

PLANNING AND ZONING BOARD MEETING
Tuesday December 4, 2007
6:00 p.m.

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Tuesday, December 4, 2007 at the Haw River Municipal Building at 6:00 p.m.

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

Members Absent: Laurie Jarrett and Charles Belcher

Business Meeting

Call to Order – Chairman Johnson called the meeting to order. Chairman Johnson asked that the agenda be amended to add under “new business” #5, discussion of changing the meeting date for the Planning and Zoning Board.

Approval of Previous Meeting’s Minutes –November 6, 2007 – Tad Martin, seconded by Don Waugh made a motion to approve the minutes. Passed 6 to 0.

Old Business

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. – Don Waugh, seconded by Tad Martin, made a motion to recues Herman Johnson from the discussions of this issue. The motion was approved unanimously.

Chad Huffines, engineer with LEADS Group, presented to the Board an updated plat with changes requested from the previous Planning Board Meeting. The new plat showed exact zonings for each part of the subdivision and showed changes to street layout for the subdivision. Board Member Martin stated that he liked all of the changes that were presented. Board Member Waugh had a concern regarding the driveway identified as street “N” because it had only one ingress/egress. Mr. Huffines stated that due to the number of units served by the driveway, code allowed for only one ingress/egress. After discussion, Tad Martin made a motion to approve the plat with the recommended zoning and move forward the request for variance concerning set-backs to the Board of Adjustments. Motion was seconded by Wade Clapp. Motion was approved 5 to 0 (Herman Johnson recues from vote).

Consideration of proposed changes to 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 member Waugh stated that he had concerns about the ability to enforce the ordinance due to the limited staff of the Town. Tad Martin stated that he felt this type of legislation is what is needed in order to draw investors to improve our economic situation. Board Member Cathy Wilson asked that a change be made to Section 4, Prohibitions, eliminating the last sentence, “This ordinance shall not pertain to facilities operated by local, state, or federal government.” Board Member Don Waugh asked that the definition of “junked/inoperable motor/motorized vehicle” be amended to remove the wording, “and appears to be worth less than \$100”. Chairman Johnson also stated that he was not in favor of this type of restrictive ordinance especially in the ETJ. After discussion, Tad Martin made a motion to approve as presented with the following changes:

- 1) Change in definition for “junked/inoperable motor/motorized vehicle”
- 2) Change to Section 4, Prohibitions, removing last sentence, “This ordinance shall not pertain to facilities operated by local, state, or federal government.”

Motion was seconded by Don Waugh. Motion was approved 5-1 with Chairman Johnson voting “no”.

New Business**Discussion of Overlay in Conditional Zone Districts:**

After brief discussion, Chairman Johnson made a motion to table this issue in the sake of time, until the next regularly scheduled Planning and Zoning Board Meeting. The motion was approved 6-0.

Discussion of Meeting Schedule for Planning and Zoning Board for the Year 2008: Manager Earp addressed the Board and informed them of the Council's wish for the Planning and Zoning Board to meet near the middle of the month prior to the Council meeting at the first of the following month to improve flow of business from the Planning Board to the Council. After discussion, Don Waugh made a motion that the Planning and Zoning Board meet the third Monday of each month at 6:00 PM, beginning in January 2008. The motion was approved 6-0.

Don Waugh made a motion to adjourn at 7:40 PM. The motion was approved 6-0.



Chairman