Part II Chapter 29 (a) (3) that sets 5 members of Board of Adjustment since membership is the same as the Planning Board.
- Add powers and duties of Board of Commissioners
- Remove section 28 Advisory Committees from Planning Board administrative mechanisms. It could dilute the responsibilities of this small group to assign them committees. The Planning Director should coordinate with subject matter experts, inviting them to Planning Board meetings as guests when and if appropriate.
- Moved Development Agreements, Vested Rights, Permit Choice from admin to procedures. Moved fees from admin to procedures
- Moved quasi-judicial proceedings out of board of adjustment section into procedures

Chapter 3 Enforcement. This chapter describes what constitutes a violation, enforcement procedures and remedies

- Replaced with clearer language for what constitutes a violation.
- Re-wrote civil penalties from \$100/day to: \$100.00/day per day for the first ten (10) days, \$250.00/day starting day 11, and \$500.00/day starting day 21. Each day of noncompliance is a separate violation.

Chapter 4 Procedures. This chapter describes the review and approval processes for all types of development approvals. (Alternately, Chapter 2 describes the various review and approval authorities and how they conduct business)

- Moved zoning amendment procedures from existing Article XX.
- Added a requirement for a Neighborhood Meeting prior to rezoning applications.
- Re-wrote this chapter for statutory compliance, simplification, and ease of understanding. Example: Processes for special use permits and zoning permits were in the same section but special use permits require quasi-judicial proceedings.
- Added section that clarifies which permits are not required
- Added section on performance guarantees to apply to all development and require guarantees for landscaping add completeness review for application submittals
- Added section for criteria to apply for deciding conditions. Include criteria for conditions meeting G.S. 160D-703.
- Added generalized Transportation Analysis to be done at the time of rezoning. Detailed Transportation Impact Analysis is to be done for each phase of site plan application.
- Added more detail to modifications section, separated dimensional modification from modifications to approved development
- Moved language related to land use from Article XV (Utilities)

Chapter 5 Zoning. This chapter establishes and describes zoning districts and dimensional standards for lots

- Removed limit of 40% impervious coverage for single family detached lots in residential districts. Watershed rules will still apply.

Dimensional Requirements

- Reduced minimum lot widths to allow more flexibility without changing minimum lot sizes. Removed minimum lot size from the G-C district in favor of regulating building size.
- Removed requirement to increase lot sizes for 2-family dwellings.
- Reduced R-20 lot width from 100' to 80' to differentiate from AR
- Reduced R-10 lot width from 80' to 60' to differentiate from AR
- A-R and R-20 setback is 30', all other residential setbacks now 20'
- Expanded cluster development section and removed minimum lots sizes and setback to allow for the flexibility to create true cluster subdivisions.
- Consolidated dimensional requirements into a single table.
- Removed separate alternative setback language in place of an average setback provision applicable to all districts.
- Added placeholder for Hwy 64 Overlay District
- Removed Landfill as a district (LF-1). There are no such districts. Add it as a use with standards.
- Removed individual PUD districts and replaced with process for any PUD. Too many restrictions will limit flexibility.
- Created and added new map for the DSCD.

- Removed 175 since administrative modifications are allowed up to 10% for density, other provisions will be covered under other sections eg Chapter 6 for open space:

Chapter 6 Standards for All Uses. This chapter includes standards for signage, landscaping, parking, lighting, nonresidential design standards, utility standards. These standards apply to all uses in all zoning districts.

- Added lighting standards
- Added standards for pervious paving

Signs

- Removed specialized language for the Alston Bridge Road Business Directory sign. This sign should be regulated by the requirement for a sign permit. Removed Language for “Certified Site Sign”. Added separate category for signs in the O-I district with greater than 10 acres in size and over 500 feet of road frontage. Maximum sign area is 200 SF.
- Changed maximum area for signs that are currently limited to 16 SF:
 - Directional signs and town gateway signs proclaiming noncommercial messages do not require a permit (all directional and incidental signs are changed to a maximum area of 8 SF) and do not require a permit
 - Hospitals, clinics, (nursing care, intermediate care, handicapped care, infirmary care, child care, and mentally ill institutions), physician offices, dentist offices, and other medical treatment facilities directional signs (based on zoning district instead of use: O-I, G-C, H-C: 110 SF)
 - Individual projecting wall signs
 - Shopping Center, Mall, and Unified Business Establishment Sign (The signs shall not exceed four (4) square feet in the C-C zone, and sixteen (16) square feet in the H-C, G-C, and O-I zone. (based on zoning district instead of use: C-C: 40SF, O-I, G-C, H-C: 110 SF)
- Billboards – to have or not to have? Committee decision to follow existing regulation prohibiting billboards.
- Removed permit requirement for murals that are not signs. Murals with commercial content will require a permit for the portion that contains the content.
- Combined/removed some of the current sign categories to make them more readable.
- Simplified the maximum freestanding sign area to 40 sf (A-R, R-20, R-10, R-6, R-3, R-MH, C-C, and B-1), 110 sf (L-I, H-I), and 110 sf except that sites greater than five (5) acres in size with at least 400 feet of road frontage on a minor or major thoroughfare may have a maximum area of 150 square feet per sign face (O-I, G-C, and H-C)
- Removed zoning permit requirement for restaurant menu boards. Sidewalk signs still require a permit.
- Removed current provision that signs set back from a major road by 200' or more get a 10% increase in area, plus 10% for each additional 50' of setback after that, up to 100'. Replaced with a rule that any freestanding sign in a commercial district on a site of 5 acres or more with 400' of frontage could have 150sf per sign.

