



City Council Work Session
10.22.24

Reboot Reidsville



Overview

A. Status Update

Work accomplished to date

B. Questions for Discussion

Questions from our efforts thus far that require discussion

C. Next Steps

Where we go from here and when





Project Goals

1. Make the UDO user-friendly
2. Focus on increasing prosperity
3. Implement adopted policy guidance
4. Broaden housing options
5. Make it easier to develop in Downtown
6. Ensure consistency with laws and court precedent



Project Schedule

Reidsville UDO | Project Kickoff 8.3.23



Reboot Reidsville | City Council Work Session 10.22.24



Status Update

1. Administration
2. Applications
3. Configuration – 10/23
4. Districts – 10/24
5. Land Uses
6. Measurement
7. Nonconformities
8. Violations
9. Word Usage
10. Appendices – 10/25



Status Update

A. Staff Review of Arts. 3, 4, 10

Next 2-3 weeks

B. Planning Board Overview of Arts. 3, 4, 10

November 20 5-9P

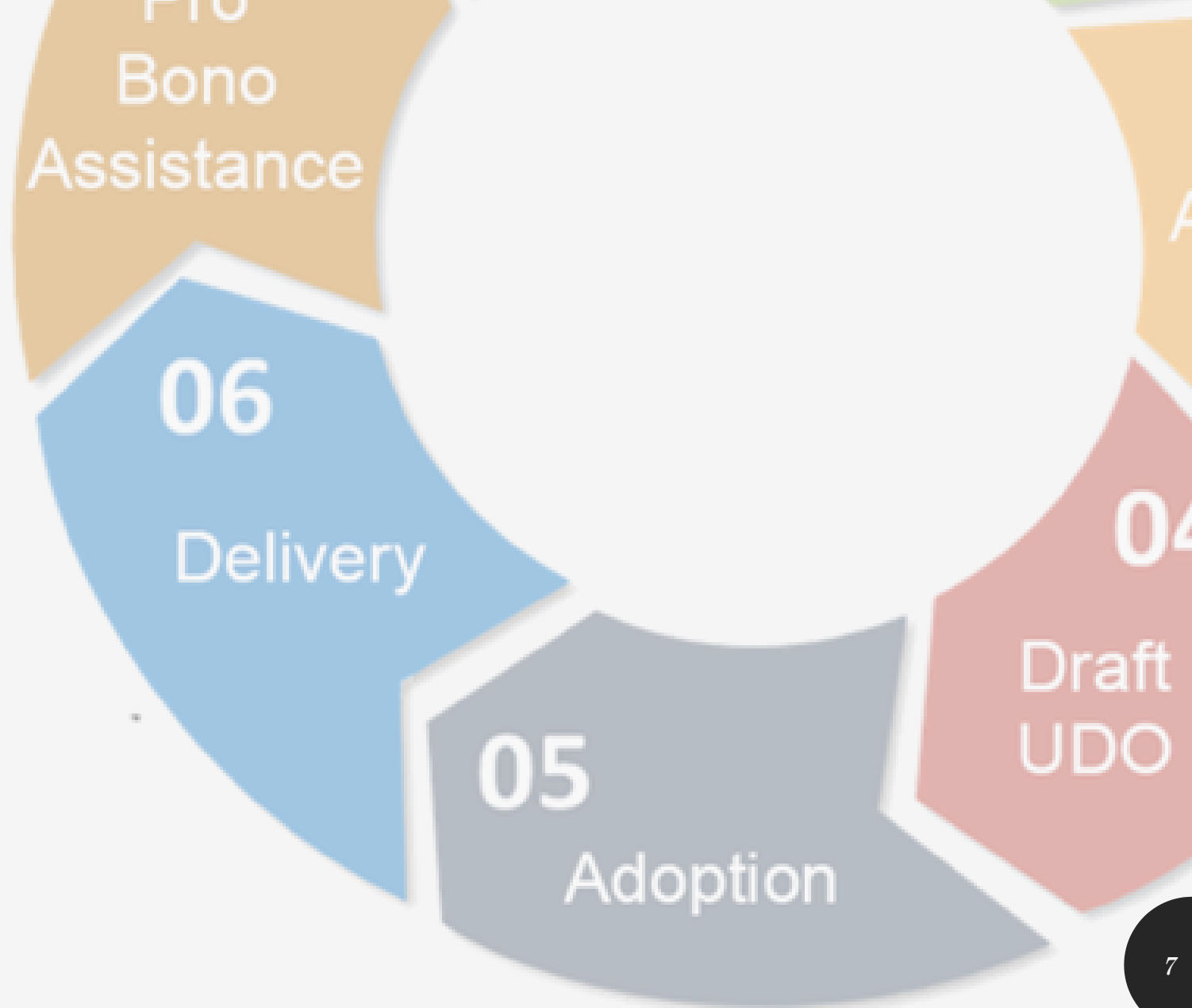
C. Release of UDO Adoption Draft

December 2



Project Schedule

Post Adoption Version of UDO	12/2/24
Planning Board Consideration	12/18/24
City Council Hearing 1	1/14/25
City Council 2 nd Reading/ Adoption	2/11/25
Delivery	2/17/25



Questions Needing Discussion

10 questions

- 6 are policy-related and affect drafting work
- 3 are operation and affect how the City goes about development review
- 1 pertains to the zoning map



1. Design Standards

Multi-Family?

5+ units in one building

Commercial?

Just downtown or citywide?

DESCRIPTION:

Design standards address building appearance:

- Exterior materials
- Massing
- Fenestration / Glazing
- Orientation
- Entrances
- Roof form
- Etc.

