

**TOWN OF WALLACE**  
**Continued meeting**  
**November 26, 2019**  
**5:30 p.m.**

The Town Council of the Town of Wallace continued its monthly meeting on Tuesday, November 26, 2019 in the Council Chambers.

The following Governing Body members were present:

Mayor Charles C. Farrior, Jr.  
Council Member/ Mayor Pro-Tem Warren Hepler  
Council Member Frank Brinkley  
Council Member Wannetta Carlton  
Council Member Jeffrey Carter  
Council Member Jason Wells

The following Governing Body members were absent:  
NONE

Also present were:

Larry Bergman, Town Manager	Anna Heath, Town Attorney
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Mayor Charley Farrior reconvened the meeting with a quorum of the governing body members present. No items were added to the agenda presented by the Manager.

**Overview of Unified Development Ordinance (UDO) Update Process**

Town Manager Larry Bergman gave an overview of the meeting with Holland Consulting Planners, Inc. including some information on how upcoming changes to State statutes would impact the UDO which reinforces the need to undergo an update process. Based on recommendations from the consultant, Council agreed to begin identifying someone to help the Town through the process including and RFP/RFQ. The local COGs (Council of Governments) may be a resource. Manager Bergman also noted that Holland Consulting would assist with any interim changes and updates to the UDO and added that the comprehensive Land Use Plan may need updating. He said that he and/or the Planning Director will be attending training related to the new statutes. Council agreed to address a few items now, specifically multi-family density ordinance language.

**Bar/Nightclub Special Use Permit Overview**

Manager Bergman provided an overview of materials regarding zoning regulations for Bars and Nightclubs including some special circumstances impacting potential new business. The

Manager and Town Attorney presented the best options for considering “bars” including the current Special Use Permit and alternatively amending the UDO to allow bars as a permitted use. The consensus of the Council was to work toward changing the language to permit the use and add some “use specific requirements” and receive feedback from the Council.

#### Historic District Building Protection

Manager Bergman presented some strategies for Historic District Building Protection and characterized what he compiled as a “carrot and stick” options to help owners protect historic structures with a focus on the historic district. This item began with a drone video and photos of downtown building roofs. He noted that eventually more documentation on conditions would be needed but this is a good start. He reviewed commercial minimum standards and demolition by neglect ordinances in the UDO and how they can be used for enforcement as needed, but that process can be lengthy. Manager Bergman provided several incentives and options for consideration. He discussed putting this information together and holding an informational meeting for the property owners. It was agreed that some urgency needed to be considered for a few of the buildings have obvious roof damage. The Manager and Planner will start putting a plan and materials together for Council to review.

There being no further business to discuss. Council Member Hepler made a motion to adjourn. The motion was seconded by Council Member Wells and approved by unanimous vote.

Respectfully submitted,

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Charles C. Farrior, Jr., Mayor

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Jacqueline Nicholson, CMC  
Town Clerk