

TOWN OF SILER CITY PLANNING BOARD

The Siler City Planning Board met in Regular Session on **Monday March 13th, 2023**, at 6:30 pm in the Town of Siler City Court Room and remote electronic meeting conducted by simultaneous communication via Zoom with Chair Bridges presiding.

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

TOWN STAFF PRESENT: Planning Director Jennifer C. Baptiste and Planner I Dalton York.

APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the February 13th, 2023 Minutes was made by Ann Radcliffe and seconded by Darrel Andrews and unanimously approved.

OLD BUSINESS

NEW BUSINESS

- a) Conditional Rezoning R23-0301 – 215, 217, 291, and 221 George Hudson Road from Residential 20 (R-20) to Residential – Manufacture Home Park Conditional (M-H-C)

Liberty Hill, LLC represented by Jose Guevara, is requesting a Conditional Rezoning of two tracts from Agricultural-Residential (A-R) to Residential – Manufactured Home Park (R- MH). The two tracts have an approximate total acreage of 6.061 acres, and have four addresses associated with the parcels, 215, 217, 219, and 221 George Hudson Road. The parcels are further identified as having parcel numbers 69433 and 95708 and are identified as being owned by Liberty Hill, LLC.

Ms. Baptiste presented the staff report and exhibits supplied by the applicant to the board. Ms. Baptiste stated that the rezoning was a result of a Code Enforcement violation case.

Chairman Bridges opened the public hearing. One (1) individual, Anthony Guevara- Vice-President for Liberty Hills, LLC., spoke in favor of the rezoning. Mr. Guevara stated that Liberty Hills, LLC. owned several properties throughout the county that provided low-income housing to several families. Mr. Guevara also answered questions from the Board.

Four (4) individuals signed up to speak in opposition for the Item; David Hudson, Jerry Hudson, and Jim Atwater spoke with Cyenthia Hudson succeeding her time to other speakers.

Dennis Brooks motioned to Deny the ordinance amending the official zoning map based on the action being inconsistent with area and the Land Development plan's recommendation of low density residential. Motion seconded by Darrel Andrews and denied with a unanimous vote.

- b) Conditional Rezoning R23-0302 – 1114 Greensboro Avenue from Residential-6 (R – 6) to Highway Commercial Conditional (H-C-C)

JK Scott, LLC represented by Kate Scott, DVM, is requesting to rezone two tracts from Residential – 10 (R-10) to Highway Commercial Conditional (H-C-C). The two tracts total approximately 1.61 acres and are addressed as 1114 and unaddressed Greensboro Avenue (parcel numbers 16484 and 16447). The properties are identified as being owned by JK Scott, LLC.

Ms. Baptiste presented the staff report and exhibits supplied by the applicant to the board. Ms. Baptiste stated that the rezoning would be a continuation of the existing zoning in the area.

Chairman Bridges opened the public hearing. One (1) individual, Dr. Kate Scott – owner of Chatham Veterinary Services, spoke in favor of the request. There were no speaking in opposition.

Justin Bridges motioned to Approve the ordinance amending the official zoning map; and that the action is to amend the future land use map to from Residential – 10 (R-10) to Highway Commercial Conditional (H-C-C) for the 1.61 acres and that the action is inconsistent with the adopted future land use map because the objectives and strategies of the plan encourages development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks and to improve the appearance of properties. Motion seconded by Linda Kolpack-Martindale and approved with a unanimous vote.

- c) Text Amendment TA23-01 – Text Amendment to the Unified Development Ordinance to Section 148.f.3.a amending the requirements for swimming pools.

Currently in the Town of Siler City's Unified Development Ordinance (UDO), the only development standards associated with swimming pools are stated in Residential Uses Section 148.f.3.a: This section does not regulate nor does it require the placement of fencing around pools. However, most municipalities reference the North Carolina State Building Code: Residential Code Appendix V and does not give detailed information for fencing requirements. This is done so that text amendments do not need to be made every time the Code is updated.

After a lengthy discussion, a consensus could not be reached on the text amendment.

Freddie Blakely motioned to Table the ordinance amending the Unified Development Ordinance. Motion seconded by Darrel Andrews with a unanimous vote from the Board.

DISCUSSION

PLANNING DIRECTORS REPORT

- a) Next Meeting: Will be held in the Town of Siler City Courtroom at 6:30pm on April 10th, 2023.

ADJOURNMENT

A motion to adjourn at 7:23 p.m. was made by Linda Kolpack-Martindale, seconded by Ann Radcliffe and unanimously approved.



Justin Bridges, Chair

ATTEST:



Dalton York, Planner I