



**Town of Haw River
Town Council Meeting Minutes
Monday, November 6, 2023**

The Haw River Town Council held its regular meeting on Monday, November 6, 2023, 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, and Shawn Riggan.

Members Absent: None

Other Members Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Assistant Police Chief Brian Phillips, Public Works Director Robert Brewer, Parks & Recreation Director Jesus Campos Garcia, Fire Chief Tyler Franklin & Town Attorney Jacob Wright

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

The items on the **consent agenda** were as follows:

1. Approval of the minutes from October 2, 2023, Haw River Town Council meeting.

Councilmember Lovette made a motion to accept the consent agenda as presented.
Councilmember Wilson seconded the motion.

Motion carried 5-0

Public Hearing opened 6:06 pm

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

Motion carried 5-0

There were No public speakers signed to speak.

Councilmember Riggan made a motion to close the hearing. Councilmember Wilson seconded the motion.

Motion carried 5-0

Public Hearing closed 6:05 pm

PRESENTATION:

2. The Haw River Town Council conducted a public hearing to review and consider a **rezoning** request by the **Meridian Properties Group, LLC** to **rezone** four (4) parcels of property within the Town of Haw River's town limits as identified by Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12 (Single Family Residential) and B-2 (General Business) to CZ-R-G (Conditional Zoning-General Residential). The four (4) parcels are approximately 3.5 +/- acres.

The following conditions will apply for the rezoning:

1. Uses limited to Residential-Uses only.
2. Six (6) foot privacy fence along eastern property line of Alamance parcel ID#: 153936 (along rear property line of parcels fronting N. Wilkins Road).
3. Non-vinyl exterior siding
4. Front setback: 25'; Side Setback: 10'/0' on shared walls; Perimeter Setback: 20'

The proposed town homes to be built by Meridian Properties Group will have a floor plan of around 1,500-1,600 square foot, 2-story and priced around \$300,000.00. Building could possibly start around the middle of the year 2024 with trees aligned between the properties of Wilkins Rd homes and the new development neighborhood.

The Haw River Town Council voted to **approve** the rezoning of four parcels of land identified as Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12 (Single Family Residential) and B-2 (General Business) to CZ-R-G (Conditional Zoning-General Residential).

Councilmember Lovette made a motion to consider the rezoning request by the **Meridian Properties Group, LLC** to **rezone** four (4) parcels identified as Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12(Single Family Residential) and B-2 (General Business) to CZ-R-G

(Conditional Zoning-General Residential). Councilmember Lineberry seconded the motion.

Motion carried 5-0

The Haw River Town Council voted to approve the consistency statement as provided in this agenda packet.

Councilmember Wilson read the Consistency Agenda with approval of the consistency statement. Councilmember Lineberry seconded the motion.

Motion carried 5-0

Public Comments:

- The public is allowed to address the Town Council on any non-agenda item at this time.
- Be sure to sign in, stand and state your name and address for the minutes.
- Please limit comments to 3 minutes or less.

Aric Geda, 216 Graham Rd, Haw River 27258: Wished all candidates good luck for the upcoming town elections.

Manager's Report

5. **Hanover Road Sewer Meter Project** – \$210K - CJ Utilities has been awarded the contract for construction. The contractor is still waiting for some materials for the job that were backordered until January 2024.

6. **Lang Street Pump Station** – \$5 million - AWCK has sent NC DEQ the engineering drawings for approval.

7. **AIA Water and Sewer Inventory Assessment** – \$250k - AWCK will start the administration and engineering for this as soon as possible. This inventory will also help update the Town's GIS files.
8. **Small Waterlines Improvement Project** – \$3 million - AWCK is currently surveying for the improvements, and hopefully will go to bid this fall.
9. **Lift Stations Upgrades** - \$525K – hoping to go out to bid within a month or so.
10. **AMI Radio Read Meters (Town-wide)** – working on RFQ/RFP with AWCK
11. **Tyler Tech** – The new payroll system has been implemented, and the water/sewer billing change-over will be this Fall.
12. **NC General Assembly Wishlist** - Town staff completed a “wish-list” regarding major purchases/projects for House Representative Steve Ross and Senator Amy Galey. Congratulations to the Town of Haw River Fire Department for receiving 6.1 million dollars.
13. **Water and Sewer Connection Fees Update** – The Town needs to discuss hiring a third- party to update the water/sewer connection fees to adequately collect more fees based on multi-family development. The Town has been discussing this with AWCK, and they suggested hiring Stantec for \$25,000 to do the updated study as required by NCGS. Town Manager Tencer will be comparing to other local municipalities to see how they handle these fees.
14. **Town of Haw River 50th Year** – The Town of Haw River will have a street concert on October 12th from 6 pm to 8 pm with the Mason Lovette Band playing and the Ladies Auxiliary selling pizza and drinks.

ANNOUNCEMENTS

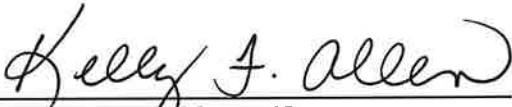
Councilmember Lovette reminded everyone to come out and vote tomorrow 11/7/2023.

ADJOURN

Mayor Allen asked for a motion to adjourn. Councilmember Lineberry made a motion to adjourn. Councilmember Wilson seconded the motion.

Motion carried 5-0

Council Adjourned at 6:20 p.m.



Kelly Allen, Mayor



Lesley Gonzalez, Town Clerk