Parking and Drives

- Removed parking requirements from the C-C (Central Business) district to support walkability and on-street parking. New projects downtown will provide parking to meet market demand.
- Revised parking lot landscaping standards to make them clearer to understand
- Changed parking requirements to “recommendations” in light of HB765 which would eliminate the ability of local government to regulate parking outside of ADA. Development will be reviewed by the TRC in light of what is reasonable rather than a specific standard.
- Simplified off-site parking and allowed residential uses and convenience stores to use an off-site parking allowance: Off-site parking shall be located within walking distance to the facility it serves, via a sidewalk or all-weather surface, except that satellite parking with shuttle service shall be exempt from this requirement.
- Replaced separate Siler City ADA parking calculation table with reference to the State Building code.
- Removed existing parking table and replaced with a version more in line with their existing UDO.
- Added bike parking requirements for commercial development.
- Added new section “Pedestrian Walkways Within Parking Areas”
- Added option for pervious pavers, with language to exempt certain uses and intensities from paved parking.
- Added requirements for temporary parking for special events (added to use standards).
- Added regulation for drive-through stacking lanes
- Added cross-access requirements
- Added loading and unloading area regulations with table of thresholds by use

Landscaping

- Used performance guarantees instead of complicated language about when to install landscaping buffers for undeveloped subdivisions.
- Modified bufferyard composition requirements for clarity. There are still three bufferyard types with descriptors that will help with alternate landscaping plans.
- Rewrote section on tree preservation to support voluntary preservation of existing trees rather than mandatory.
- Added streetyard standards (as opposed to bufferyards along the street) to soften land uses without hiding them.
- Added screening requirements for dumpsters, outdoor storage areas.
- Replaced tree species list with reference to NC State University expertise
- Replaced street buffer requirements with streetyard requirements to soften development rather than hide it.
- Based landscape buffers on zoning district rather than specific land uses. Categorized districts into single family residential, multifamily, low intensity commercial, high intensity commercial and industrial with buffer requirements based on adjacency of categories.
- Removed buffer requirement between high and low intensity commercial districts. This will be covered by using districts to establish buffer requirements. Buffers, parking lot landscaping, street yard trees, new design standards, cross access, pedestrian and bike friendly, interior drives will prevent situations where a big-box

store steals charm from locating next to a local business. Development will be more cohesive if blended rather than separated.

Open space

- Based multi-family open space requirements on number of units and type of open space appropriate to this type of development.
- Replaced minipark standards with passive, active, and urban open space requirements.
- Increased open space requirement from 5%, to 10% (R-3, B-1, G-C, and H-C) or 20% (cluster developments in the A-R, R-20, R-10, R-6, and R-MH) “of the total land area....preserved and dedicated as open space”.
- Added Nonresidential and Multi-family design standards for all but Industrial districts. These will apply to overlays until a more detailed overlay regulations are written for downtown, and/or Hwy 64.

Utilities

- Subsection 6.7 Utility and Infrastructure Standards will refer to the Sanford regulations for water and sewer.

Chapter 7 Use Specific Development Standards. This chapter lists uses permitted in each zoning district and additional standards for some uses.

- Consolidated all regulation related to land use in this chapter. Moved permitted use table from zoning to here.

Permitted Use Table

- Listed all zoning districts in a single table
- Simplified the language to focus more on land use and building type.
- Distinguished uses as permitted by right or permitted with a special use permit to align with statute. Approval authorities are distinguished in the procedures chapter with categories of intensity such as zoning approval, major vs. minor subdivision, major vs. minor site plan.
- Added Duplex, Townhome, Bungalow Court, Pocket Neighborhood with standards.
- Added Mixed-Occupancy use
- Added Amusement Facility, Indoors
- Removed Planned Residential Development in favor of using PUD districts
- Apply the use Mixed Occupancy to allow residential uses in a greater variety of districts.

Specific Uses

- Added standards and definition for data centers
- Added a requirement for temporary dwellings to be removed within 60 days of the principal dwelling becoming habitable.
- Changed the maximum size of an ADU from to 1,000 SF to 1,500 SF to align with common practices.
- Changed meaning of temporary RV from 90 days to 180 days to align with current county practices.

- Added table of Supplementary Standards for Multifamily Dwellings to nuance the scale of multifamily development in each zoning district, ensuring its context sensitivity and therefore allowing multifamily to be compatible in more districts. Used 10' per story plus 10' for roof for as a standard for building height. Based densities on transect zoning principles.
- Removed requirement for the front of a manufactured dwelling to parallel the street on lots less than 1 acre in size.
- Limited convenience stores to 4,000 square feet of gross floor area.
- Removed Minor and Major utility station as separate uses. Minor utility station is addressed in Chapter 6 standards applicable to all uses.
- Removed section on junked vehicles from residential standards. Already included in general municipal code
- Airport: Removed specific setback requirements. Reduced the separation distance from 500 to 300 and used the term "residential uses" instead of "residentially zoned properties."
- Single Family Residential parking standards: These standards have not been revised, however the concept is under discussion with recently contracted enforcement services.
- Vehicle Towing and Storage Lot: Added regulation that no storage area shall be permitted within 100 feet of any residentially zoned property for.

Chapter 8 Subdivisions. This chapter includes regulations for the design of subdivision lots and streets, approval processes, procedures for final acceptance, and homeowners' associations.

- Re-wrote requirements for road access and added an option for flag lots.
- Added language and criteria for continuation of streets
- Replaced clearcutting regulations with simpler: Clearcutting within any development or on any vacant parcel larger than one (1) acre in size shall be prohibited in accordance with Section XX [chapter 6, clearcutting provisions].
- Strengthened language for required improvements prior to acceptance of final plat

Chapter 9 Nonconforming Situations. This chapter describes what constitutes a nonconformity for lots, uses and structures. When is nonconformity legal (grandfathered).

- Re-wrote this chapter for clarity and simplification
- Eliminated provisions for non-contributing property owner

Chapter 11 Definitions

- Added several missing definitions to align with new uses with standards, and with changes in other chapters. We deleted a few definitions that are no longer relevant as a result of changes made in other chapters.
- Changed the definition of Gross Floor Area to exclude storage and mechanical rooms and elevator shafts.
- Added definition for NPDES Phase II Stormwater Program
- Changed definition of nonconforming use to align with Chapter 10
- Changed definition of development to align with NC160D

Appendices - Consolidated current appendices into 4 new appendices with better organization

- Appendix A Information Required With Application
 - Add all plan types listed in Chapter 4, Procedures and Incorporate as new Appendix A
- Appendix B Development Approvals
 - This appendix concerns development agreements and has been incorporated into Article 4 Procedures. Updated definitions to comply with statute.
- Appendix C Specifications for Street Design and Construction
 - Incorporated into new Appendix C Design Guidelines
- Previous appendices and addendums:

Appendix E Guide for Landscaping

- Now included as part of Chapter 6

Appendix F Sexually Oriented Businesses, Appendix G Landfill Ordinance, and Appendix I Manufactured Home Park Ordinance

- F, G, and I now incorporated into Chapter 7 Use Standards as uses

Appendix H Watershed Protection Ordinance and Appendix K Flood Damage Ordinance

- Now incorporated into a new Chapter 11, Water Management

Appendix J Permit Choice and Vested Rights Ordinance

- Now incorporated into Chapter 4, Procedures

Appendix L Traffic Impact Analysis

- Now included as new Appendix B

Addendum – Town of Siler City Utilities Extension Policy

- Parts now incorporated into Chapter 6 Development Standards
- The UDO will refer to TriRiver regional utility for specifications

New Chapter 11 – Water Management

- Added several definitions and changed others to align with the UDO
- Increased the civil penalty for violations from \$100 to \$250.
- Changed the Watershed Review Board from Planning Board to Technical Review Committee and assigned duties.
- Deleted the requirement for a separate Watershed Occupancy Permit.
- Deleted the subdivision regulations as they are already included in Chapter 8. Chapter 8 refers to this chapter.
- Added separate provisions for riparian buffers in high- vs low-density development.

