

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday September 12th, 2022**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Frank presiding.

MEMBERS PRESENT: Dennis Brooks, Linda Kolpack-Martindale, Ann Radcliffe, Travis Patterson, Darryl Andrews, Garrett Frank, Freddie Blakely, Justin Bridges, and Ron Dameron

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, Permit Specialist Kimberly Pickard and Planner I Dalton York.

APPROVAL OF AGENDA

A motion to approve the agenda (including the additional discussion item for W. 3rd St. rezoning) was made by Kolpack-Martindale, seconded by Radcliffe and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, August 11th, 2022 Minutes was made by Radcliffe and seconded by Kolpack-Martindale and unanimously approved.

OLD BUSINESS

NEW BUSINESS

a) Rezoning- US 64 West -81.049 acres H-I-

G5 Investments, LLC (D.H. Griffin Jr.) proposes to rezone ~81.049 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I). The subject properties are located along the northern boundary of US 64 West (west of Benjie Williams Rd.) and is identified as parcel # 12553, 12551, 63971, 12552, 78171.

Garrett Frank made a motion to:

(1) Approve the ordinance amending the official zoning map; and

(2) Approve that the action is inconsistent with the adopted future land use map because:

- (a) Future uses within and adjacent to the CAM Site area are intended to develop in a homogeneous manner to enhance the highest and best use for this area and to mitigate conflicting or incompatible uses and development.**
- (b) This area is suitable for a variety of uses, including but not limited to: manufacturing, assembly, research and development, warehouse, distribution, and planned business park.**
- (c) Continue to support and enhance the deliberate and orderly industrial development of the CAM Site.**
- (d) Encourage the development of concentrated, contiguous and compatible manufacturing uses.**
- (e) Promote the CAM Site as a growth area and provide it priority for utility extensions.**
- (f) Identify adequate land for future industrial development.**
- (g) Identify properties adjacent to the CAM Site that can be rezoned to an industrial zoning district.**

- ; and
- (3) Approve the ordinance amending the adopted future land use map; and
- (4) Approve the proposed amendments are reasonable because
- (a) The Chatham-Siler City Advanced Manufacturing (CAM) Site is identified as a large-scale heavy industrial manufacturing area
 - (b) Encourage and attract diverse industrial, manufacturing and industrial-support-related uses, compatible with the CAM Site, that will stimulate the local and regional economy.
- The Motion was Seconded by Dennis Brooks and all were in favor.

DISCUSSION

- a) UDO Amendment – Retention & Protection of Large Trees- Exemption Golf Course Currently the golf course at the Siler City Country Club consists of Bent Grass the golf Course is wanting to replace the Bent Grass with Bermuda Grass. The benefits of Bermuda Grass is the grass requires much less water than the current Bent Grass. However, in order for Bermuda to thrive trees must be cut out. There have been no trees removed or cut down since the first nine holes and back nine holes were constructed. Frank was concerned that some trees may serve as buffer between residences located on the golf course. Frank wants more information to brought back to the board specifically concerning the trees acting as buffers and or screens.
- b) Rezoning- Third Street From L-I to G-C Darrell Andrews made motion to approve seconded by Kolpack-Martindale and all were in favor.

PLANNING DIRECTORS REPORT

- a) Member Roster: was provided in the agenda packet.
- b) Monthly Report: was provided in the agenda packet.
- c) Next Meeting: Will be held at the library 6:30pm on October 10th, 2022

ADJOURNMENT

A motion to adjourn at 7:10 p.m. was made by Darrell Andrews , seconded by Travis Patterson and unanimously approved.



Garrett Frank, Chair

ATTEST:



Dalton York, Planner I