

TOWN OF SILER CITY

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

COMMISSIONERS PRESENT: Larry Cheek, Michael Constantino, John Grimes, Bill Haiges, Thomas Price, and Tony Siler

COMMISSIONERS ABSENT: Cindy Bray and Lewis Fadely

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Planning Director Jack Meadows, Town Attorney William Morgan, and Town Clerk Jenifer Everage

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

A motion to approve the consent agenda which includes the December 11, 2014 Minutes, December 15, 2014 Minutes and December 15, 2014 Closed Session was made by Commissioner Constantino, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

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 XIX – Screening and Trees

1. Rename Article to “Landscaping, Screening, and Trees”
2. §307 Retention and Protection of Large Trees
 - a. Establish that the diameter of a tree be measured at diameter breast height (DBH)
 - b. Draw attention (label, bold, etc.) to the existing parking space incentive that encourages tree retention found in subsection (d)
 - c. Establish new/additional incentives to encourage tree retention
 - i. Exemptions
 1. Property within the A-R (Agricultural-Residential) and C-C (Central Business) zoning districts
 2. Individual lot development for single family dwellings and two family attached (duplex) dwellings
 3. Multifamily developments containing eight (8) or fewer dwelling units on a single zone lot
 4. Silviculture
 - a. Property covered by an active forestry management plan written by a North Carolina Registered Forester, provided documentation has been furnished to the Planning Director
 - b. No development may take place on a parcel covered by an active a Forestry Management Plan within three (3) years of cutting unless the property owner/applicant meets the replacement standards found below “Penalty for trees removed prior to site plan approval”

5. The removal of trees in conjunction with tree farms, agricultural practices, or commercial nurseries
 6. Any tree, determined by the zoning administrator, to be diseased, injured, or located in a manner that endangers the public health, safety, or welfare
- ii. Tree Survey
 1. Tree survey is required prior to any land disturbing activity or any applications for grading, building, or rezoning. Tree survey must be submitted in conjunction with site review plan application. Tree survey is prepared by a surveyor, registered forester or certified arborist. Elements required as part of the tree survey include: location of trees, size of trees, species of trees, and where clear cutting activity occurred within the previous 3 years - All trees that were previously on the site need to be identified and quantified in some way.
 - iii. Credits for Retained Trees
 1. Trees retained may be used to satisfy streetscape, screening, and shading requirements can receive credits according to the following:
 - a. The developer shall receive credit toward planting requirements of four (4) trees for each retained tree 18" or greater that remains on site after construction.
 - iv. Mitigation for Trees Not Retained
 1. If a property owner/applicant cannot preserve trees 18" or greater, then the property owner/applicant shall replant at least the same number of existing trees 18" or greater that cannot be preserved.
 - v. Trees Removed Prior to Site Plan and Zoning Permit Approval
 1. If the Town can determine the number of trees 18" or greater that were removed, then the owner/applicant shall be subject to one of the following:
 - a. Number of replacement trees must be equal to three (3) times the number of trees 18" or greater that were removed; and/or
 - b. Submit fee to the Town that totals the current nursery market value for required replacement trees plus associated cost of installation
 2. If the Town cannot determine the number of trees 18" or greater that were removed, then the owner/applicant shall be subject to a fee equal to \$.10 per square foot of cleared property.
 3. Any fees collected will be deposited into the Town of Siler City Landscaping account. Funds shall be spent on landscaping located on public property including but not limited to: streetscape improvements, public parks, public spaces, public road right-of-ways, and public parking lots.
3. Move Appendix E – Guide For Landscaping to §309
 - a. Add language - Any tree planted beneath an overhead utility line must be short at maturity so that they do not grow into the overhead utility lines.
 - b. Identify types of plantings allowed beneath overhead utility lines – Adopt list provided by Greensboro
 - c. Add language - No plantings be located within the site distance triangles. Shrubs and trees that block motorists, pedestrians, and bicyclists vision are not allowed within site distance triangles.
 - d. Add pictures or illustrations to help clarify what is required.
 - e. Establish minimum buffer yard width for screen trees to be planted in
 - f. Establish the minimum height/size of new plantings
 - g. Remove trees/shrubs from list that are not recommended in our area

