

## PLANNING AND ZONING BOARD MEETING MINUTES

Monday September 15, 2014

6:00 p.m.

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Monday, September 15, 2014 at the Haw River Municipal Building at 6:00 p.m.

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

**Member's absent:** None

**Also present:** Manager Jeffrey Earp and Clerk Melanie Hamilton

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

At 6:01pm: The Town Clerk then swore in Laurie Jarrett as a Board Member to serve a new three year term.

**Approval of Previous Meeting's Minutes –** June 16, 2014 – Laurie Jarrett made a motion to approve the minutes, seconded by Tad Martin. Motion passed 8 to 0.

**Old Business- None**

**New Business-**

At 6:05pm: The Planning Board considered a request from Latoya Poole for a Special Use Permit for a daycare/afterschool program facility at 718 East Main Street (Tax Map 13-2-15) Haw River, NC.

Chairman Johnson introduced the request and then reviewed the documentation that was received to support the request.

The Planning Board had discussions about location of property and outside area required per the zoning ordinance. After discussion Tad Martin made a motion to recommend the Council approve Latoya Poole's Special Use request for a Daycare/Afterschool program facility at the property, legally described as Alamance Co Tax Map #13-2-15. The motion was seconded by Betty Hall. The motion passed 8-0.

At 6:09 pm: Board Member Philip Morgan recused himself from discussions of the Board.

The Board then considered two requests from property owner Philip Morgan at 649 Trollingwood Hawfields Road. The first request was a request to rezone property, legally described as Alamance Co Tax Map #10-15-15, 10-15-16 and 10-15-5A from R18 to RG. The request was made to facilitate the expansion of Clover Creek MHP. The second request was a request to obtain a Special Use Permit for a mobile home park facility expansion regarding property legally described as Tax Map #10-15-15, 10-15-16 and 10-15-5A.

After discussion and review of the support documentation presented Tad Martin made a motion to recommend the Council Approve the rezoning request concerning property legally described as Tax Map #10-15-5A from R-18 to R-G. The motion was seconded by Laurie Jarrett. The Motion passed 7-0.

Tad Martin then made a motion to recommend the Council Approve the Special Use Request concerning property legally described as Tax Map #10-15-5A to facilitate the expansion of the MHP. The motion was seconded by Laurie Jarrett. The Motion passed 7-0.

After further discussion Tad Martin made a motion to recommend the Council Approve the rezoning request concerning property legally described as Tax Map #10-15-15 and 10-15-16 from R-18 to R-G. The motion was seconded by Laurie Jarrett. The Motion passed 6-1 (Waugh opposed).

Tad Martin then made a motion to recommend the Council Approve the Special Use Request concerning property legally described as Tax Map #10-15-15 and 10-15-16 to facilitate the expansion of the MHP. The motion was seconded by Betty Hall. The Motion passed 6-1 (Waugh opposed).

6:25pm: Philip Morgan rejoins the Planning and Zoning Board and returns to meeting.

The Board then discussed the review of our current zoning map and zoning ordinance by the Planning and Zoning sub-committee. Manager Earp then gave an update on the proposal from the Piedmont Triad Regional Council to assist with the Zoning Ordinance update. He stated the proposal received was for \$19,000 for the PTRCG assistance. The Board agreed that the manager should look for other more cost efficient option in regards to the ordinance rewrite.

Manager Earp then presented a copy of the N. C. Citizen Planner Training Program Manual to each of the Board Members and asked if they would agree to use this as a training tool. He also suggested that the Board review each of the ten modules as time allowed at their regular monthly meetings. The Board agreed by consensus.

Board Member Don Waugh asked if the Planning Board minutes could be added to the Town's website in the same fashion as the Town Council Meeting. Manager Earp stated that he believed that could be accomplished. He stated he will talk to his staff and have that completed in the near future.

There being no other business the Chairman accepted a motion to adjourn.

**Adjourn:** Jimmy Lemons made a motion to adjourn the meeting, seconded by Laurie Jarett. The motion was approved unanimously (8-0). The meeting adjourned at 6:32 p.m.

  
Herman Johnson, Chairman


Date: 10/20/14

OATH OF OFFICE  
PLANNING & ZONING BOARD

I, Laurie Jarrett, 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.

  
Laurie Jarrett

Sworn and subscribed to before me this the 15<sup>th</sup> day of  
September, 2014.

  
Melanie Hamilton, Clerk  
Town of Haw River