

Hello,

My name is Tim Keziah and this is my brother Zane Keziah. We both reside here in Unionville, N.C. and we are both natives of Unionville. We both welcome all residents of Unionville to this website to see and hear our story.

Sometime back in early 2000 probably 2004 I wrote an article and had it published in the Enquirer Journal titled: Unionville Come Out Of The dark Ages. No doubt that article ruffled the feathers of some of our local politicians also known as our town council members.

A copy of that letter is attached to this website for you to read.

Now, Lets move on and talk about the two residential duplexes that we are standing in front of.

Around 2010 my brother Zane had his property on 601 N. in Unionville near Roanoke Church Road sub-divided so that he could build two residential duplexes on his property. At the time duplexes were allowed by right per the Unionville Landuse ordinance. I had been keeping up with the business of Unionville so I pulled up their council meeting agenda on Monday the day of their meeting and that is when I saw line item four TC10-02 removal of residential duplexes as allowed by right in the R-40 zoning district. I then called Zane and told him that we better go to the meeting tonight because the Town is trying to stop us from building your duplexes. We went and we missed the public hearing but when they got to line item four I stood and demanded to be heard. The mayor Simpson said well go ahead. I literally lost it. I told them that the last time I checked we still live in the United States of America and not Communist China and that what you are doing here is wrong. Thanks to one council person who mentioned tableing it until the next meeting it was automatically tabled. Councils decision to table it gave me 1 month to purchase Zane's zoning permit. Town Council knew that we had not purchased our zoning permit and they were trying to pull the rug out

from under our feet so that we would have to go thru the rezoning process so that they could turn us down. The town council knew that we were wanting to build 2 residential duplexes because our surveyor told the landuse administrator that he had designed 2 of the lots for duplexes. Town Council tried to sneak in that text amendment without us knowing about it. I am so glad that I was on my toes and pulled up their agenda on that Monday evening. Before I left the towns meeting that night coucilman Randy Baucom who is now our current Mayor accused me of talking about him in the letter that I wrote to the newspaper titled: Unionville Come Out of The dark Ages. I denied that and then told councilman Baucom that he needed to learn to live in this world and let other people live as well. I then left the building. Unionville Town Council has held a grudge towards me ever since I wrote that article and ever since we built the two duplexes. Town council tried to hurt me by hurting my brother and that is the wrong thing to do to anyone. Elected officials are supposed to help the people not hurt them. Council did remove duplexes as allowed by right at the next months meeting. We did build Zane's duplexes. They were grandfathered.

My brother Zane has always been very thankful towards me for standing up for his rights and his letter thanking me titled: Register and Vote This Fall is here on this website.

Now. Lets talk about my property here on Sikes Mill Road in Unionville, N.C. I have 2 acres of land between my house and the industrial welding shop. In 2019, I applied to the town for a zoning change from R-40 to conditional use light industrial to build 4 buildings for mini warehouses that would be built on the 2 acres between my house and the welding shop. The planning board unanimously recommended to the town council that they approve my project but council denied me my zoning change.

The best evidence that we presented came from a mortgage banker who testified that a mini warehouse facility is not considered an externality by mortgage lenders but that a welding shop is considered an externality. What that means is that a bank would not loan someone the money to build a house beside of a welding shop but they would loan money to build a mini warehouse facility beside of a welding shop or they would loan money to build a house beside of a mini warehouse facility. The town is refusing to let me have the highest and best use and the most reasonable use of my 2 acres between my house and the welding shop.

The contrary and incompetent evidence at my hearing came from 7 local volunteer firemen some of which live 3 to 5 miles away from me.

Town councils real reason for denying me my zoning change that they would never admit to is that they just do not like me.

Attached is a copy of my complaint and Petition for Writ of Certiorari that was never heard by the courts and ruled on.

Attached is a copy of the audio from my hearing.

Now. I am not the only citizen of Unionville, N.C. to be mistreated when it comes to land use. There are other cases, and they are welcome to come forward and I will be glad to share their story on this website as well. This story being told is not all about me. I care about other people too and their rights.

