

TOWN OF SILER CITY BOARD OF ADJUSTMENTS

The Siler City Board of Adjustments met in Regular Session on **Monday, August 12, 2019** at 6:30pm in City Hall Courtroom with Chair Hudson presiding. Brown gave the invocation with the recitation of the Pledge of Allegiance following. Meadows recited the Town of Siler City Mission Statement and Vision Statement.

MEMBERS PRESENT: Albert Alston, Curtis Brown, Butch Hudson, Linda Kolpack-Martindale, and Randy Parks & Henry Smith Jr.

MEMBERS ABSENT: Darrell Andrews, and Ann Radcliffe

TOWN STAFF PRESENT: Town Attorney William Morgan, Planning Director Jack Meadows, and Permit Specialist Katie Brown.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the agenda as presented was made by Brown, seconded by Alston and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes September 10, 2018 Minutes was made by Brown, seconded by Alston and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Freddie Blakley obtained special use permit approval with conditions to operate a nursery school/day care center at 1512 E. Raleigh St. on April 8, 2013. Conditions:

1. The applicant shall complete the development strictly in accordance with the plans (see Attachment A) submitted to and approved by the Board, a copy of which is filed in City Hall
2. The development is subject to all applicable provisions of the UDO. This special use permit is granted only to the extent necessary to provide for the proposed use and structures, and no other additions or enlargements of any portion of the structures or changes in use are permitted by this special use permit. Any future additions or different uses of this parcel shall require a special use permit.

Freddie Blakley is proposing new structures, additions and enlargements (24'x40' modular classroom building, new playground, new driveway etc.) that were not proposed during the approved special use permit process. See proposed minor design modification/change below:

Existing Approval	Proposed Minor Design Modification/Change
occupy an existing 1,304 square feet site built single family residential dwelling	occupy 2,600 square feet of gross floor area
accommodate approximately 30 children between the ages of 6 weeks old to 12 years old	accommodate 74 children
contain a 30'x30' playground area	13,180 square feet of playground area
4 employees	8 full time and 6 part time employees
10 parking spaces in the new parking area	16 parking spaces

Driveway on Center Dr.	3 driveways on Center Dr.
Type A Screen along western and southern boundary, and Type C along northern and eastern boundary	Type C along the entire boundary

A motion was made by Kolpack-Martindale and seconded by Brown, and unanimously approved to add the new structure and addition for the modular classroom and playground.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

A motion to adjourn at 6:35pm was made by Brown, seconded by Parks and unanimously approved.



Butch Hudson, Chair

ATTEST:



Planning Director, Jack Meadows