

PLANNING AND ZONING BOARD MEETING MINUTES

Monday, June 16, 2008

6:00 p.m.

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

Members Absent: Don Waugh

Town Clerk Speicher took minutes in Manager Earp's absence.

Business Meeting

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

Old Business

Approval of Previous Meeting's minutes – May 19, 2008 – Tad Martin made a motion to approve the minutes. Passed 7-0.

New Business

Discussion and review of proposed draft Zoning Ordinance change concerning Conditional Zoning Districts. Mr. Russ Smith representing the PTCOG came before the planning board to present a review of the Conditional Zoning Ordinance and the Proposed Table of Uses and Application. Mr. Smith stated that Conditional Zoning is optional and is property-owner driven. The zoning offers relief from setbacks, density modifications and more flexibility in use and development standards. One modification that was made since the May meeting, at the Boards request, was that the Town Manager report any waived items from the Ordinance back to the Board.

In going over the Proposed Table of Uses, Mr. Smith pointed out the new CR, CM, CMX and CI columns. "C" in those columns represents recommendations and can be added or removed at the Board's discretion. Mr. Smith stated that Manager Earp intends to add a schedule for the application process to the application. No one is bound to use the new Zoning Ordinance; rather the Ordinance will be creating history for properties rather than grandfathering in uses.

Mr. Johnson stated that, although he is not generally in favor of zoning, he felt that Haw River should model with the commensurate areas of Burlington and Graham. Mr. Martin thanked Mr. Smith for the excellent presentation and stated he liked the flexibility the Ordinance affords. He stated the Board would be forced to make more decisions. Ms. Wilson stated it would help with the revitalization of areas of the town and would open up mill development. Mr. Johnson stated his only concern was that Manager Earp was not present to state whether he was in favor or not and thought the Board should possibly wait until he returned. Mr. Martin stated Mr. Earp had given every indication that he was in favor of the new Zoning Ordinance; he would have the opportunity to state any concerns or opposition to the Town Council when he presented the Ordinance to them. Mr. Martin made a motion to approve the proposed Conditional Use Zoning Ordinance, Table of Permitted Uses and Application and send the package to the Town Council. Motion carried 7-0.

Mr. Tad Martin made a motion to adjourn. Motion carried unanimously.


Herman Johnson
Chairman

DATE: 8/12/08