

TOWN OF SILER CITY

The Town of Siler City Board of Commissioners met in special session on Thursday, May 15, 2014 at 6:30 p.m. in the City Hall Courtroom with Mayor John Grimes presiding.

COMMISSIONERS PRESENT: Larry Cheek, Lewis Fadely, John Grimes, Bill Haiges, Thomas Price, Tony Siler

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

Manager Thompson requested Personnel Policy Adoption and Overtime Provision be added to the agenda.

Conflict of Interest Policy

Manager Thompson presented a proposed Conflict of Interest Policy Statement. Thompson stated Major Harman needed the policy to apply for a grant. Thompson stated that the policy was for review for the next meeting on Monday.

Personnel Policy

Manager Thompson presented information on the current Personnel Policy, including compensatory time and overtime. Thompson stated the personnel policy needs to be reviewed. The Board of Commissioners discussed the Personnel Policy.

Unified Development Ordinance Recommendations

Jack 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:

Article I – General Provisions

- 1) No recommendations proposed.

Article II – Basic Definitions and Interpretations

1) §18 Definitions

- a) The definition sections of the UDO should be reorganized to eliminate confusion or conflict. Terms should not be defined differently unless specifically required by State or Federal law (ex. the definition of building found within the Floodplain Ordinance)
- b) Remove regulatory language from all definitions
- c) Delete and add the following definitions to Article X – Permissible Uses §136 Definitions
 - i) Industry, Heavy
 - ii) Industry, Light

- d) Add the following definitions from Article X - Permissible Uses §136 Definition
- | | |
|---------------------------------|-------------------------------|
| i) Accessory Structure | ix) Planning Jurisdiction |
| ii) Base Flood | x) Public Water Supply System |
| iii) Bufferyard | xi) Structure |
| iv) Conditional Use Permit | xii) Tract |
| v) Family | xiii) Trellis |
| vi) Handicap Ramp | xiv) Use |
| vii) Loading and Unloading Area | xv) Zoning Permit |
| viii) Pergola or Arbor | |

Article III – Administrative Mechanisms

- 1) No recommendations proposed.

Article IV – Permits and Final Plat Approval

- 1) §42 Permits Required
- a) In subsection 42(a) to add in the first sentence “§258” to “Subject to (§258 Sign Permits)”
 - b) “Substantial be quantified to include all development activities other than:
 - i) Individual lot development of single family dwellings
 - ii) Developments that disturb less than or equal to 21,780 square feet (½ acre)
 - c) Staff determine what triggers major vs. minor site plan review
 - d) Sec. 46(b)(4) – Add sidewalk widths, zones, furnishings/plantings, and parking to
 - e) Sec. 57(c)(2) – Define amenities and specifically exclude sidewalks from the provision
 - f) Sec. 63, 68(2) – Include sidewalks, curb ramps and landings

Article V – Appeals, Variances, Special Exceptions, Interpretations

- 1) §83 Allow a reduction of up to 50% but not less than five (5) feet

Article VI – Hearing Procedures for Appeals & Applications

- 1) No recommendations proposed.

Article VII – Enforcement and Review

- 1) No recommendations proposed.

Article VIII – Nonconforming Situations

- 1) No recommendations proposed.

Article IX – Zoning Districts and Zoning Map

- 1) §125(a) Residential
- a. Add R-3 to the first sentence
- 2) §125(e)
- a. Create a R-3 zoning district
 - b. The R-3 zone is designed to primarily accommodate higher density multi-family developments.
- 3) Add a Manufactured Home Zoning District to §125(f)

- a. Manufactured home parks would be a permitted use within the Manufactured Home Zoning District.
 - b. Zoning Map amendments pursuant to any UDO amendments incorporating the Manufactured Home Zoning District should be done on voluntary bases by those who own/operate manufactured home parks.
- 4) §128 Planned Unit Development
- a. Add "Districts" to title
 - b. Move standards and requirements to Supplementary Use Regulations and settle any conflicts
 - c. Establish what the district is designed and intended to accomplish, the objectives, and what types of uses it will accommodate
 - d. Add R-3 in the regulations
- 5) §130 Conditional Use Districts
- a. Add R-3-C

Article X – Permissible Uses

- 1) §136 Use Definitions
- a. Remove regulatory language from all definitions
 - b. Definition sections of the UDO should be reorganized, if practicable, to consolidate all definitions into one area of the UDO.
 - c. Make sure definitions are consistent
 - d. There may still be the need for individual definition sections within the UDO under certain circumstances.
 - e. Define home occupation child day care (less than 8)
 - f. Define day care center in a residence (more than 8)
 - g. Remove regulations from Planned Unit Development definition
 - h. Define Bona Fide Farm (as defined in NCGS)
- 2) §140(d)(2)
- a. Add R-3
- 3) §144(b)
- a. Should read as follows: "When a combination use consists of a single-family detached residential subdivision that I is not..."
- 4) §147 Table of Permissible Uses
- a. Add Bona Fide Farm as 12.4

Article XI – Supplementary Use Regulations

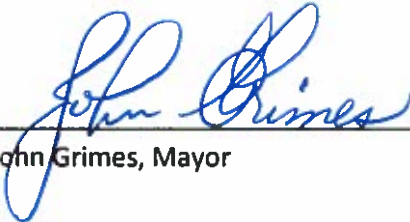
- 1) Put the uses listed in Article XI in alphabetical order.
- 2) §148 Planned Residential Development
- a. Add R-3
 - b. Explore pocket neighborhood regulations that were recently adopted in Pittsboro
- 3) §149 Planned Unit Development
- a. Reduce minimum lot size of a PUD from 25 acres to 5 acres
 - b. Add R-3
 - c. Add O-I as a fifth zoning district allowed in a PUD.

- d. §149(b) More flexible wording: Within any lot developed as a planned unit development no one use shall represent more than 50% of the proposed area, except where specific and compelling reasons are accepted for why one use should represent more area
- e. §149(d): More flexible wording: The assumption is that at least 80% of the residential components need to be completed before the nonresidential portions are occupied, except where specific and compelling reasons are accepted for why this need not be the case.... the purpose and intent of this provision...

The consensus of the Board of Commissioners was to have the Town Staff rewrite the proposed sections of the Unified Development Ordinance.

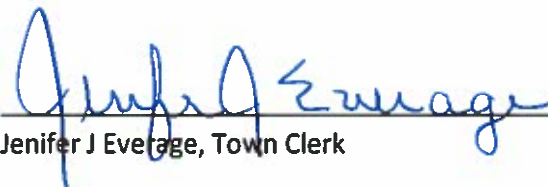
The Board of Commissioners agreed to start the next Unified Development Ordinance meeting with 4. §151 Special Events and §156 Reoccurring Special Events

With no further business the Board of Commissioner adjourned at 8:30 p.m.



John Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

