



Work Session - Minutes Monday, March 20, 2017

COUNCIL PRESENT:

Mayor Gordon
Mayor Pro Tem Mulhollem
Council Member Castleberry
Council Member Bruton
Council Member Jackson
Council Member Wilson

STAFF PRESENT:

C.L. Gobble, Administrative Consultant
Chip Hewett, Town Attorney
Kim P. Batten, Finance Manager/Town Clerk
Bob Clark, Planning/Zoning Administrator
Don Belk, Senior Planner

COUNCIL ABSENT:

MEDIA PRESENT:

None

1 WELCOME/CALL TO ORDER:

- a) **Mayor Gordon called the meeting to order at 6:30 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Clayton, NC and declared a quorum was present.**
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2 ORDER OF BUSINESS:

- a) **Recommendation from Planning Board: Supporting the Southeast Area Study (SEAS) by Resolution & Discussion ~ Don Belk**

Mr. Belk shared portions of the SEAS powerpoint presentation with Council. He discussed recommendations made from professionals as development continues for sidewalks and greenways. He provided some priority recommendations such as transportation, amending land use plan ordinance, and connector streets. He reiterated that the SEAS was only a proposal and not definite and the Planning Board recommended endorsing the SEAS as was noted in their March 15th Planning Board meeting. Discussion followed and Council Member Bruton shared her concern on what the Town of Archer Lodge would be endorsing since the SEAS has not been completed. Mayor Gordon asked for the endorsement of the SEAS to be on the April 3, 2017 agenda for consideration.

- b) **Recommendation from Planning Board: Conservation Subdivision Design District (CSDD) Discussion thus adding New Section 14-104 of AL Zoning Ordinance ~ Don Belk/Bob Clark**

Mr. Belk shared a presentation and provided a Draft Ordinance for a CSDD Overlay that was recommended by the Planning Board. He mentioned this design is based on the "Growing Greener Concept" and protects largely the AR (Agricultural-Residential) Zoning district or undeveloped areas in Archer Lodge. He encouraged land owners to obtain soil analysis prior to considering development and possibly the CSDD Overlay could provide more options for land owners in developing. Mr. Belk informed Council that the Planning Board unanimously voted to adopt the CSDD Overlay ordinance at their February 15th meeting. Discussion followed and Mayor suggested making some changes and further discussion will continue at the April 17, 2017 work session.

c) **Recommendation from Planning Board: Accessory Dwelling Units (ADU) Discussion thus Amending Sections 14-75, 14-76, 14-77 & 14-78 of AL Zoning Ordinance** rv **Don Belk/Bob Clark**

Following a recess, Mr. Belk began his powerpoint presentation on ADU's. He noted that Accessory Dwelling units or Additional Dwelling units address needs such as: "baby boomers" that are down sizing, aging parents, affordable housing or possibilities for land owners to seek revenue opportunities. He stated the maximum square footage would be 800 and manufactured homes are not permitted to be used as an ADU. He mentioned that with a 4-2 vote, the Planning Board recommended adoption of the amendments to the Zoning Ordinance. Discussion followed. Council was very concerned about the concept and Attorney Hewett suggested placing the item on the April 3, 2017 agenda for further discussion and possible action.

d) **Continued Junk Vehicle DRAFT Ordinance Discussion** rv **Don Belk/Bob Clark**

Due to the length of the meeting and this item of discussion, Mayor Gordon recommended moving this item to the April 17, 2017 work session.

3 ADJOURNMENT:

a) **Having no further business, Mayor adjourned the meeting at 8:39 p.m.**


Michael A. Gordon, Mayor


Kim P. Batten, Town Clerk

