

PLANNING AND ZONING BOARD MEETING MINUTES

Monday January 17, 2011

6:00 p.m.

Members Present: Phillip Morgan, Laurie Jarrett, Jimmy Lemons, Herman Johnson, Tad Martin, Betty Hall and Don Waugh

Members Absent: Sandra Masho

Others Present: Jeff Earp, Town Manager and Melanie Hamilton, Town Clerk

Business Meeting

Call to Order – Chairman Johnson called the meeting to order at 6:00pm.

Approval of Previous Meeting's minutes – November 15, 2010 – Don Waugh made a motion to accept the minutes; seconded by Ms. Jarrett. The motion passed 5-0.

Installation of Board Members- Mr. Tad Martin and Mrs. Betty Hall were sworn in to serve as members of the Planning and Zoning Board. Mr. Martin is an ETJ representative and Mrs. Hall will serve as an in-town representative. They were sworn in by Clerk Hamilton with assistance of Manager Earp.

New Business

Review and Consideration of Request to Divide the Current Kimrey Mobile Home Park into two new parks:

Manager Earp explained that on December 20, 2010 he received a written request from Ervin Kimrey concerning the Kimrey Mobile Home Park. He had requested that the Town allow him to split Kimrey Mobile Home Park into two parks. The current mobile home park is located between Main Street and Pine Street. The property is identified as Alamance County Tax Map # 13-5-36. The park currently has the following features:

- Located on one ten acre tract
- Contains 50 mobile homes
- Property has two entrances (one off Pine Street and one off E. Main St.)
- Property has two utility connections

Manager Earp explained that he had denied the request for the following reasons:

If the division is allowed it would create two new parks and both would be unable to meet the requirements for the special use permit that would be needed.

The new park that would be created off of east Main Street would be six acres as required but would likely not be able to meet other provisions of 153.05, Manufactured Home Park Plan; of the Manufactured Homes Policy. The new

park would not be able to meet Paragraph A (1) or (2) which the current park is exempt. The Policy is attached for your review.

The new park that would be created off of Pine Street would be four acres (six acres are required) and would likely not be able to meet other provisions of 153.05, Manufactured Home Park Plan; of the Manufactured Homes Policy. The new park would not be able to meet Paragraph A (1) or (2) which the current park is exempt.

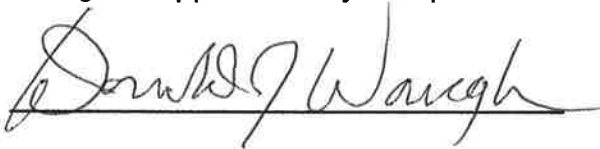
Manager Earp stated that he believed that if the division is allowed the end result would be two non-conforming Manufactured Home Parks within the Town.

Mr. Kimrey addressed the Board asking the Board to reconsider and asked if there were any options that would allow his request to be approved.

After discussion by the Board, Chairman Johnson stated that he did not see any alternative to the Manager's decision.

At that time, Mr. Kimrey addressed the Board and asked that the request be withdrawn and with the request withdrawn, the Board to no further action.

Adjourn- Mr. Jimmy Lemons made a motion to adjourn; seconded by Don Waugh at approximately 6:18pm. Motion was approved 7-0.



~~Herman Johnson~~
Chairman

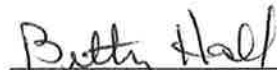
Don Waugh
Vice - Chair

DATE: _____

8-15-15

OATH OF OFFICE
PLANNING & ZONING BOARD

I, Betty Hall, do solemnly swear/affirm that I will support and maintain the constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my membership on the Planning and Zoning Board, so help me, God.


Betty Hall

Sworn and subscribed to before me this the 17th day of January, 2011.


Melanie R. Hamilton, Clerk
Town of Haw River

OATH OF OFFICE
PLANNING & ZONING BOARD

I, James T. Martin, do solemnly swear/affirm that I will support and maintain the constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my membership on the Planning and Zoning Board, so help me, God.



James T. Martin

Sworn and subscribed to before me this the 17th day of
January 2011.



Melanie R. Hamilton, Clerk
Town of Haw River