- Added a provision for Vegetated Setbacks vs Riparian Buffers for high-density development.
- Added 50' vegetated setback requirements for high-density development along intermittent streams.
- Reduced the riparian buffer requirement from 100 to 50 feet for low-density development.



Town of Siler City

Planning and Community Development

Unified Development Ordinance Update Steering Committee

Travis Patterson, Mayor Pro Tem

Bill Haiges, Planning Board Chairman

Brandon Blakely

Miles Boling

Garrett Frank

Scott Harris

Caroline Hudson

Municipal Services

Carrie Spencer

Rodger Bardsley

Kirk Ericson

Special Thank You

Tom McKay

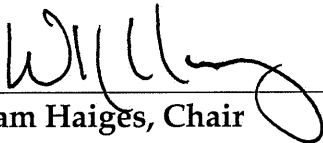
**Siler City Planning Board
Plan Consistency Statement
UDO Text Amendment TA26-001**

Consideration of a text amendment to the Town's Unified Development Ordinance (UDO) that creates a new UDO for the Town of Siler City.

In accordance with NCGS 160D-604, the Siler City Planning Board finds that:

1. The proposed text amendment is consistent with the following goals listed in the 2024 Siler City Comprehensive Land Use Plan:
 - **See attached sheet, Addendum A, for list of goals and objectives**
2. The Planning Board also finds that the proposed text amendment is reasonable and in the public interest because:
 - a) It supports the current 2024 Siler City Comprehensive Land Use Plan goals and objectives listed above
 - b) The text amendment is necessary to update the UDO with language to encourage parks and conservation in future residential developments.

Therefore, the Siler City Planning Board recommends **APPROVAL** of the text amendment to the Siler City Unified Development Ordinance, as proposed.



**William Haiges, Chair
Siler City Planning Board**

5/11/24
Date

Consistency Statement – Addendum A

The Siler City Planning Board finds the proposed text amendment consistent with the following goals and objectives of the 2024 Comprehensive Land Use Plan:

1.1.a	Encourage infill and redevelopment in commercial corridors and near downtown.
1.2.c	Review residential dimensional requirements in infill areas to provide options for utilization of vacant properties.
1.3	Update the zoning ordinance to ensure quality development and redevelopment.
1.3.a	Update standards and submittal and approval processes for residential development
1.3.b	Ensure adequate street width for internal and collector roads in new subdivisions that factor in lot width and size to maintain emergency vehicle access.
1.3.c	Encourage open space, sidewalks and landscape buffers for new residential developments, especially when located adjacent to existing lower density development.
1.3.d	Review allowances and define standards for pocket neighborhoods, attached residential and multi-family development.
1.3.e	Review and update parking requirements to remove barriers to local investment.
1.3.f	Establish enhanced commercial design standards for certain uses and/or areas including the US 64 area, storage units, etc.
1.4.a	Update subdivision design standards related to open space, buffers, stormwater and road standards.
2.1	Promote a mix of residential housing types, including single-family homes on a variety of lots sizes, multi-family homes, townhomes, apartments, and senior housing.
2.2	Update zoning code allowances to encourage new and innovative housing types.
2.2.c	Consider establishing an option and standards for pocket neighborhoods (see the call out box on the following page for more info on pocket neighborhoods).
2.2.e	Review current limitations on accessory dwelling units to allow additional flexibility with standards.
2.3	Update design standards in ordinance to include open space requirements and improved street standards for residential developments.
8.8	Improve standards for subdivisions to encourage and promote open space and recreational areas.

TA26-001 – Public Comments Received

- **5.2.6 – Special Districts**
 - PUD - Change 5 acre minimum to 2 acre. There are plenty of infill opportunities with smaller lots and we want to take advantage of those opportunities. It should make it easier to have more diversity in town regarding things to do, places to shop, live, etc. Ultimately, the BOC will approve these under section 7.3.1, so let us allow other opportunities to arise by lessening the minimum lot requirement size from 5 to 2 acres.
- **5.3.2 – Table of Zoning District Dimensional Requirements**
 - Related to PUD, the minimum acre size states 3, which conflicts with policy set in 5.2.6. Am I missing something here? Recommend going to 2 acres, again.
- **5.3.2 – Maximum building height.**
 - The last sentence that reads “The permit issuing authority” should be erased. It is too vague and I am concerned for subjective interpretation – policy should be as explicit as possible. I am recommending that the parapet wall requirement be eliminated in the CC district, too, because of the additional costs to property/business owners.
- **6.2.4 Parking Lot Landscaping Requirements.**
 - We should add a section that addresses this section for only large retail. It could be something like if your parking lot if less than “x” spaces, then section 6.2.4 is not required. What do you think about 25 spaces and below are exempt form these rules?
 - Section needs to be added that does not allow non-native trees. This would ensure compatibility with our new strategic goals.
 - There are Bradford Pear and Crepe Myrtle trees all over Siler City and they are non-native.
 - Only natural mulch to be used on landscape islands. No colored mulch due to environmental concerns.
 - Remove requirement for large tree mandate. It appears that large trees need well over 400 sq ft to survive and there would be a major trade off for reduced parking. Small and medium trees would be a good compromise.
 - Remove Section F.
 - Do we want to consider adding a minimum disturbed soil depth of 36” to maximize tree life?
- **6.2.16 – Mechanical Area Screening**

