



Town of Haw River Town Council Meeting Minutes Monday, September 13, 2021

The Haw River Town Council held its regular meeting on Monday, September 13, 2021, in the Haw River Municipal Building at 6:00 pm.

Council Members Present: Mayor Kelly Allen, Mayor Pro-Tem Lee Lovette, Patty Wilson & Steve Lineberry

Members Absent: Town Clerk Lesley Gonzalez

Other Members Present: Town Manager Sean Tencer, Public Works Director Robert Brewer, Town Engineer Mark Reich, Town Attorney Jake Wright, Town Attorney Daniel Rawlins, and Chad Huffines (representing the developer).

Mayor Kelly Allen called the meeting to order and gave the invocation at 6:00 pm.

Consent Agenda

1. Approval of Minutes from August 2, 2021, regular meeting.

Councilmember Lineberry made a motion to approve the Consent Agenda. Councilmember Lovette seconded the motion.

Motion carried 4-0

Old Business

None

New Business

2. The Haw River Town Council shall hold a legislative hearing or public hearing for a rezoning request from the Burton Brothers (Jack and John Burton) to rezone a piece of property within the town limits of Haw River. The property is located adjacent to southern property line of

Nova Flex and is identified as Parcel ID #152828 or GPIN #8894588178. The applicant is requesting to rezone the property from I-2- Heavy Industrial to R-G (General Residential) for multi-family/apartment use.

Mayor Allen stated that a rezoning case is on the agenda for tonight's meeting, and it requires a legislative/public hearing per North Carolina General Statutes. Mayor Allen asked for a motion to open the public hearing at 6:05 p.m.

Councilmember Wilson made a motion to open the public hearing. Councilmember Lineberry seconded the motion.

Motion carried 4-0.

Mayor Allen asked Town Manager Tencer to explain the rezoning case to the council. Mr. Tencer explained that the request went through three planning board meetings with water, sewer, and traffic as major concerns. (The planning board finally approved the rezoning request at the August 24th meeting.) These concerns have been addressed to some degree of satisfaction between the developer and town staff, but the details will be when the town reviews the TRC plans at a latter date.

Mr. Chad Huffine, developer's engineer with Leads Group, PA, located at 505 East Davis Street, Burlington NC 27215 informed the council members that the developer has purchased more property due west of the subject property to run the sewer line. Mr. Huffines felt comfortable that water, sewer, and traffic had been addressed to the best of his ability.

Mayor Allen asked for any public comments.

Ms. Sue Tippett of 628 Keck Road Haw River, NC 27258 had concerns regarding the traffic along Trollingwood Road with the proposed apartment project.

No other comments were made.

Mayor Allen asked for a motion to close the legislative/public hearing.

Councilmember Lovette made a motion to close the public hearing. Councilmember Wilson seconded the motion.

Motion carried 4-0

Councilmember Lineberry made a motion to approve the rezoning request as brought forth to town council, and the provided consistency statement. Mr. Lineberry proceeded to read the consistency statement in its entirety. Councilmember Wilson seconded the motion.

Motion carried 4-0

Manager's Reports

1. Lang Street Pump Station – Possible USDA loan with 2-3 % interest with financing up to 40 years. Possible 45% grant involved due to low poverty level on that census tract. Town staff and AWCK are starting to work with USDA on this. Since construction costs are so high at this time, we will continue to monitor the situation. **On-going**
2. The Town is still investigating the I & I from the Hanover Road outfall. Gavel and Dorn have removed the sewer meters, and the town is waiting on a final report to see what is going on. **On-going**
3. The rezoning on Trollingwood Road (parcel id# 152828) (next to Nova-Flex) was tabled by the Haw River Planning Board until the next meeting on August 16th. **On-going**
4. The Town has received \$400,000+/- of the \$800,000+/- in ARPA Federal Money-Town staff needs to come up with a list of ways to spend the money – need to come up with a list for Town Council approval. **On-going**
5. More text amendments – Town Code of Ordinances – working on text amendments some minor 160D items that were missed, plat approval process, and adding civil penalties to the ordinances, etc. **On-going**

Announcements:

Police Chief Harrison stated there will be no annual “Haw River Trail Run” fundraiser this year due to COVID-19 restrictions.

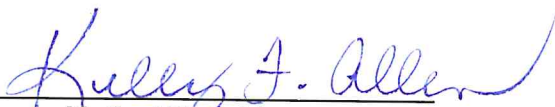
Adjourn

Mayor Allen asked for a motion to adjourn.

Councilmember Wilson made the motion to adjourn. Councilmember Lineberry seconded the motion.

Motion carried 4-0

Council Adjourned at 6:28 p.m.



Kelly Allen, Mayor



Lesley Gonzalez, Town Clerk