



**Town of Haw River
Town Council Meeting Minutes
Monday, November 1, 2021**

The Haw River Town Council held its regular meeting on Monday, November 1, 2021, in the Haw River Municipal Building at 6:00 pm.

Council Members Present: Mayor Kelly Allen, Mayor Pro-Tem Lee Lovette, Patty Wilson & Steve Lineberry

Members Absent: None

Other Members Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Public Works Director Robert Brewer, & Town Attorney Jake Wright.

Mayor Kelly Allen called the meeting to order and gave the invocation at 6:00 pm.

Consent Agenda

1. Approval of Minutes from October 4, 2021, regular meeting.

Councilmember Wilson made a motion to approve the Consent Agenda. Councilmember Lineberry seconded the motion.

Motion carried 4-0

Old Business

None

Public Hearing

Public Hearing opened at 6:04 p.m.

Councilmember Lovette made a motion to open the public hearing. Councilmember Wilson seconded the motion.

Motion carried 4-0

Mr. Nathaniel Ariel, currently residing at 3706 Union Ridge Rd. Burlington, NC 27217; spoke to the Council Members regarding his plans on opening a coffee shop/ice cream/bakery parlor at the property located on the corner of Wilkins Road and Roxboro Street identified as Parcel ID #153963 or GPIN #8895650312. The format of the current historic home will stay but remodeling will be done on both interior and exterior to accommodate the business plans while maintaining its historic nature. The home will also be repainted to one of the 3 historic color palettes that most Victorian homes have.

Public Hearing Closed 6:08 pm

Councilmember Wilson made the motion to close the public hearing. Councilmember Lovette seconded the motion.

Motion carried 4-0

New Business

1. The Haw River Town Council held a public hearing for a rezoning request from Tara and Nathanael Ariel to rezone a piece of property within the town limits of Haw River. The applicant is requesting to rezone the property from Residential Zoning District (R-12) to Conditional Zoning-General Business Zoning District (CD-B2). (See information below) *SR 1928 (Jimmie Kerr Road) from the southern corporate limit of Haw River, a point 0.02 mile south of SR 2014 (Haywood Street) northward to a point 0.15 mile north of SR 2014 (Haywood Street).*

The zoning conditions are:

1. Uses limited to bakeries, coffee shops, ice cream parlors, and drive-thru associated
2. with a bakery, coffee shop, and ice cream parlor.
3. Drive-thru must be approved by NCDOT.
4. Must maintain the historic nature of the existing principal structure (aka. house)
5. Hours of operation limited to no later than 10 p.m.
6. No exterior lights shall be directed to adjacent residential properties.

Councilmember Lineberry made a motion to approve the rezoning request from Tara and Nathanael Ariel to rezone a piece of property on Wilkins Road and Roxboro Street identified as Parcel ID #153963 within the town limits of Haw River. The applicant is requesting to rezone the property from Residential Zoning District (R-12) to Conditional Zoning-General Business Zoning District (CD-B2). (See information below) Councilmember Wilson seconded the motion carried 4-0.

Motion carried 4-0

2. The Haw River Town Council considered the consistency statement for the rezoning a piece of property within the town limits of Haw River. The property is located at the corner of Wilkins Road and Roxboro Street identified as Parcel ID #153963 or GPIN #8895650312. The applicant is requesting to rezone the property from Residential Zoning District (R-12) to Conditional Zoning-General Business Zoning District (CD-B2) with the following conditions: Councilmember Lineberry read the consistency statement.

Councilmember Lineberry made a motion to approve the consistency statement from town staff for the rezoning located at the corner of Wilkins Road and Roxboro Street identified as Parcel ID #153963 or GPIN #8895650312. Councilmember Wilson seconded the motion.

Motion carried 4-0

3. Haw River Town Council considered a Final Subdivision Plat for Newlin Dairy Farm located at NC Highway 49 North and Basin Road – This is a proposed multi-lot subdivision (3 new lots) within Haw River’s town limits and ETJ. The property is zoned R-18 with a minimum lot size of 18,000 with a minimum lot width of 100 ft for each lot, and R-12 with a minimum lot size of 12,000 with a minimum lot width of 80 ft for each lot. Town Manager Tencer explained the Newlins are subdividing the lot between the heirs.

Councilmember Lovette made a motion to approve the subdivision plat. Councilmember Lineberry seconded the motion.

Motion carried 4-0

4. Town Council reviewed the budget amendments received from town staff for the 2021-2022 Annual Budget (2022-2 Highway Safety Grant – Police, 2022-3 Emergency Response Grant – Police, 2022-4 Governor’s Highway Safety Grant – Police, and 2022-5 New Reporting Software – Fire).

Town Manager Tencer explained the amendments are due to the police receiving grant money for our Police Department for the Governor’s Highway Safety Grant and Emergency Response Grant. There is another amendment for our Fire Department to purchase a fire reporting software.

Councilmember Lineberry made a motion to approve budget amendments received from town staff for the 2021-2022 Annual Budget (2022-2 Highway Safety Grant – Police, 2022-3 Emergency Response Grant – Police, 2022-4 Governor’s Highway Safety Grant – Police, and 2022-5 New Reporting Software – Fire). Councilmember Lovette seconded the motion.

Motion carried 4-0

Manager's Reports

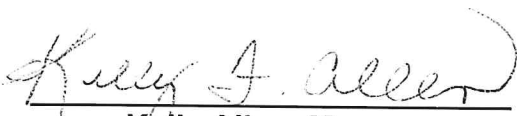
1. Lang Street Pump Station – Possible USDA loan with 2-3 % interest with financing up to 40 years. Possible 45% grant involved due to low poverty level on that census tract. Town staff and AWCK are starting to work with USDA on this. Since construction costs are so high at this time, we will continue to monitor the situation. **On-going**
2. The Town Staff has met with the City of Graham and agreed for the Town of Haw River to install sewer meters for the Hanover Road outfall. AWCK is working on a draft sewer agreement to be approved by the Town Attorney Charlie Davis and approved by both Haw River and Graham Town Councils. **On-going**
3. The Town has received \$400,000+/- of the \$800,000+/- in ARPA Federal Money- Town staff needs to come up with a list of ways to spend the money – need to come up with a list for Town Council approval. Need to use the funds for sewer meters on Hanover Road - \$125,000 and possible radio read water meters for the entire town - \$250,000 **On-going**
4. More text amendments – Town Code of Ordinances – working on text amendments some minor 160D items that were missed, plat approval process, and adding civil penalties to the ordinances, etc. On-going 5. What does Town Council think about the traditional Thanksgiving and Christmas parties for town employees?
 - Mayor Allen reminded everyone to Vote tomorrow on election Day.
 - Councilmember Wilson extended her gratitude to Herman Johnson's Bridge Dedication.

Adjourn

Mayor Allen asked for a motion to adjourn. Councilmember Wilson made the motion to adjourn. Councilmember Lineberry seconded the motion.

Motion carried 4-0

Council Adjourned at 6:42 p.m.



Kelly Allen, Mayor



Lesley Gonzalez, Town Clerk