

PLANNING AND ZONING BOARD MEETING MINUTES

July 18, 2016

6:00 p.m.

Members Present: Herman Johnson, Philip Morgan, Laurie Jarrett, Betty Hall, Jimmy Lemons and Sandra Masho

Members Absent: Don Waugh, Tad Martin

Also Present: Jeff Earp, Melanie Eveker

Call to Order – Chairman Johnson called the meeting to order.

Old Business

Approval of Previous Meeting's minutes – October 19, 2015 – Laurie Jarrett made a motion to approve the minutes; Jimmy Lemons seconded. Motion passed 6-0.

New Business

Philip Morgan recused himself from the Board.

The Board reviewed and considered a request for rezoning concerning a parcel located at 747 Trollingwood/Hawfields Road legally described as Alamance County Tap Map 10-15-148.

Manager Earp explained that on June 17, 2016, Mr. Phillip Morgan made a request for the rezoning of property located at 747 Trollingwood Hawfields Road and described as Tax Map # 10-15-148. The parcel is currently zoned R-18. The parcel was recently used as residential property. Mr. Morgan has asked that the Planning and Zoning Board consider the lot for rezoning to be reused in a business/industrial use. He has requested that the lot be rezoned from R-18 to I-1.

Mr. Earp stated that our zoning district ends at Trollingwood Hawfields Road and that Mebane's zoning district begins across from the property. He also stated that Mebane has an industrial zoning across the road. Mr. Earp also stated that the Clover Creek Mobile Home Park is directly behind the property.

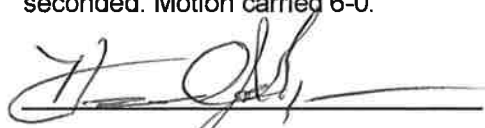
Mr. Morgan stated that he bought the property out of foreclosure. He would like to use the property possibly to relocate his used car sales facility, as a storage unit facility or to store RV's. He stated the property is large enough to possibly use the front of the lot for the sales facility and the back for the storage unit/yard facility. He stated he would install the proper fencing. He would be served by Orange Alamance Water and use the current septic system on the lot.

Following discussion, Betty Hall made a motion to recommend approval of the rezoning of property located at 747 Trollingwood Hawfields Road and described as Tax Map # 10-15-148 from R-18 to I-1. Laurie Jarrett seconded the motion. Motion carried 5-0.

Philip Morgan rejoined the Board.

6:55 pm

There being no further business of the Board, Jimmy Lemons made a motion to adjourn. Betty Hall seconded. Motion carried 6-0.



Herman Johnson, Chairman

DATE: _____

9/19/16