

Town of Siler City

The Siler City Town Board of Commissioners met in special session on **Monday, September 30, 2013** in the City Hall Conference Room with Mayor Pro Tem John Grimes Presiding.

COMMISSIONERS PRESENT: Sam Adams, Cindy Bray, Larry Cheek, Michael Constantino, John Grimes, Thomas K “Chip” Price, and Tony Siler.

TOWN STAFF PRESENT: Town Manager, Bryan Thompson, Planning Director Jack Meadows and Dee Lee Thompkins, Administrative Support Specialist.

John Grimes called the meeting to order at 7:00pm.

DISCUSSION OF PROPOSED AD HOC UDO REVIEW COMMITTEE

Mayor Pro Tem Grimes stated that we are meeting in special session tonight to get some help with the UDO. He thinks a review committee needs to look at the UDO and suggest revisions that need to be made. Once this committee make the revisions then they will presented them to the Planning Board and let the Planning Board review the committee revisions. Then the Planning Board will present them to the Board of Commissioners. Then the Board of Commissioner will take action as they see fit.

Town Manager Bryan Thompson said he try to recapture how it was talked about in his memo. Bryan said as an exercise he try to put together some basic questions maybe a flow chart like what is some of the most important questions to ask at the beginning. He said he did not know if this was something the Board would like to entertain but he thought it would be worth exploring on paper. Thompson stated that he did think they were fair questions to ask and would like their thoughts on about how we may or may not want to give perimeters to the actions of the committee.

Commissioner Adams addressed Mayor Pro Tem stating that he has mixed emotions about this. He really feels like this is a planning board job. Regulations do get old and they do need to take a look at them now and then. The Board has talked about this before to look at the ordinance to see if anything looks outdated. Adams stated that his thoughts that the appointee needs to be someone that have background with a UDO. Grimes added the commissioners need to make their appointments to someone that has background of a UDO. Grimes stated that he has found someone that has a very strong background in an UDO and they have agreed to serve on this committee. Grimes said that he thinks these revisions need to come from the citizens and then have the Planning Board to review the citizen suggestions before the revisions come to the Town Board. The Planning Board are the ones that some knowledge of the ordinance. Adams asked does the board need to give the committee any guide lines. Grimes said staff will be required to be at the meetings to give the committee some guidance. Commissioner Constantino added that he is viewing this as opportunity to have fresh eyes on these issues, and for them to bring the revisions to staff and the planning board and let them discussed it. If there are issues like legal or any other kind say that all well and good but there is some state or mandated that says we can't do that. Adams asked Constantino did he think he could get a committee to agree to this interruption. Constantino answered if there is a mandate in place he doesn't think there is anything to agree to. He added that he didn't think it was necessary for the people they have on this committee be well versed in the mandates. He

thinks the appointees need to be someone that has a vested interest in our community and they know the ordinance is not adequate or not up to date or not for today and come back with some suggestions. This does not mean we have to accept them or put them into place. If we get one or two good ideas on how something should be handle whatever it is, that can improve what we have.

Commissioner Siler asked how the Town ordinance compares to other Towns. Town Manager Thompson stated he thought that was a fair question. He said he didn't think you were going to get one ordinance from any community that is compare the same way as another. It is really driven by the values of that community and what they want to see. He told about one community that did not allow chain link fence but the next community you try to say no chain link fence and you get run out of town. Each town is going to be different, so what areas are important and what areas are not important. He thinks it is important for this board to take stock of what our values and then project those values onto our UDO and does that UDO accurately reflects those value and where we want to

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grow. If the answer is no then we need to do something to change it. The second question is by what mechanism we think that change should involve. Thompson said Commissioner Adams thinks it should be the Planning Board but maybe we do need a committee to assist that board. Thompson said we do have some fundamental questions to ask. Thompson then referred back to Commissioner Siler's question, we are probably stricter than some communities but less strict than some other communities.

Planning Director Jack Meadows referred to the UDO amendment chart where it shows all the amendments that have been done since 1996. He stated that are like maybe twenty pages of amendments that have been done over the years. He added that there have been a lot of amendments that have passed, thanks to the Town Board. Jack said about every two years since he has been here staff does some changes to the sign ordinance. He gave several examples of how the Town Board has made revisions to the sign ordinance to give businesses more opportunity.

