

PLANNING AND ZONING BOARD MEETING MINUTES
Monday, June 18, 2018
6:00 p.m.

Members Present: Laurie Jarrett, Betty Hall, Philip Morgan,
Sandra Masho, Jimmy Lemons, Don Waugh
Member Absent: Herman Johnson
Also Present: Town Manager Sean Tencer and Town Clerk Lesley Gonzalez,
Attorney Justin Lalor, and Attorney Charles Davis

Call to Order – Vice Chairman Waugh called the meeting to order at 6:03 pm.

Approval of Previous Meeting's minutes – April 16, 2018 – Laurie Jarrett made a motion to approve the minutes. Jimmy Lemons seconded. Motion carried 6-0.

New Business

Town's Rezoning of Granite Mill

- A. Town Manager Tencer informed the board the Town will be creating a new zoning district in the Central Business District II, called B-1.2. The Town of Haw River currently has CB District B-1 and the new zoning B-1.2 was created specifically for the Granite Mill Project. New text additions have been made to the Zoning Ordinances in sections 155.020, Section 155.060.1 B-1.2
- B. Section 155.070 is amended by adding the Zoning B-1.2 Central Business District II to the Permitted-Use Chart.
- C. Text amendments include Section 155.120 – Table of Area, Yard, Height and Screening Requirements for Zoning Districts, is amended by adding Zone B-1.2 Central Business District II with the minimum and maximum requirements as noted in the chart found in section 4. Town Manger Tencer stated that basically the Town stripped all lot requirements due to the Granite Mill project, adjusting property lines and shifting them to make it easier for developer, HUD, and the Town of Haw River.
- D. Add Section 155.122 (J) – the requirements of Section 155.124 Shall not apply to property zoned B-1.2 Central Business District II.
- E. The following phrase will be added to Section 155.135 (C) "All off-street parking requirements in the B 1.2 Central Business District II are waived.
- F. Section 155.142 (G) is amended where stating, All parking areas, or spaces, access-drives, travel-ways, loading areas, and vehicle-use areas within the B-1.2 Central Business District II must be paved, marked, signed, surfaced and maintained with asphalt, concrete, or similar materials as to provide a durable and dustless surface that will accommodate intended traffic volumes, and weights. Alternative paving materials can be used in lieu of asphalt or concrete if such material (s) will promote a reduction in stormwater runoff. The alternative material must exhibit equal wear resistance, and load

bearings as asphalt or concrete. Alternative paving methods must be approved by P&Z and Town Council.

Town Manger Tencer addressed Vice Chairman Waugh's parking lot and zoning questions by stating these requirements were specifically for the downtown development for the Granite Mill Project, it would not apply to any others in the area. Also, the parking lots would be located just below the current docking area. Developer Mr. Mike Hill explained the 175 units 313 bedrooms, so we have enough parking per HUD requirements. This does not include the area close to main street which will be for restaurants not for resident parking

Sandra Masho questioned who will be paying to maintain the concrete and asphalt? Town Manger Tencer said developer is responsible for its on private property but if it's a right-a-way, we will have to work out an agreement with developer.

Vice Chairman Waugh asked what the zoning is for the other ½ of the property. Town Manager Tencer stated the other half of property is (CMX) Central Mix Use District which appears as a white splotch on the map.

The Attorneys Charlie Davis and Justin Lalor as well as Parker & Poe are more comfortable rezoning with a central district title to the Central Business District. Some US Commerce redevelopment requirements were waived to receive grant money.

Consistency Statements and Rezoning

Laurie Jarrett made motion to approve Consistency Statement for Text Amendments recommended for Council Members. Sandra Masho seconded motion. Motion carried 6-0

Jimmy Lemons made motion to approve Text Amendments for Zoning Amendment Decisions recommended to Council members. Laurie Jarrett seconded motion. Motion carried 6-0

Philip Morgan made Approval of Consistency Statement for Rezoning of Granite Mill Project a motion to approve the Consistency Statement as read. Betty Hall seconded motion. Motion carried 6-0

Sandra Masho made motion to approve Re-Zoning for Granite Mill Project from Central District Business II to Central Business (B-1.2). Jimmy Lemons seconded motion. Motion carried 6-0.

Vice Chairman Waugh made a motion to adjourn. Jimmy Lemons seconded motion. Motion carried 6-0.
Meeting adjourned at 6:28 p.m.


Herman Johnson, Chairman

DATE: ~~9/26/18~~ 10/26/18