

## PLANNING AND ZONING BOARD MEETING MINUTES

Monday, September 18, 2017

6:00 p.m.

Members Present: Laurie Jarrett, Sandra Masho, Jimmy Lemons, Tad Martin, and Herman Johnson

Members Absent: Betty Hall, Philip Morgan and Don Waugh

Others Present: Jeff Earp, Town Manager, Charlie Davis and Justin Lalor Town Attorneys and Mark Swing Acting Clerk.

### Business Meeting

**Call to Order** – Chairman Johnson called the meeting to order at 6:04pm.

### Old Business

**6:04PM- Approval of Previous Meeting's minutes – August 21, 2017** – Tad Martin made a motion to accept the minutes. The motion was seconded by Jimmy Lemons. The motion passed 5-0.

### New Business

**6:05pm-The Board considered a request from Philip Morgan to rezone property located at 579 Trollingwood/Hawfields Road from B-2 to RG.** Philip Morgan has submitted a request to rezone property located at 579 Trollingwood/Hawfields Road. The request is to rezone property legally described as Alamance Co Tax Map #10-15-161 from B-2 to RG. The rezoning is requested to facilitate using the land for an expansion of MHP (Clover Creek). To use the land for this use, it would need to be rezoned to R-G Residential General and recombined by plat. The Board reviewed a packet containing the rezoning application and preliminary plat to recombine with adjoining property.

After review, discussion and consideration, the Planning Board made the following consistency Findings and Motion:

The Haw River Planning and Zoning Board make the following consistency findings: The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. The Board is of the opinion the following findings can be made:

1. The rezoning request is in compliance with the Town's Zoning Ordinance and Current Zoning Map.

**Note: Town is in process of completing comprehensive development Plan.**

2. The rezoning meets the interest of the public as it provides a needed housing in the Town's ETJ.

With these finding, I, Tad Martin make a motion to approve the Morgan rezoning request as presented. The motion received a 2nd from Jimmy Lemons.

The motion was approved by a 5-0 vote.

**6:10pm-The Board considered a request from James Norris to rezone property located on US Highway 70 (toward Mebane, NC) from I&C to I-1.** James Norris has submitted a request to rezone property located on US Highway 70 (toward Mebane, NC). The request is to rezone property legally described as Alamance Co Tax Map #10-3-43A from I&C to I-1. The rezoning is requested to facilitate using the land for a Storage lot. To use the land for this use, it would need to be rezoned to I-1 Light Industrial. The Board reviewed a packet containing the rezoning application and preliminary plan for the property.

After review, discussion and consideration, the Planning Board made the following consistency Findings and Motion:

The Haw River Planning and Zoning Board make the following consistency findings: The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. The Board is of the opinion the following findings can be made:

1. The rezoning request is in compliance with the Town's Zoning Ordinance and Current Zoning Map.

**Note: Town is in process of completing comprehensive development Plan.**

2. The rezoning meets the interest of the public as it provides a needed Business opportunities the Town's ETJ.

With these finding, I, Tad Martin make a motion to approve the Norris rezoning request as presented. The motion received a 2nd from Sandra Masho.

The motion was approved by a 5-0 vote.

**6:15pm-The Board considered a request from Edward Powers for a Special Use Permit.** Mr. Powers has submitted a request for a Special Use Permit concerning the lot at 1003 West Main Street, Haw River. The Special Use Permit request is for a Carnival Operation. The request is concerning for property legally described as Alamance Co Tax Map #13-10-44. The rezoning is requested to facilitate using the land for a short-term carnival operation. To use the land for this use, Mr. Powers would need to obtain a Special Use Permit to hold the carnival.

After review, discussion and consideration, the Planning Board made the following consistency Findings and Motion:

The Haw River Planning and Zoning Board make the following consistency findings: The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. The Board is of the opinion the following findings can be made:

1. The rezoning request is in compliance with the Town's Zoning Ordinance and Current Zoning Map.

**Note: Town is in process of completing comprehensive development Plan.**

2. The rezoning meets the interest of the public as it provides a needed Business

and entertainment opportunities for the town.

With these finding, I, Jimmy Lemons make a motion to recommend approval of Mr. Powers SUP request as presented. The motion received a 2nd from Tad Martin. The motion was approved by a 5-0 vote.

With no other business to discuss Chairman Johnson asked for a motion to adjourn.

**6:19- Adjourn-** Mr. Jimmy Lemons made a motion to adjourn. The motion was seconded by Tad Martin. The motion passed 5-0.



Herman Johnson  
Chairman

DATE: 9/19/17