

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday February 13th, 2023**, at 6:30 pm in Wren Memorial Library and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Bridges presiding.

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

TOWN STAFF PRESENT: Planning Director Jennifer Baptiste, Community Development Director Jack Meadows, and Planner I Dalton York via Zoom.

APPROVAL OF AGENDA

A motion to approve the agenda was made by Dameron, seconded by Kolpack-Martindale and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes, November 14th, 2022 and January 9th, 2023 Minutes was made by Patterson and seconded by Radcliffe and unanimously approved.

OLD BUSINESS

- a) Conditional Zoning 11330 US 64 W.- 2.85 Acres – H-C-C – Sale and Manufacture (Goods, Merchandise, Equipment) and Motor Vehicle (Sales, Rental, Repair, Maintenance)
Mark Clark request to rezone 2.85 acres from Agriculture-Residential (A-R) to Highway-Commercial-Conditional (H-C-C). The proposed use is sale and manufacture (of goods, merchandise, equipment) and motor vehicle (sales, rental, repair, maintenance). The subject property is located at 11330 US 64 W. and is identified as parcel # 11756, 72008.

Dameron motioned to Approve the ordinance amending the official zoning map including conditions consented by the applicant; ; and That the action is inconsistent with the adopted future land use map because Rural Residential Objectives Encourage agricultural use of the land and Rural Residential Strategies recommends Urban development densities should be restricted to areas in which sufficient water and sewer service is available. The motion seconded by Patterson and approved with a 6-1 Vote.

- b) Conditional Zoning 1111 Alston Bridge Rd – 1.27 Acres – G-C-C – Restaurant
Jacqueline Headen & Christian Lenoir request to rezone 1.270 acres from Residential-10 (R-10) to General-Commercial-Conditional (G-C-C). The proposed use is a restaurant (including carry out, delivery service, consumption outside enclosed structure). The subject property is located at 1111 Alston Bridge Rd. and is identified as parcel # 70152.

Patterson motioned to Approve the ordinance amending the official zoning map including conditions consented by the applicant. That the action is inconsistent with the adopted future

land use map because Conservation and Recreation Strategies recommends providing parks and recreation programs to meet the recreation and fitness of all citizens of Siler City and to Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City. The motion seconded by Brooks and unanimously approved.

NEW BUSINESS

- a) Rezoning – 394, 438, 546, and unaddressed Bish Road from Agricultural-Residential (A-R) to Heavy Industrial (H-I).

Tims Farm & Forestry, LLC represented by P. Timothy Booras, Member-Manager, is requesting to rezone four tracts from Agricultural-Residential (A-R) to Heavy Industrial (H-I). The four tracts total approximately 43.35 acres, and are addressed as 394, 438, 546, and unaddressed Bish Road (parcel numbers 12773, 12774, 12705, and 61190). The properties are identified as being owned by Hilltop Holdings, LLC, Chandra B and Lynn Lafone III, D H Griffin Wrecking Company, LLC, and Samantha Rachelle and Bobby Tucker, respectively.

Kolpack-Martindale motioned to approve the ordinance amending the official zoning map; and that the action is to amend the future land use map to from Rural Residential to Industrial for the 43.35 acres. Motion seconded by Radcliffe and approved with a unanimous vote.

DISCUSSION

- a) UDO Amendment – swimming pools.

PLANNING DIRECTORS REPORT

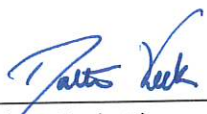
- a) Next Meeting: Will be held in the Siler City Courtroom at 6:30pm on March 13th, 2023.

ADJOURNMENT

A motion to adjourn at 7:17 p.m. was made by Dameron, seconded by Brooks and unanimously approved.


Justin Bridges, Chair

ATTEST:


Dalton York, Planner I