- Eliminate this redundant regulation. The only thing to be screened should be generators in the CC district.
- **6.4.4**
 - Section B – Active Open Space.
 - #2 – Change play surfaces to sand or natural non-colored mulch. Only natural materials should be used for playgrounds. This will also be more compatible with some of the things that were added to the strategic goals earlier this year.
- **6.6.1 Building Materials:**
 - Add metal as a potential material to be used – many buildings are metal and have a partial brick veneer on the front. For example, the new Fire House will have that design, but it may be in Light or Heavy Industrial and would therefore be except from this rule. A better example would be Cowboy Café that would be illegal with this ordinance change. We do not want to add expenses to anyone trying to conduct business in SC and subsequent loss of tax revenue, less options for consumers, less potential for those trying to conduct business, etc. This is still included.
 - Eliminate cohesive wall sheathing material requirements. This is still included.
 - For CC Zoning:
 - Eliminate the requirement for covering of HVAC units with parapet walls. To my knowledge, there are no RTUs currently covered on any roofs in DT Siler City. I do not think it is a good idea to add this regulation due to the increased cost to entrepreneur/building owner/etc. This is still included.
 - Eliminate the requirement to cover meters and transformers. Generators could stay because they are rather large and potentially unsightly. The difference is that they are not common; this differs from the other things that do not necessarily have to be covered. This is still included.
- **6.6.1**
 - Section G #7 – Eliminate HVAC screening requirements. This is also included in 6.6.1.
- **7.3.3**
 - 7.6 Permitted Principal Uses.
 - Firearm Sales and Service:
 - Change from S to P for G-C and H-C. Why are we including a special use permit for anything gun related? These additional

processes are going to potentially discourage these operations or at a minimum, add additional costs. The process of getting an FFL is already very rigorous. Is there any reason why the S cannot be changed to P?

- Add it to B-1 as P, too. Even though most people will not choose that business in that district, we should not restrict its ability to exist if the market demands it.
- Community Garden and Outdoor Parks:
 - Why are we not allowing these as uses in R-MH? Please add “P”.
- Outdoor commercial recreation:
 - Why is R-20 included for outdoor shooting range? Is this for larger parcels in residential areas? Please explain.
 - Why are we including a special use permit for anything gun related? These additional processes are going to potentially discourage these operations or at a minimum, add additional costs. Is there any reason why the S cannot be changed to P? A good rationale for eliminating the special use permit is the incentive structure set by the insurance companies will keep these operations safe for other citizens in Siler City.
 - If they also sell firearms, that means that they have an FFL and have gone through a very rigorous application with the federal government. Can we not further burden?
- Shooting Range indoor:
 - Why are we including a special use permit for anything gun related? These additional processes are going to potentially discourage these operations or at a minimum, add additional costs. Is there any reason why the S cannot be changed to P?
 - If they also sell firearms, that means that they have an FFL and have gone through a very rigorous application with the federal government. Can we not further burden?
- Solar Farm:
 - Permitted in zoning areas that are less than 10 acres, which is minimum stated size in page 7-43. Shouldn't this be corrected?

- **7.3.4**

- #1 – Above ground liquid storage tanks.
 - Would this apply to people catching rain water from their gutters for watering? Do we need to clarify that?
- #11 – Animal husbandry.
 - I think we should reduce down to 1 acre minimum. I have done some additional research into this (I know we talked previously about it) and 1 acre can be sufficient for many homesteading operations like a single large animal or several smaller animals. We could have a rule such as 1 horse, or 1 cow, or 4 goats/sheep on parcels from 1-2 acres. Possibly leave it to owner discretion beyond 2 acres, but keep limitations on smaller parcels to mitigate potential neighbor complaints. Would that allow people in the city limits who live in residential areas to keep livestock if they have larger parcels? For example, 423 Dowd St (I am currently renting here) is a 5 acre parcel. I am not asking for myself, but others who may wish to homestead and make use of the value of their land by different means.
- #19 – Car Wash and Automobile Detailing.
 - The requirement for a 6 ft opaque fence is not compatible with current existing businesses in this category (car wash at N Fir Ave and W 2nd St) and it adds additional cost to business. A type II bufferyard is a reasonable requirement and would not cost thousands of dollars. If we wanted to add additional regulation concerning screening, change the type II bufferyard to a type III.
- #29 – Data Centers.
 - There is so much on this one that I think it should be openly discussed in public.
- #38 – Firearm Manufacturing.
 - What is the rationale for mandating a 500 ft minimum between this type of business and residentially zoned property?
- #39 – Firearm sales and service.
 - Remove Section B. That is very common in the industry to allow the range to be used as a service/sales combo.
- #59 – Manufactured Dwelling.
 - Section F – We need to include vinyl underpinning as an option, too. “Continuous, permanent masonry curtain walls or approved non-

reflective skirting must be installed under the home, unpierced except for ventilation and access.” A large percentage of manufactured homes do not have a brick veneer foundation.

- #60 – Manufactured Dwelling Park.
 - Section B – Is there any specific reason to restrict minimum size to 5 acres? 3 acres could provide many additional homes for Siler City’s inventory.
 - Section E – Does a maximum of 9 unit/acre conflict with Section L, which states a minimum of 6,000 sq ft per home? I also need some help understanding Section 5.3.2, which discusses dimensional requirements. Can you illustrate an example of the dimensional requirements related to these manufactured dwellings with a quick sketch, please?
 - Section N – If we add a requirement for paved internal streets, this will add substantial costs to smaller manufactured dwelling projects. Why is gravel not an option? This would be very helpful in future small mobile home parks.
 - Section Z – We can clarify that rule once I have an understanding of the things mentioned in Section E.
- #81 – Retail, Bulky item.
 - Is Tractor supply violating Section A as written in new UDO? They have all those landscape materials in the front of their parking lot that are just fenced in and no necessarily “screened” from public view. I think it is good, but I just need confirmation.
- #83 – Salvage or Automobile Junkyard.
 - Section A – If we are saying a minimum of 10 acres and current junkyards are not meeting that criteria, are they going to be exempted? Does the town even have an actual auto junkyard besides Marsh?
 - Section C – Do current junkyards (if any in town) have a fence?
- #88 – Outdoor Shooting Range.
 - Police Chief Regan is reviewing this matter now. I needed clarification about this being listed in the old UDO – was this regulation in the old UDO?
- #93 – Solar Farms.
 - Change minimum from 10 acres to 5 acres. We do not want unintentionally discourage additional power generation by limiting lot size requirements for solar farms.

