

**Dunn City Council  
Combined with Dunn Planning Board  
Special Meeting  
Monday, March 6, 2023  
6:00 p.m., Dunn Community Building**

**Minutes**

**PRESENT:** Mayor William P. Elmore Jr., Mayor Pro Tem Dr. David L. Bradham, Council Members J. Wesley Sills, April Gauden, Frank McLean, and Billy N. Tart. **Absent:** Council Member Chuck Turnage.

**Planning:** Chairman Claudell Brown, Gary Beasley, Andrew Currin, Douglas Godwin, Jr., Lynn Godwin, and Valerie Newton. **Absent:** Blaine Everhart.

*Also present: City Manager Steven Neuschafer, Assistant City Manager Mathew Boone, Planning Director George Adler, Administrative Support Specialist II Debra Creighton, City Attorney Tilghman Pope, City Clerk Tammy Williams as well as the Administrative Staff from the Planning Department Melissa Matti and Carmen Barnes.*

**CALL TO ORDER AND INVOCATION**

Mayor Elmore opened the meeting at 6:30 p.m., gave the invocation and afterwards led in the Pledge of Allegiance.

**JOINT DISCUSSION AND CONSENSUS ON THE UNIFIED DEVELOPMENT CODE (UDO)**

City Manager Neuschafer reported this is basically an update to the planning and zoning ordinance, subdivision ordinance and flood plan regulation ordinance, which will combine into the UDO. We have been working on this with a consultant for a few months and are now at the place to move forward.

Planning Director Adler reported that everyone was sent the draft UDO re-written by Stewart and revised many times. This form is better organized and user friendly. It is divided into three categories: administration, design and regulation. This is a reference document for the users. It explains what you have to do in Dunn and how it can be done and any limits. The UDO encourages growth and limits unnecessary barriers to development, without taking out needed regulations. The UDO only removes things that are not needed and shifts some responsibility to staff. He then reviewed various elements of the UDO. Adler expressed concerns with apartments downstairs with access to downtown streets due to a door opening and looking into someone's home in a business district.

He reviewed articles that are not currently covered in the current ordinance related to lighting, bicycle parking, etc. Neuschafer asked that flexibility in parking requirements are needed, so you don't have all the empty parking lots like the Walmart. He shared that a lot of larger communities are going to maximum parking spaces and he feels this flexibility needs to be built into the ordinance. After discussion, it was consensus to add flexibility in this area.

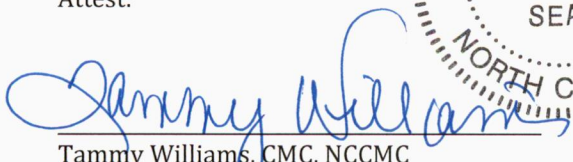
Concerns were expressed on houses with multiple apartments that are allowed according to the code. It was clarified that there will have to be a special use permit to allow these uses. Air B&B language is not included but probably does need to be included. It was not included due to there being a case in court at the time this was being drafted. Questions were also brought up concerning the Appeal of Major Subdivision Decisions.

Neuschafer added that this document is not going to be perfect and will still need changes (code amendments) just like our current ordinance, but it will be much more beneficial to the user. He added that with all the vetting he feels that the boards can feel comfortable moving forward.

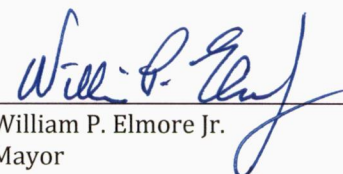
Council Member Sills shared that he had spoken to developers and they seem to like it. Boone added that it should cut down on a lot of phone calls since it will be so much more user friendly. Lynn Godwin felt that it should be reviewed again in a few months to discuss any issues with the UDO. Mayor Pro Tem Bradham felt there will be complaints once the plan is in place if there are issues that we need to address.

With no further business to discuss, motion by Council Member Sills and second by Mayor Pro Tem Bradham to adjourn the meeting at 8:04 p.m. **Motion unanimously approved.**

Attest:

  
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Tammy Williams, CMC, NCCMC  
City Clerk



  
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William P. Elmore Jr.  
Mayor