Now. Lets point some fingers.

- 1. After Unionville Town Council denied me my zoning change from R-40 to conditional use light industrial for mini-warehouse's they introduced a text amendment to remove mini-warehouses as an allowed use in the L-1 zoning district. Fortunately, a few concerned citizens showed up at the towns meeting to protest that amendment and it was stopped. It was a mean spirited abuse of governmental power. Unionville Town Council is taking entrepreneurs legal property use rights one text amendment at a time.**
- 2. There are several citizens in Unionville that are running businesses in Unionville that are not in compliance with the Unionville land use ordinance and the town council for years has turned a blind eye**

to their existence. Do I mind them being there and operating a business in Unionville? No! I do not mind at all because I am not selfish, but I am going to tell you who they are without calling any names.

- 3. The first one is a guy close to where I live that got a zoning permit to build an accessory building and after he got the power turned on, he did an upfit to the building without a permit so he could operate his business there. He added bathrooms and a septic tank without a permit, and he also avoided going thru the rezoning process. In other words, he just did his. The town council knew what he had done. The town council even appointed this business owner to serve a term on their planning board after he moved into his building.**

4. Now. Let's move on to the next one. There is a guy near 5 Forks over on Old Camden Road who moved to Unionville after the highway 74 bypass took his property and he operates his construction business on residential property that is not zoned for business. And isn't it funny that he is one of the speakers who spoke against me building mini warehouses on my land beside of an industrial welding shop? And he is also a volunteer fireman!

5. Moving on to the next one. There is a commercial landscaping business on Ridge Road operating under the pretense of being an agricultural based business. Where is their zoning permit? Do they grow any plants there that they use in their landscaping business or are they all trucked in and then transported onto their work trucks and then taken to jobsites? You see there is a good ole boy network that exist in Unionville, N.C. and if you are a part of it Town Council turns a blind eye to anything that you do that is not in compliance with their land use ordinance.

- 6. Now. There is another huge commercial landscaping business operating on the west side of highway 601 between Roanoke Church Road and Sikes Mill Road. I keep up with the Unionville meetings and to my knowledge this business never had to go before the town council in order to get a zoning change and permit in order to build 2 huge commercial buildings for their business. I ask you. Where is their zoning change and zoning permit?**
- 7. Now. Let's move on. There is an HVAC heating and air conditioning business operating near Piedmont High School down a side street that leads into a residential sub-division. Where is their zoning change and permit to operate and HVAC business on residential zoning beside of their residence?**
- 8. One other text amendment that Unionville wanted to get passed was to remove 5 Forks as one of the areas identified in their land use plan as one of the nodes set aside for future commercial uses. When I found out about this, I reached out to one of the major property owners at 5 Forks to inform them about what was going on. Their attorneys started attending the meetings and that text amendment was stopped.**

If we as a growing town do not start to implement some controlled change out here in Unionville then we are going to have a mess 10 to 20 years from now. Unionville is in a region of our country that is one of the fastest growing areas in North Carolina. We cannot continue to build rooftops for people to live under unless we also provide a balance of commercial amenities to serve our residents.

Everything that your current 2024 and past town council has ever done is nothing but a clear depiction of selfishness. They exercise selective enforcement by turning a blind eye to anything their friends do that is not in compliance with their land use ordinance. Why do you the people keep putting them back in office? It is way past time for a house cleaning in Unionville. Town council approves residential subdivisions but approves no amenities or services for the residents.

Lets talk about the municipal park that we never got in central Unionville.

A few years ago, in 2015 Unionville had a parks and recreation committee that identified some land in central downtown Unionville for a municipal park to be built. The town council at the time rejected the land. A few weeks after the towns rejection of the park land your current mayor Baucom who was a council member at the time purchased said land for his own gain. I am not saying that anything illegal took place. All that I am saying is doesn't that look odd? Wake up citizens of Unionville, N.C.