

**BOARD OF ADJUSTMENT MEETING MINUTES**

**Monday March 18, 2013**

**6:00 p.m.**

Members Present: Herman Johnson, Betty Hall, Laurie Jarrett, Tad Martin, Don Waugh, Jimmy Lemons, Phillip Morgan  
Members Absent: Sandra Masho  
Also Present: Jeff Earp, Manager  
Others Absent: Melanie Hamilton, Clerk

**Call to Order** – Chairman Johnson called the meeting to order with the members sitting as the Board of Adjustment.

**Approval of Minutes from the December 27, 2012 Meeting-** After discussion Board Member Martin made a motion to approve the minutes and Board Member Hall seconded. The motion was approved 7-0.

**New Business-** The Board was informed by the Chairman that Sergio Posada has requested a variance concerning parcel identified as tax map #13-9-15 in the Alamance County Registry. The property is located at 415 Lang Street in Haw River.

Sergio Posada is requesting a variance of the Town's Planning and Zoning Ordinance; Article XV- Land Usage; Section 155.208 NONCONFORMING USES OF BUILDINGS AND STRUCTURES; Paragraph (F) which states "When any nonconforming use of a structure is discontinued for a continuous period of 180 days, any future use of the structure shall be limited to those uses permitted in that district under the provisions of this chapter. Vacancy and/or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance under this provision."

Before the Board of Adjustment began considering the matter Chairman Johnson swore in Manager Earp in order to receive testimony from him concerning the matter.

The Board heard testimony from manager Earp concerning the reason that the variance would be needed. The request is to seek a variance to rehabilitate and inhabit a non-conforming structure (Class C single wide mobile home that has been vacated for at least five years). The zoning of the property is R-7 and this structure is non-conforming.

The Board agreed that the variance should be denied on the basis of Zoning Code 157.262 paragraph 2.

After every member had an opportunity to ask questions or comment Chairman Johnson called for a motion. Board Member Martin made a motion to deny request. It was seconded by Board Member Jarrett. The motion passed unanimously.

With no further business to be discussed Board Member Lemons made a motion to adjourn in was seconded by Board Member Johnson. The motion passed 7-0. The meeting adjourned at 6:05 pm.

  
Herman Johnson, Chairman

DATE: \_\_\_\_\_

3/31/14