Mayor Pro Tem Grimes said at the last Planning Board meeting with the very intense discussion of the citizens voicing their opinions is what prompt him to suggest that a review of the UDO needs to be done by the citizens. The Planning Board will be the one that review the recommendations that come from the committee and then they will make their recommendations to Town Board on those revisions. Grimes added that he feels like any of the changes or revisions that come from the citizens will have a lot more acceptance than if they came from staff. Commissioner Adams stated if we do that then we don't need guidelines. He added what we need to tell the committee is, here the UDO and its "*Katy by the door*". Commissioner Constantino added that if we give them fences then we are going to be cutting them off.

Commissioner Price stated he did not think there is a lot wrong with the UDO but it is the perception of what has happen. He added that this is the perception that is out there whether it is right or wrong. Commissioner Price discussed tolerance range and wanted to know if the ordinance has a tolerance range on some of the items. Commissioner Cheek stated he thought it would be good if we could give our citizens some lead way. Mayor Pro Tem Grimes asked how are you going to define tolerance. Commissioner Constantino stated that it plus or minus 5, 10, or 20 percent. He said that how the technical & manufacturing does it. Mayor Pro Tem Grimes asked what if they go beyond the tolerance. Commissioner Constantino said you given them the tolerance and that is the buffer, once you hit that tolerance range that is it. Grimes stated that one of the big complaints is the sign ordinance. He added that we do not need to give this committee any guidelines and let them take a look at the ordinance and make recommendations to the Planning Board. Grimes said the committee needs to study the ordinance and see where the board needs to make changes, additions or revisions. Commissioner Cheek said that he thinks the board has two objections they need to look at. Number one is that the citizens have input and number two is that the board is business friendly and they want everybody to be satisfied if they meet the board guidelines. He added that we need to put Jack in a position that he able to enforce the ordinance from a standpoint that we (the city) are here to help you.

Commissioner Adams asked if everyone had reviewed the comparison chart on what it cost to do business in Siler City. He thought it was very interesting and our fees are on the very bottom. Commissioner Price said he thought that our fees are fine and not out of line.

Mayor Pro Tem asked at the October 7th Town Board meeting for each commissioner to name who their appointee will be. Commissioner Cheek thinks the commissioners that have districts ought to name one person from their district so each district will be represented. Commissioner Price suggested that they try to appoint someone that has a business in Siler City so that they will have a voice. Grimes added that if they have a vested interest in this community and they are conducting business they definitely should have a voice on this committee.

Town Manager Thompson stated that the commissioners are going to let the committee decide where the focus needs to be given and not to build any fences. He said that everybody around this table gives consent that a committee needs to be formed. Mayor Grimes stated that the appointees could be someone in their district or someone that has a

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vested interest in Siler City. Thompson then asked about the time table what the board expectations are. Grimes said that was spelled out at the last meeting. Commissioner Adams stated that the committee may not get through in that timetable but they can always ask for an extension. Grimes said if they need an extension they can always ask for it. Commissioner Adams asked what kind of support will the committee have. Grimes stated they will have staff support. Town Manager Thompson asked if the commissioners wanted this committee to just review the UDO. They decide that reviewing the UDO will be their first task. Grimes added that staff needs to be the support for this committee. Thompson said that he and Jack have talked about what their approach should be and they decided they need to keep their ears open and to let this committee chart their own destiny. They can be there to be a legal and practical ear. Listen, engage and facilitate but let the committee chart their path so staff doesn't set their self up to be a hindrance. Thompson asked if the board what to vote on any of issues that they had cover tonight or we can assume common consent if there is no objections to any of the major points that have been covered. Commissioner Price suggested that it all can be done at the next Town Board meeting.

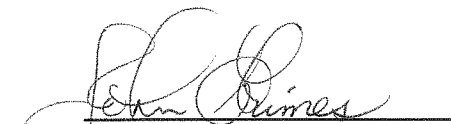
EXTRA-TERRITORIAL JURISDICTION (ETJ) EXTENSION 2002

Commissioners Adams thanked staff for putting together the information about the ETJ 2002 Extension. He said that he has heard some complaints about the ETJ but the arguments present in these documents are more valid today than they were in 2000 and 2001. Adams said at the time the county was talking about zoning the county and the five acre lots and what the five acre lot would do to Siler City. He said that no one could afford to extend a water or sewer line to one house on a five acres and that argument is still valid today. Adams said that you have to look in to the future 20 years from now.

Discussion was conducted on if the board felt like this committee should look at the 2002 ETJ extension. They decide that the AD HOC Review Committee should just review the UDO for now.

The meeting adjourned at 8:10 pm.


Dee Lee Thompkins, Recording/Secretary


John Grimes, Mayor Pro Tem