- #94 – Sports Facility, Outdoor.
 - Is there any rationale for the minimum lot size being 5 acres? A lot can be done with a 2 acre parcel (badminton, pickleball, tennis, etc). These options would potentially be eliminated. I would recommend a minimum lot size of 2 acres.
- #101 - Utility Substation.
 - Section A. Remove the opaque fence requirement. Generally, substations use chain link fence, which is sufficient for safety concerns. The idea of opaque is irrelevant given a height of 6 ft and transformers that are 15 to 20 ft high from the ground.
- #102 – Vehicle Painting/Body Shop. Section.
 - Section A - Are there any existing body shops that would not meet this distance requirement?
 - Section C – This is not compatible with any current businesses in the auto industry. Please remove.
 - Section D – Same as section C.
 - Section E – Remove. Mechanics/Body shop technicians should have the ability to work on the vehicles outside the shop.
- #103 – Vehicle Repair and Servicing (Without Painting or Bodywork).
 - Section A – Remove these requirements. Many existing businesses do not meet these criteria for various reasons, especially the air compressor location.
 - Section C – This is incompatible with every car garage in town. Please remove.
 - Section D and E – please remove.
 - Many of the same problems with Body Shops apply to car garages.
- #109 – Self-Storage Facilities.
 - Section C – this needs to be removed. Outdoor storage should be permitted in non-enclosed structures or no structures at all.
 - Section D – Metal cladding needs to be included as an optional material as outlined in 6.6.1.
 - Section I – Remove opaque requirement. I do not understand why opaque fences are required in so many instances. Chain links are sufficient; the owner can utilize whatever fence type they deem necessary.
 - Section E and F – Remove. Many storage buildings are much wider than 75 ft and they should not have to conform to any kind of

architectural requirements (especially ones that are used for boats or RVs). Can we add an exclusion for these building types under 6.6.1?

- **7.4.2 Table of Permitted Accessory Uses**

- Can you please explain the rationale of not allowing manufactured home communities to have detached accessory dwelling units? I would like to understand this further. If space allows, why not grant them this liberty, too?

- **7.4.3**

- Accessory Dwelling Unit Attached
 - #3 – Remove the maximum size requirement of 1,500 sq ft; 50% rule is sufficient. If the home was 4,000 sq ft, a 1,600 sq ft attached dwelling unit would not be a big deal.
- Accessory Dwelling Unit detached.
 - Eliminate #3. If they wish to build another dwelling (essentially a small home) that is larger than 50% of their principal dwelling, we would be contributing to higher housing costs by keeping this regulation. Eliminating this allows many multi-generational families to stay together, which is also good for the community, and reduces competition in the scarce housing market. This regulation also makes tiny homes illegal because many of them are well below 500 square ft.
 - Eliminate #4. This is arbitrary and not needed.
 - Eliminate #5 because it is contingent upon #3.
 - Modify #8. Travel trailers and campers should be able to be used by home owners with certain requirements: only allowed in driveway, back yard, or side yard. We should not allow in the front yard or street parking. Many people could use this freedom to assist their elderly parents in the instance that they need additional living space due to life-changing events. It could be used for multi-generational families, too.
- M. Home Occupation
 - Eliminate #1. Residents do not need to ask their government permission to conduct business in their own homes. For example, many people do home day cares for a few kids of their friends and would be unknowingly violating this regulation. Another example would include people who cut hair – what relevance does government have in these scenarios?
 - Eliminate #2. If residents wish to conduct multiple businesses within their own home and it does not change the outside residential character, then we should grant them that liberty.

- Eliminate #4. This is arbitrary and not needed.
- Eliminate #6. If it doesn't change the essential residential character of the dwelling, then the sq ft maximum requirement is not relevant.
- Q. Solar Energy System
 - Can you clarify whether or not this is applicable to the ETJ and larger parcel sizes? If so, why would we want to limit the size of the solar energy system relative to principal structure square footage?
- **7.5.2 Table of Permitted Temporary Uses**
 - Regarding food trucks: there is a food truck that is always visible by the gas station near Mt. Aire. Is that food truck permanently parked there? If so, how do we ensure that they can continue operating in this fashion? It may not be considered an actual "truck", but rather something else. Can we clarify this so that we can differentiate between the two?
- **7.5.3**
 - E. Portable Storage Container
 - Is the temporary use permit free? If it is not, can we change that? I understand the need for the permit as an educational tool.



Town of Siler City

ADOPTING A UNIFIED DEVELOPMENT ORDINANCE FOR SILER CITY, NC

WHEREAS, the Siler City Board of Commissioners recognizes the need to consolidate, clarify, and modernize land use and development regulations to promote orderly growth and development within the Town; and

WHEREAS, on May 11, 2026, the Siler City Planning Board unanimously recommended approval of the draft language for a new UDO for the Town of Siler City and its extraterritorial jurisdiction; and

WHEREAS, the Board finds this request to amend and replace the Unified Development Ordinance in full, is consistent with the Comprehensive Land Use Plan adopted on July 15, 2024, in that it addresses several plan recommendations contained within the Plan.

WHEREAS, the Siler City Board of Commissioners finds that the adoption of the Unified Development Ordinance will enhance the Town's ability to manage land use, improve quality of life, ensure environmental protection, support economic development, and promote an equitable approach to land use management for all current and future residents of the Town of Siler City.

NOW THEREFORE, be it ordained by the Board of Commissioners of the Town of Siler City, in the State of North Carolina as follows:

1. The Unified Development Ordinance attached hereto and incorporated by reference is hereby adopted as the official land development and zoning regulation document for the Town of Siler City and its extraterritorial jurisdiction.
2. The Unified Development Ordinance adopted on August 1, 1993, and all amendments thereto are hereby repealed.
3. This ordinance shall become effective upon adoption.

Adopted, this 1st day of June 2026, by the Siler City Board of Commissioners.

Donald Matthews, Mayor

ATTEST:

Briana Martinez, Town Clerk



Town of Siler City

Memorandum

TO:

Mayor Matthews and Board of Commissioners

FROM:

Dillon Dispennette

Public Works Superintendent

ddispennette@silercity.gov

919-726-8655

REFERENCE:

Town Code Sec 15-149, 15-150 Parking restrictions amendments

DATE:

6/1/2026

During the week of April 6, 2026, Mayor Matthews and Town Manager Jack Meadows received concerns regarding parking conditions along E. Cardinal Street adjacent to Jordan-Matthews High School. In response, the Town Manager, Chief Regan, and Public Works Superintendent reviewed Sections 15-149 and 15-150 of the Town Code and conducted a site visit with the principal of Jordan-Matthews High School and a representative from NCDOT.

