

PLANNING AND ZONING BOARD MEETING

Monday, November 6, 2007

7:00 p.m.

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson, Laurie Jarrett, Sandra Masho, Don Waugh, Tad Martin, and Charles Belcher

Business Meeting

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

Approval of Previous Meeting's Minutes –September 10, 2007 –. Don Waugh made a motion to approve the minutes, seconded by Cathy Wilson. Passed 8 to 0.

New Business

Rezoning Request – Dean & Deborah Saunders, Property located on Trollingwood Hawfields Road Tax Map # 10-14-79.- Manager Earp presented to the Board the request from the Saunders asking that the part of the property located in Haw River's ETJ be zoned I-1 Industrial to accommodate the building of a new facility to house their company Saunders Construction Services. Manager Earp stated that adjoining lands in Haw River ETJ were zoned B2. After discussion, Don Waugh made a motion to approve the request of the Saunders' to zone the property to I-1 (Industrial). Motion was seconded by Tad Martin. The motion was approved unanimously.

Preliminary Subdivision Plat approval Request – Herman Johnson, Property located on Haw River Hopedale Road Tax Map #'s 13-17-50, 13-17a-1, 13-17-51. Property would need to be rezoned and a variance to the set back requirements would have to be granted. – Herman Johnson made a motion to recuse himself from the discussions of this issue. Don Waugh seconded the motion. The motion was approved unanimously.

Mr. Herman Johnson addressed the board and stated that this subdivision plat request is presented for a subdivision he plans to build over the next few years. He stated that it was his intent to position the property for development, but that due to the current market conditions, it would take a few years to begin the project. He stated to the board that it was his intention to position the property ahead of the passage of the Lake Jordan rules. He then had his engineer Chad Huffines with the L E A D S Group, PA give an overview of the project. He stated that the approximately 138 acre tracts would produce a 500+ unit subdivision with a mixed use requiring zoning of R-7, R-12, and R-G. The conceptual plan that was presented is the best use of the land according to its topography. The subdivision would have both multi-family and single-family housing; it would also have common areas, parks, and trails. It would require the Planning Board and Town Council to agree to a density per acre for housing as currently presented.

Manager Earp brought to the Board's attention several issues dealing with Fire Code such as the need for the multi-family housing to be sprinklered, cul-de-sacs for the subdivision needing to be 96 ft wide, and that the dead-end roads currently shown on the subdivision plat would have to have another ingress and egress. Manager Earp also stated that with the approval of a subdivision of this size, the Town would have to be in a position to increase its staffing in Public Safety.

Board Member Don Waugh brought up several issues with the proposed subdivision. He stated that he was concerned about not being able to observe exact lot sizes on the plat. He also stated that he had reservations concerning the requested change in set-backs because of safety issues.

Mr. Johnson and Mr. Chad Huffines stated that they would take the concerns of the Planning Board, revise the preliminary plat, and bring the revised plat back to the Board for its consideration.

Tad Martin made a motion to table until the next Planning Board meeting. That motion was seconded by Don Waugh. It was approved 7 to 0 (Herman Johnson recues from vote.)

The Board also requested that the Town Manger gather information concerning overlay planning tool for the board to consider adding to the subdivision/ zoning ordinance.

Consideration of proposed changes to zoning ordinance:

1) Review of draft outdoor storage ordinance

Manager Earp presented to the Planning Board a draft copy of a proposed outdoor storage ordinance. Mr. Earp stated to the Board that the Town Council had instructed him to develop an ordinance to assist in the efforts to clean up the Town of Haw River. Mr. Earp stated to the Board that he has been advised by the Town's Attorney that in order for this legislation to be effective in both the Town and the ETJ, it needed to be incorporated into the Town's zoning ordinance.

Chairman Johnson asked for Board comment on the draft ordinance. There was discussion of the need of such an ordinance and also questions pertaining to its effect on the ETJ. Board members Waugh and Wilson stated that they were not convinced that this legislation needed to be effective in the ETJ. Board member Waugh stated that he had concerns about the ability to enforce the ordinance due to the limited staff of the Town. Several Board members stated that they would be affected by such legislation. Tad Martin stated that he would also be affected by this legislation, but felt if this type of legislation is what is needed in order to draw investors to improve our economic situation, he would willingly abide. There was discussion concerning the need for more time to analyze the proposed ordinance. Don Waugh asked other Board members to consider tabling this issue until the next Planning Board meeting. Don Waugh made a motion to table this issue until the next Planning Board meeting. The motion was seconded by Cathy Wilson. Motion was passed unanimously.

2) Request to consider changing the maximum subdivision sign size from 16 sq ft to 66 sq ft

Manager Earp told the Planning Board that the current sign ordinance allowed for a subdivision to place an identification sign of 16 sq ft maximum size. He stated that he had checked with Graham and Burlington and their sign ordinances allowed signage to a maximum of 66 sq ft. He stated to the Board that he felt that a subdivision of good quality deserved to be able to have an entrance sign that would enhance its marketability.

Don Waugh made a motion to increase the subdivision entrance sign size from 16 sq ft to 66 sq ft. Motion was seconded by Tad Martin and was approved unanimously.

3) Consideration of changing meeting time of Planning and Zoning Board

Manager Earp stated that several Board members had expressed to him that they would like to change the regular meeting time of the Planning and Zoning Board from 7:00 PM to 6:00 PM. After discussion, Tad Martin made a motion to change the meeting time of the Planning and Zoning Board to 6:00 PM. Don Waugh seconded the motion and it was approved unanimously.

Wade Clapp made a motion to adjourn. The motion was seconded by Tad Martin and was approved unanimously.


Chairman