PROS	CONS
- Sends message about development quality	- Can increase costs - Adopting just downtown could put downtown at a disadvantage

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

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2. Limiting by-right low-density residential in the mixed-use districts?

Would continue to permit multi-family by-right

DESCRIPTION:

UDO converts the 3 commercial districts to 3 mixed-use districts.

Suggest prohibiting single-family, duplex, triplex, quadplex, and townhome uses in these three mixed-use districts, and requiring such uses to rezone to conditional mixed-use district instead.

PROS	CONS
- Protects commercial land from use by lower ad-valorem uses - Allows more negotiation on development quality	- Could constrain housing supply by making it harder to establish

RECOMMENDATION:

Further discussion by City Council

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3. Nonconforming Site Features – Should we require compliance, and if so, under what circumstances?

DESCRIPTION:

The new UDO has some new parking/ landscaping/ lighting/ signage requirements and many existing lots won't meet the standards. That is normal. Current approach is to never require compliance. Some local governments require full compliance with for a use change or expansion. We suggest a more measured approach – use change or addition of 75%+ requires full compliance; otherwise no compliance required

PROS	CONS
- Removes disincentives for improvement - Scaled, common-sense approach	- Is more restrictive than current rules

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

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4. Is there Support for Open Space Set-Aside Requirements?

What about a fee-in-lieu option?

DESCRIPTION:

Private common open space set-aside standards require a percentage of new development sites to provide active recreation, gathering areas, or passive open space land to be left after development

- 10% for residential development (some exemptions)
- 7% for mixed-use development
- 5% for non-residential development

Open space required to take the form of passive, active, and gathering space, based on use or location

PROS	CONS
- Creates open space at no cost to City - Increases development quality	- Costs are born by development

RECOMMENDATION:

Further discussion by City Council

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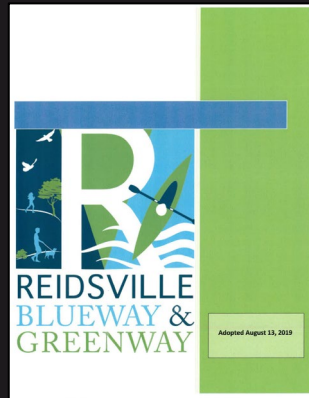
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5. Is there Support for Adding Greenway Requirements?

What about a fee-in-lieu option?



DESCRIPTION:

Greenways are linear parks. They are often required as part of development of vacant lands that have designated greenway links from adopted policy guidance. Developers are asked to dedicate land and construct the greenway.

PROS	CONS
- A more walkable Reidsville, with more open space - Raises development quality - A good spot for underground utilities	- Raises the cost of development - More maintenance and administrative costs for the City

RECOMMENDATION:

Further discussion by City Council

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6. 'Junked' (inoperable) vehicles currently allowed (1 per lot, if covered) – should this continue?

Do we need better screening
standards?

DESCRIPTION:

Current rules allow residential (maybe non-residential too?) uses to have up to 1 junked (inoperable) vehicle per lot if it is covered.

Many lots have more than 1 inoperable vehicle – ongoing enforcement issue

The current covering requirement seems insufficient – should this be enhanced?

Is there a way to allow more vehicles, but screen them more effectively?

PROS	CONS
- This directly addresses development quality - Allows more flexibility	- Likely to cost money - Will require more enforcement in short run

RECOMMENDATION:

Further discussion by City Council

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7. Technical Review Committee Changes:

- More formal
- Plan Acceptance schedule
- Charge for expedited review

DESCRIPTION:

The TRC is becoming more formalized. This will help make development review process more predictable, and pre-application conferences should make the process faster; but Staff is limited and current turnaround times are too short

- There is no schedule for when applications are accepted so staff cannot plan workloads
- There is a way to permit faster review via applicant-provided resources

PROS	CONS
- These changes bring more predictability and consistency with other cities	- The current “ultra-fast” turnaround would be a little slower, but may result in fewer re-reviews

RECOMMENDATION:

Further discussion by City Council

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8. Fee Schedule Changes are Proposed

DESCRIPTION:

- There are several new permit types being added to the UDO.
- Some current permit procedures do not have fees.
- Most/All permit types in the UDO have application fees (temporary use permits, riparian buffer permits, tree clearing certificates, etc.).
- It may be worth it to also review civil penalty amounts.

PROS	CONS
- Permitting will get closer to self-funding - Permit fees telegraph a sense of formality	- More fees means more fees - Fee schedules will have to be annually updated

RECOMMENDATION:

Further discussion by City Council

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9. Planning Board Terms Being Reduced

DESCRIPTION:

The Planning Board also serves as the BOA. While the Planning Board does not have term limits, the BOA does (two 3-year terms, max.). Thus, the Planning Board will be subject to term limits.
Not much of an alternative available except to split the boards apart.

PROS	CONS
- Consistent with General Statutes	- Unpopular with Planning Board members

RECOMMENDATION:

Further discussion by City Council

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10. City-wide Comprehensive Rezoning – do we want to go there?

DESCRIPTION:

The UDO is structured to allow for a translation to the zoning map without need for a widescale rezoning – but such a translation does not address existing errors or other issues. Also there is some question about whether or not the new DTP sub-district can be established without a rezoning. There is also a desire to consider rezoning City-owned/operated properties to the new PUB Public Facility district, and a potential to establish the Depot area as a conditional district

PROS	CONS
- Rezoning is a best practice	- Rezoning takes more time and can cause confusion for landowners

RECOMMENDATION:

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