During the review of existing on-street parking along E. Cardinal Street, staff identified several sight-distance concerns at multiple intersections that are not currently addressed within the Town Code. Utilizing the measurement standards outlined in Appendix C-3(b) of the Unified Development Ordinance (UDO), evaluations were completed at the following intersections and access points:

- Central Avenue
- White Oak Drive
- Unnamed access serving 721–825 E. Cardinal Street
- Unnamed access serving 116 White Oak Drive
- Matthews Street
- Jordan Matthews Drive
- Jet's Way

Based on these findings, staff is recommending amendments to Sections 15-149 and 15-150 to limit parking near the corners of the intersections listed above in order to improve visibility and overall traffic safety. Attached is a copy of the proposed ordinance revisions identifying the recommended parking restrictions.

Additionally, staff reviewed the current student drop-off and pick-up traffic pattern for Jordan-Matthews High School. Traffic circulation currently routes vehicles from Matthews Street to Jordan Matthews Drive and back onto E. Cardinal Street. Section 15-150 presently restricts parking on the south side of E. Cardinal Street from the main school entrance extending approximately 547 feet west from the intersection of Central Avenue to the bus parking lot entrance as a "No Parking/Loading Zone" between the hours of 7:00 a.m. and 3:30 p.m.

Following additional discussions with school administration, Jordan-Matthews High School staff requested that the existing loading zone remain in place and be extended from Jordan Matthews Drive to Jets Way. School staff indicated that maintaining and extending the loading zone would enhance overall school safety by keeping the front of the school open and unobstructed to the street, and maintain access for emergency vehicles during school operations and emergency

Requested action: Approve the amended sections for Section 15-149 and 15-150 of the Town Code

situations. The proposed extension would also provide a safer environment for student drop-off and pick-up operations during peak school hours.

Town staff support this recommendation and has incorporated the proposed changes into the attached ordinance revisions and parking layout exhibit. Public Works staff will perform the restriping and installation of updated signage in accordance with the approved layout during the month of June.



E CARDINAL STREET PARKING

N

130
Feet

- NO PARKING
- PARKING ALLOWED
- LOADING AREA

June 1, 2026

Sec 15-149 Locations Of Restricted Parking

1. Restricted parking regulations are hereby established in the locations enumerated below:

	Location	Parking Restriction
(1)	<p>On East Cardinal Street:</p> <p>The first parking space running east of the intersection with Central Avenue (approximately 36 feet from the corner); the first parking space running west of the intersection with Central Avenue (approximately 36 feet from the corner); the first parking space running east of the intersection with White Oak Drive (approximately 36 feet from the corner); the first parking space running west of the unnamed street segment that accesses 116 White Oak Dr (approximately 20 feet from the corner); the first parking space running east of the unnamed street segment that accesses 721-825 Cardinal St (approximately 36 feet from the corner); the first parking space running east of the intersection with Matthews St (approximately 36 feet from the corner); the first parking space running west of the intersection with "JM Drive (approximately 42 feet from the corner); the first parking space running west of the intersection with "Jet's Way" (approximately 72 feet from the corner)</p>	No parking here to corner
(2)	On the south-side of East Cardinal Street from "JM Drive" moving east to "Jets Way"	No parking— Loading zone 7:00 a.m. to 3:30 p.m.
(3)	On the north side of East Cardinal Street from the corner of White Oak Dr to a point extending west approximately 102 feet	No parking anytime

(4)	Along both sides of North Chatham Avenue (SR 1108) from a point 140 feet southeast of East Third Street (SR 1107), northwards to East Third Street (SR 1107).	No parking anytime
(5)	Along the east side of North Chatham Avenue from a point 180 feet north of its intersection with East Seventh Street moving north 150 feet.	No parking 7:00 a.m. to 5:00 p.m.
(6)	On the west side of South Chatham Avenue from a point 329 feet north of Dolphin Avenue moving north 142 feet.	No parking anytime
(7)	On the east side of North Evergreen Avenue between West Fourth Street and West Third Street	No parking
(8)	On the east corner of the intersection of Martin L. King Boulevard and North Third Avenue moving east approximately 50 feet.	No parking anytime
(9)	Along both sides of Martin L. King Boulevard from the intersection of Martin L. King Boulevard and South Second Avenue, eastward to the intersection of Martin L. King Boulevard and North Fifth Avenue; then northward from the aforementioned intersection to the intersection of Martin L. King Boulevard and West Eleventh Street (U.S. 64).	No truck parking anytime
(10)	Along both sides of East Fifth Street from the intersection of North Second Avenue moving west approximately 350 feet to the intersection with North Chatham Avenue.	No parking anytime
(11)	Along both sides of West Fifth Street from its intersection with North Chatham Avenue moving west approximately 3,100 feet to its intersection with North Ivey Avenue.	No parking anytime

(12)	On the north side of West Fourth Street moving east 70 feet from its intersection with North Ivey Avenue.	No parking
(13)	On the north side of West Fourth Street moving west 48 feet from its intersection with North Holly Avenue.	No parking
(14)	On the south side of West Fourth Street moving east 70 feet from its intersection with North Ivey Avenue.	No parking
(15)	On the south side of West Fourth Street moving west 48 feet from its intersection with North Holly Avenue.	No parking
(16)	On the west side of North Holly Avenue moving south 26 feet from its intersection with West Fourth Street.	No parking
(17)	On the west side of North Holly Avenue from a point 46 feet south of its intersection with West Fourth Street, moving south 26 feet and lying between two (2) private drives to Chatham Hospital, Inc.	No parking
(18)	On the south side of East Raleigh Street at its intersection with South Third Avenue moving west 36 feet.	No parking anytime
(19)	Along the east side of North Second Avenue 350 feet north of its intersection with East Second Street along the east side of North Second Avenue, 355 feet north of its intersection with East Third Street.	No parking anytime
(20)	On the east side of South Sixth Avenue at its intersection with East Dolphin Street, moving south 75 feet.	No parking here to corner