- i. Do not allow Russian olives or Carolina hemlocks
- h. Add trees/shrubs to list that are recommended in our area
 - i. Add Zelkova as a recommended shade tree
- i. Vegetation qualification standards; plant size
 - i. Unless otherwise provided, all plant material shall meet the following minimum size standards at the time of planting and/or qualification in the case of existing materials:

Planting Material Type	Minimum Planting Size
Tree	6 feet (height) and 1 inch caliper
Shrub	18 inches (height)

- ii. Height measurements shall be taken at grade
- iii. Caliper measurements shall be taken at six (6) inches above grade
- iv. For purposes of this section the minimum size of all plants shall be an approximate measurement, provide however, the intent of this section shall be to insure that materials are generally in compliance with the required standards.
- j. Minimum Bufferyards
 - i. Bufferyards are the open space setbacks which separate site improvements from adjacent property lines and street rights-of-way. These may contain natural materials including but not limited to vegetation, ground cover, mulch and other previous materials.
 - ii. The provisions contained in the bufferyard requirements shall not apply to those uses located within the C-C (downtown commercial) zoning district.
 - iii. Prior to issuance of any permit or granting of any other approval the applicant shall indicate on all required plans the location and dimension of all bufferyards.
 - iv. Bufferyards shall be required when one of the three screen types is required (Type A, B, or C) per §297 Compliance with Screening Standard and the Table of Screening Requirements.
 - v. Bufferyard setbacks shall be measured from lot boundary lines except as further provided
 - vi. Bufferyards shall be a minimum of ten (10) feet in width.

Meadows reviewed the following with the Board of Commissioners:

Article XIV – Streets and Sidewalks

1. §194 Access to Lots
 - a. Add language that explains the 10.01 acre lot exemption
 - b. Contact Randolph and Chatham Counties about their respective ordinances.
2. §197 Coordination with Surrounding Streets
 - a. Add language that promotes interconnectivity.
 - b. Stub outs should be located in practical and acceptable locations.
 - c. Review Chatham County related ordinance.
3. §204 Road and Sidewalk Requirements in Unsubdivided Developments
 - a. Establish a definition for unsubdivided developments.
 - b. Remove the extra comma in the first sentence of subsection b
 - c. Change the minimum width of sidewalk from 4 feet to 5 feet
4. Sec 203 and 204 (a) contradicts each other
5. Move Appendix C – Specification for Street Design and Construction to §209
 - a. Typo – AAASHO should be AASHTO

6. All street/road construction must meet NCDOT's policy on subdivision roads minimum construction standards

Meadows reviewed the following with the Board of Commissioners:

Article XV – Utilities

1. §232 Sites for and Screening of Dumpsters
 - a. Add language to require dumpster screening when the following occurs (ability of flexibility when retrofitting should be available):
 - i. A new dumpster is installed where one was not previously located;
 - ii. Relocating an existing dumpster from one location to another
 - iii. If an existing dumpster is removed for more than 180 days;
 - iv. A site plan is required;
 - v. Change of use; and
 - vi. If an existing dumpster is located within a specified distance to a street.
 - b. Correct a typo (...rights-of-ways and...) at the end of subsection 232(a)(1).
2. Update NC State agency names
3. Move Utilities Extension Policy to §233

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.

Meadows stated the Board of Commissioners should only need one more special meeting for the UDO recommendations. The Board of Commissioners agreed to the next Unified Development Ordinance meeting on Thursday, January 29, 2015 at 6:30pm.


ADJOURMENT

With no further business the Board of Commissioner adjourned at 8:25 p.m.



John F Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

