

PLANNING AND ZONING BOARD MEETING

Monday February 18, 2013

6:00 p.m.

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Monday, February 18, 2013 at the Haw River Municipal Building at 6:00 p.m.

Members present: Herman Johnson, Sandra Masho, Don Waugh, Betty Hall, Philip Morgan, Laurie Jarrett, Jimmy Lemons, and Tad Martin

Member's absent: None

Also present: Manager Jeffrey Earp and Clerk Melanie Hamilton

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

Approval of Previous Meeting's Minutes – January 21, 2013 – Tad Martin made a motion to approve the minutes, seconded by Laurie Jarrett. Motion passed 7 to 0.

Old Business- None

New Business

Request from Logan Crutchfield to rezone property, legally described as Alamance County Tax Map #10-3-17C, from B-2 to I-2. The property is located at 1975 US 70 HWY.

The rezoning has been requested to facilitate expansion of salvage yard operation.

Chairman Johnson informed the Planning and Zoning Board that due to the fact that he had owned the property and personal reasons that he was recusing himself. At that point Vice-Chair Waugh took over the meeting and Chairman Johnson left the meeting.

The Vice-Chair Waugh asked the manager to brief the Board on the request. The manager then briefed the Board on the request. Attorney Charles Bateman Jr. representing Mr. Crutchfield then explained to the Board his client's reasoning for the rezoning request and made the following points to the Board:

- Mr. Crutchfield has owned the property for approximately 12 years
- Mr. Crutchfield has owed a salvage operation on the adjoining property since 1946
- Mr. Crutchfield has made several improvements to the lot (earthmoving, screening, plantings)
- Mr. Crutchfield has surveyed and subdivided lot recently
- He also stated with recent actions by the Town to rezone neighboring properties to industrial the area has become more heavy use.

After discussion, Tad Martin made a motion to recommend approval of the rezoning request to the Town Council concerning parcel described as Alamance Tax Map # 10-3-17C from B-2 To I-2. The motion was seconded by Philip Morgan. The Motion was approved 7-0.

Request from Logan Crutchfield for a Special Use Permit regarding property, legally described as Alamance County Tax Map #10-3-17C. The property is located at 1975 US 70 HWY.

The Special Use Permit has been requested to facilitate expansion of salvage yard operation.

The Board heard from Mr. Crutchfield's Attorney Mr. Bateman that he believes that with the subdivision of the property and the 200 ft. of railway ROW at the back of the property that the property will meet the qualifications needed for the Special Use Permit. Manager Earp stated that in approximately 2007 the Town Council turned down a request from Mr. Crutchfield because it was within 200 ft. of a residential zoning.

After discussion, Tad Martin made a motion to recommend to the Town Council approve the request for a Special Use Request for the parcel described as Alamance Tax Map # 10-3-17C. The motion was seconded by Betty Hall. The motion passed 7-0.

With no other business for the Board, Tad Martin made a motion to adjourn the meeting, seconded by Jimmy Lemons. The motion was approved unanimously (7-0). The meeting adjourned at 6:16 p.m.


Herman Johnson, Chairman

Date: 4/15/12