(21)	On the north side of U.S. 64, from the intersection of Raleigh Street with U.S. 64 moving west approximately 1320 feet to the intersection of East Third Street and U.S. 64.	No parking
(22)	On the north side of U.S. 64, from the intersection of Raleigh Street with U.S. 64 moving east approximately 950 feet to the corporate limits.	No parking
(23)	On the north and south side of Martin Luther King, Jr., Boulevard beginning at the intersection with North Third Avenue moving west ninety (90) feet and the north side of Martin Luther King, Jr., Boulevard at the intersection with North Third Avenue moving east ninety (90) feet.	No parking
(24)	Along both sides of SR 2110 (Alston Bridge Road), from SR 2208 (South Second Avenue) eastward to a point sixteen hundred (1600) feet East of SR 2208 (South Second Ave.)	No parking anytime
(25)	Along the south-side of SR 1107 (East Third Street) extending seventy-five (75) feet east and seventy-five (75) feet west of the North Sixth Avenue intersection.	No Parking Anytime

- Persons found to have violated the provisions of this section shall be guilty of a misdemeanor and shall be punished by a fine of five dollars (\$5.00) for each such violation.

(Code 1969, § 25-90.2; Ord. of 12-3-90; Ord. No. 1995-9, § I, 9-5-95; Ord. No. 1998-2, § I, 6-29-98; Ord. No. 2001-7, § 1, 8-6-01)

Sec 15-150 Locations Of Restricted Parking In The Central Business District

1. Restricted parking regulations are hereby established in the locations enumerated below within the central business district:

	Location	Parking Restriction
(1)	On the east and west side of South Chatham Avenue moving north 267 feet from its intersection with Beaver St.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday
(2)	On the east and west sides of North Chatham Avenue moving north 680 feet from its intersection with Raleigh Street.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday
(3)	On the west side of North Chatham Avenue beginning at a point 132 feet north from its intersection with West Second Street and moving north 51 feet.	No parking, loading zone, 7:00 a.m. to 5:00 p.m.
(4)	On the north side of East Raleigh Street moving east 441 feet from its intersection with North Second Avenue.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday
(5)	On the north side of East Raleigh Street moving east 800 feet from its intersection with Chatham Avenue.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday

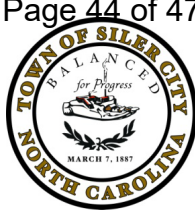
(6)	On the north side of East Raleigh Street moving east 128 feet from its intersection with North Chatham Avenue and from a point 211 feet east of its intersection with North Chatham Avenue moving east 148 feet.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday
(7)	On the north side of East Raleigh Street from a point 128 feet east of its intersection with North Chatham Avenue moving east 33 feet.	No parking, loading zone, 7:00 a.m. to 2:00 p.m.
(8)	On the north side of East Raleigh Street from a point 189 feet from its intersection with North Chatham Avenue moving east 22 feet.	No parking anytime
(9)	On the south side of East Raleigh Street moving east 542 feet from its intersection with Chatham Avenue.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday.
(10)	On the south side of East Raleigh Street from a point 142 feet east of South Second Avenue moving east 22 feet.	No parking, loading zone, 7:00 a.m. to 2:00 p.m.
(11)	On the south side of East Raleigh Street from a point 164 feet east of South Second Avenue moving east 228 feet.	Two-hour parking, 8:00 a.m. to 6:00 p.m., Monday through Saturday.
(12)	Saved for future use	
(13)	On the south side of East Second Street beginning at a point 115 feet east from its intersection with North Chatham Avenue and moving east 75 feet.	No parking, loading zone, 7:00 a.m. to 2:00 p.m.

(14)	On the south side of West Raleigh Street from a point 119 feet west of its intersection with Chatham Avenue moving west 21 feet.	Handicapped parking
(15)	On the west side of South Chatham Avenue extending north 24 feet from the intersection of Beaver Street and South Chatham Avenue.	Handicapped parking
(16)	On the south side of West Second Street at a point 140 feet west of the intersection of West Second Street and North Chatham Avenue extending 30 feet in a westerly direction.	15-minute only parking 8:00 a.m. to 6:00 p.m. Monday through Saturday.
(17)	Along the east side of South Birch Avenue from a point 144 feet south of its intersection with West Raleigh Street moving south 25 feet.	No parking, loading zone 7:00 a.m. to 2:00 p.m.
(18)	On the east side of South Chatham Avenue beginning at a point 20 feet south from its intersection with East Raleigh Street and moving south 20 feet.	Reserved parking doctors only
(19)	On the south side of East Beaver Street beginning at a point 102 feet west of its intersection with South Third Avenue and moving west 25 feet.	No parking, loading zone, 7:00 a.m. to 5:00 p.m.
(20)	On the north and south side of East Raleigh Street beginning at the intersection with North Third Avenue and moving west seventy (70) feet.	No parking
(21)	On the south side of West Dolphin Street extending west eight hundred (800) feet from its intersection with West Raleigh Street.	No parking
(22)	On the east side of South Fir Avenue extending 1065 ft. from its intersection with West Raleigh Street to West Elk Street.	No parking

(23)	On the west-side of North Chatham Avenue from a point 55 feet south of its intersection with E. 2nd Street extending south 20 feet.	Handicapped parking
(24)	On the west-side of North Chatham Avenue from a point 29 feet north of its intersection with E. 2nd Street extending north 20 feet.	Handicapped parking
(25)	On the south side of East Cardinal Street at the main entrance to Jordan Matthews High School extending west 547 feet from its intersection with Central Avenue to the bus parking lot entrance.	No parking — Loading zone 7:00 a.m. to 3:30 p.m.
(26)	On the south-side of West Raleigh Street at a point 48 feet west of the intersection of West Raleigh Street and Cedar Avenue extending 65 feet in a westerly direction.	15-minute parking 6:00 a.m. to 6:00 p.m. Monday—Friday

2. Persons found to have violated the provisions of this section shall be guilty of a misdemeanor and shall be punished by a fine of five dollars (\$5.00) for each such violation.

