

TOWN OF SILER CITY

The Town of Siler City Board of Commissioners met in special session on **Thursday, December 11, 2014** at 6:30 pm in the City Hall Courtroom with Mayor John Grimes presiding.

COMMISSIONERS PRESENT: Cindy Bray, Larry Cheek, Michael Constantino, John Grimes, Thomas Price, and Tony Siler

COMMISSIONERS ABSENT: Lewis Fadely and Bill Haiges

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Planning Director Jack Meadows, Public Works Director Terry Green, and Town Clerk Jenifer Everage

Mayor Pro Tem Cheek requested the Boling Lane Park Neighborhood Water Issue be added to the agenda.

A motion to approve the agenda with the addition of Boling Lane Park Neighborhood Water Issue was made by Commissioner Siler, seconded by Commissioner Price and unanimously approved.

NEW BUSINESS

Siler City Fire Department Officers

Mayor Grimes presented the proposed Siler City Fire Department Officers that were elected on November 24, 2014 by the Fire Department Membership, and include the following: Assistant Chiefs- Billy Scott and Todd Williams, Captains – Michael Braxton, David Reeves, Michael Powers, David Scott, Daniel Murphy, Recording Secretary Charles McLaurin, and Assistant Secretary Darden Jarman.

A motion to approve the Siler City Fire Department Officers as presented was made by Commissioner Price seconded by Mayor Pro Tem Cheek and unanimously approved.

OLD BUSINESS

Boling Lane Park Neighborhood Water Issue

The Board of Commissioners discussed the water issue on Sunday in the Boling Lane Park Neighborhood during a fire on Raleigh Street where the Fire Department used a five inch line to fight the fire. During the fire the water in the Boling Lane Park Neighborhood appeared to be dirty.

Review Proposed UDO Changes on Article XVII – Sign Regulations

Meadows presented the Siler City Unified Development Ordinance Review Committee recommendations to the Board of Commissioners. The Board of Commissioners reviewed the following recommendations from the Siler City Unified Development Ordinance Review Committee concerning Article XVII Sign Regulations.

Article XVII – Sign Regulations

5. Establish new section titled “Special provisions for Certain Signs”
 - a. Murals
 - i. Standards
 1. Murals containing graphics, other than logos or registered trademarks, related to goods and services provided on site are allowed with a special permit.
 2. Commercial text, logos, or trademarks contained within the mural shall comply with the standards for wall signs.
 3. Mural graphics shall not be included in the sign area calculations when commercial text is included.
 - ii. Special Permit for Murals
 1. Murals may or may not be classified as signs based on whether they incorporate any advertising message for contemporary establishments and/or contemporary merchandise/services. Depending on content they will be evaluated for signage calculation and the remaining area can be deemed mural. They are highly visible in the public realm and may express town history and community character. In the absence of a recognized group tasked to review and consider these qualities, and the artistic intent of the design, evaluation will be regulated on a content-neutral basis. The following design requirements have been determined advantageous to the community in mural placement.
 2. Murals are purely artistic forms of expression that do not incorporate any advertisement for products, services or businesses. While basic content is free from evaluation obscenity and other language deemed questionable may require approval by the Siler City Planning Board.
 3. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a special permit. The following design criteria shall apply to any mural artwork commissioned.
 - a. The proposed wall mural shall be well integrated with the building and neighboring structures and be harmonious with the surrounding environment. The proposed wall mural, by its design, scale, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use, and will contribute to Siler City unique character and quality of life.
 - b. The proposed wall mural shall exhibit exceptional design quality that enhances the overall development and appearance of Siler City. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.

4. Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. While natural aging is acceptable, murals that are not maintained sufficiently may be considered a public nuisance.
 5. Anti-Graffiti coating required. An anti-graffiti coating shall be applied to all murals at the time of installation and reapplied at intervals determined by the manufacturer.
 6. Permit Required. A special permit application shall be completed by the building owner or their applicants assign and submitted to the Town Planning office for review and approval. The application shall include at a minimum the intended location of the mural, size, subject matter, medium and a summary of the general color palette to be used. A visual representation shall also be included in the application.
6. §261 Signs Permitted in R-6, R-10, R-20, and A-R Districts
 - a. Add R-3 to title and section
 7. §262 Signs Permitted in the C-C and B-1 District
 - a. Do not restrict the number of attached and canopy signs
 8. §263 Signs Permitted in the H-C and O-I zoning district
 - a. Do not restrict the number of attached and canopy signs
 - b. Increase the maximum size of a canopy sign from nine (9) square feet to sixteen (16) square feet
 9. §264 Signs Permitted in the H-I, L-I, LF-1
 - a. Do not restrict the number of attached and canopy signs
 10. §265 Sign Regulations for Commercial Developments
 - a. Business, Industrial, or Office Campuses and Parks
 - i. Increase the total sign area for freestanding directory signs from 120 square feet to 160 square feet.
 - b. Shopping Center, Malls, and Unified Business Establishments
 - i. Increase the total sign area for freestanding directory signs from 120 square feet to 160 square feet.
 - ii. To allow businesses located on a separate lot but which adjoins property in which a shopping center, mall, or unified business establishment is located and the business on the separate lot has vehicle access into a shopping center, mall, or unified business establishment may be allowed to add signage onto the freestanding directory signs owned by the shopping center, mall, or unified business establishment.
 11. §266 Temporary Signs
 - a. Temporary Signs for Grand Openings, Annual Special Events, and Going Out of Business Sales
 - i. Reduce permit fee from \$15 to \$10
 - ii. Limit to 90 days for grand openings, annual special events, and going out of business sales
 - iii. Regulations should mirror those found in §256(n) Outdoor Inventory Sales Signs.

1. Signs shall be professionally made signs including pole mounted banners, temporary signs, sandwich boards, pennants, flags, streamers, balloons, Air Dancer with blower, sign walkers, or other windblown devices
 2. Signs are allowed to move or have moving parts
 3. Signs shall not be located in the public right-of-way and a safe distance from the edge of the street
 4. There is no limit to the numbers of such signs
 5. Signs, except strings of pennants and streamers, shall not exceed one hundred fifty (150) square feet per device
 6. The height of such signs is limited to seventy five (75) feet.
 7. Balloons must be firmly attached to a stationary object.
12. §271 Maintenance of Signs and §272 Relocation of Signs
- a. Correct conflicts §271 and §272 have with §273 Replacement of Non-Conforming Signs.
 - b. A new business in Town may consider that §273 is not fair because an existing business with a non-conforming sign can replace a non-conforming sign but the new business owner has to install a sign that meets the current sign regulations which maybe a much smaller and shorter sign.

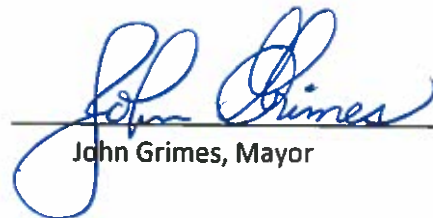
The consensus of the Board of Commissioners was to have the Town Staff rewrite the proposed sections of Unified Development Ordinance based on the discussion of the Board of Commissioners and the recommended changes from the Siler City Unified Development Ordinance Review Committee.

The Board of Commissioners agreed to start the next Unified Development Ordinance meeting with Article XIX Screening and Trees.

Public Works Director Terry Green updated the Board of Commissioners on the Boling Lane Neighborhood Water Issue which took place on Sunday. The Board of Commissioners discussed the Boling Lane Neighborhood Water Issue.

ADJOURMENT

With no further business the Board of Commissioner adjourned at 8:35 p.m.


John Grimes, Mayor

ATTEST:


Jenifer J Everage, Town Clerk

