

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday January 9th, 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, Darryl Andrews, Freddie Blakely, Justin Bridges, and Ron Dameron

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

APPROVAL OF AGENDA

A motion to approve the agenda was made by Radcliffe, seconded by Patterson and unanimously approved.

CONSENT

A motion to table the consent agenda which includes, November 14th, 2022 Minutes was made by Bridges and seconded by Andrews and unanimously approved.

NEW 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.

Brooks motioned to Table the ordinance amending the official zoning map including conditions consented by the applicant. The motion seconded by Patterson and unanimously approved.

- 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 Table the ordinance amending the official zoning map including conditions consented by the applicant. The motion seconded by Blakely and unanimously approved.

- c) Rezoning – Stockyard Rd./Bish Rd – 96.44 – H-I

Mid-State Development Center LLC request to rezone 96.44 acres from Agricultural-Residential (A-R) to Heavy-Industrial (H-I). The subject property is located along the Stockyard Rd., Bish Rd. and railroad and is identified as parcel # 12876, 12716, 12726, 12722, 12885, 12720, 81045, 12878, 69027, 73262, 12880.

Andrews 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 96.44 acres.

Motion seconded by Patterson and approved with a unanimous vote.

d) Rezoning – 17475 US 64 W – 9.056 – H-C

Siler City Pentecostal Holiness Church request to rezone 9.056 acres from Agricultural-Residential (A-R) to Highway-Commercial (H-C). The subject property is located at 17475 US 64 W. and is identified as parcel # 62747, 62772, 62749.

Patterson motioned to approve the ordinance amending the official zoning map; and that the action and to amend the future land use map from Medium-Density Residential to Mixed Use.

Motion seconded by Radcliffe and approved with a unanimous vote.

PLANNING DIRECTORS REPORT

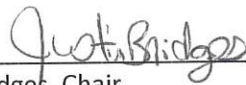
a) Member Roster: was provided in the agenda packet.

b) Monthly Report: was provided in the agenda packet.

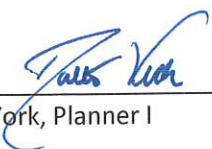
c) Next Meeting: Will be held at Wren Memorial library at 6:30pm on February 12th, 2022

ADJOURNMENT

A motion to adjourn at 7:26 p.m. was made by Patterson, seconded by Kolpack-Martindale and unanimously approved.


Justin Bridges, Chair

ATTEST:


Dalton York, Planner I