(Code 1969, § 25-90.3; Ord. No. 1990-2, § I, 4-16-90; Ord. No. 1991-5, § 2, 8-5-91; Ord. No. 1991-6, §§ 1, 2, 9-3-91; Ord. No. 1992-1, §§ I, II, 4-6-92; Ord. No. 1993-5, 6-21-93; Ord. No. 1994-3, § I, 5-24-94; Ord. No. 1994-5, § I, 6-27-94; Ord. No. 1995-10, § I, 9-5-95; Ord. No. 1996-2, § I, 9-3-96; Ord. No. 1997-1, § I, 4-7-97; Ord. No. 2003-1, § I, 2-3-03; Ord. No. 2003-3, § I, 9-15-03; Ord. No. 2006-3, § 1, 3-6-06; Ord. No. 2007-2, § I, 8-6-07; Ord. No. 2009-1, § I, 4-6-09; Ord. No. 2011-2, § I, 3-21-11)



Town of Siler City

Cover Sheet

TO:

Mayor Matthews, Mayor Pro Tem Patterson,
Siler City Board of Commissioners, Town
Manager Jack Meadows, Assistant Town
Manager Kimberly Pickard

FROM:

Tim Garner
Director, Planning & Community Development
tgarner@silercity.gov
Phone: (919) 726-8628

REFERENCE: S26-001

Road Renaming Request

DATE: June 1, 2026

REQUEST

Discussion of a request by Mayor Donald Matthews to rename Hill Street to McClain Street. If the Board would like to move forward with the name change a Public Hearing will be scheduled for July 20, 2026, to solicit public input and review the request.

ATTACHMENTS

1. Staff Report
2. Location Map
3. Signatures of affected property owners

STAFF RECOMMENDATION

If the Board moves to schedule the public hearing, staff will proceed with the following steps in preparation for the public hearing:

- Publish the notice of Public Hearing in the Chatham News and Record for two (2) consecutive weeks within the required 10–25-day timeframe.
- Mail notice of the public hearing to all affected property owners abutting Hill Street.
- Post a notice of closing and public hearing in at least 2 places along the street.

SUGGESTED MOTIONS

Make a motion to schedule a Public Hearing on July 20, 2026, to consider the request to rename Hill Street to McClain Street

Make a motion to deny the request to hold a Public Hearing on July 20, 2026, to consider the request to rename Hill Street to McClain Street.

Make a motion to table the decision to a later meeting to obtain additional information on the request.



Town of Siler City

STAFF REPORT

CASE: S26-001 – Rename Hill Street to McClain Street

Background

- Hill Street is located off Martin Luther King Jr Blvd just north of intersection of E Eleventh Street (US 64)
- Hill Street is maintained by the Town of Siler City and is not part of the NCDOT road system
- Hill Street is approximately 926 feet in length
- There are 18 properties that have access from Hill Street (13 property owners)
- Two (2) of the properties are currently addresses off Hodge Street and will not be affected by the name change
- There are 9 properties currently improved with Hill Street Addresses
- Petition for name change included 10 of the 18 property owners and 6 of the 9 that are currently addressed off Hill Street.

Street Renaming

- Chatham County E911 has confirmed that the proposed name, McClain Street, is not a duplicate and is available for use.
- If the name change is approved by the Board the change will be delayed allowing time for residents to make any necessary changes on any services they receive (banks, driver's license, etc.) – proposed effective date of January 1, 2027.
- Planning Staff will send records of the name change to Chatham County, US Postal Service, and all relevant emergency management departments.

Fiscal Impact

- Three (3) road name signs will be required to be replaced at a cost of \$63.05 each (Total \$199.15)
 - Sign 1 – Intersection of Hill Street and Martin Luther King Jr Blvd
 - Sign 2 – Intersection of Hill Street and Hodge Street
 - Sign 3 – Intersection of Hill Street and Alston Avenue
- Signs will be replaced by Siler City Public Works
- Individual property owners will be responsible for expenses for any address changes for their property such as drivers' license, bank accounts, utility services etc.

parcel_number	current_owners	address1	csz	physical_street_address
0016520	CARTER, BRITNEY KNIGHT; KNIGHT, LINSEY FLETA; PRICE, TORRIS SR; PRICE, ERIC D <i>Eric D Price</i>	1826 WILMA AVE	WINSTON SALEM, NC 27127-7538	701 Hill St
0016521	PERSON ROLAND CHARLES, <i>Roland C. Price</i>	703 HILL ST	SILER CITY, NC 27344-1924	703 HILL ST
0016523	TYSON LACY M, <i>Deceased</i>	657 WOODLAND CIR	ASHEBORO, NC 27203-4583	601 HILL ST
0016527	MCCLAIN ALBERT P, MCCLAIN ESTHER	715 HILL ST N E	SILER CITY, NC 27344	715 HILL ST
0016541	PERSON BERTEENNA, PERSON MARGIE A <i>Esther Price</i>	1312 ALSTON AVE	SILER CITY, NC 27344	606 HILL ST
0016552	MT SINAI UNITED HOLY CHURCH, <i>Belinda P. Mckay</i>	831 OLD US HWY 421 S	SILER CITY, NC 27344-7776	HILL ST
0016553	MARSH, LARRY D <i>Larry D. Marsh</i>	190 FAWNS REST RD	SILER CITY, NC 27344	HILL ST
0016554	MARSH, LARRY D <i>Larry D. Marsh</i>	190 FAWNS REST RD	SILER CITY, NC 27344	710 HILL ST
0016557	BROWNING, SUSAN DARK; BROWNING, ROBERT M JR	PO BOX 420	ROXBORO, NC 27573-0420	706 HILL ST
0016715	MENGESTEAB, GHIRMAY	696 LEGACY FALLS DR S	CHAPEL HILL, NC 27517-9610	HILL ST
0066226	SOLIS SIXTO BALDOMERO REYES, <i>Gabriel Ramirez</i>	5507 OLD US 421 N	STALEY, NC 27355-9128	610 HILL ST
0066227	SOLIS SIXTO BALDOMERO REYES, <i>Wilson Batista</i>	5507 OLD US 421 N	STALEY, NC 27355-9128	608 HILL ST
0072873	PERSON, ROLAND CHARLES <i>Roland C. Price</i>	703 HILL ST	SILER CITY, NC 27344-1924	HILL ST
0079523	KNIGHT, LINSEY FLETA; CARTER, BRITNEY KNIGHT; PRICE, TORRIS SR; PRICE, ERIC	1826 WILMA AVE	WINSTON SALEM, NC 27127-7538	Hill St
0079524	ALSTON, CHARLES N	174 GLENDALE RD	BOYERTOWN, PA 19512-7624	Hill St