

PLANNING AND ZONING BOARD MEETING MINUTES
Monday, December 18, 2017
6:00 p.m.

Members Present: Betty Hall, Laurie Jarrett, Jimmy Lemons, Don Waugh, Tad Martin, Phillip Morgan, and Herman Johnson-Chair

Members Absent: Sandra Masho

Others Present: Sean Tencer, Assistant Town Manager and Mark Swing, Acting Clerk

Business Meeting

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

Old Business

Approval of Previous Meeting's minutes – November 20, 2017 – Jimmy Lemons made a motion to accept the minutes. The motion was seconded by Tad Martin. The motion passed 7-0.

New Business

6:05pm-The Board considered a request from Diane Eckland to rezone property located at 401 East Main Street from R-7 to B-2. Diane Eckland has submitted a request to rezone property located at 401 West Main. The request is to rezone property legally described as Alamance Co Tax Map #13-8-50 from R-7 to CB (Conditional Business). The rezoning is requested to facilitate the placement of a retail sales establishment (Antique Store) on the property. To use the land for this use, it would need to be rezoned to CB (Conditional Business). The Board reviewed a packet containing the rezoning application and preliminary plans for the retail facility.

The Chairman allowed a member of the of the general public to make comment: Lori Dragovich of 305 Clayton Place. She had concerns that the project was in a predominantly residential neighborhood and that traffic and parking would be an issue.

After 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:

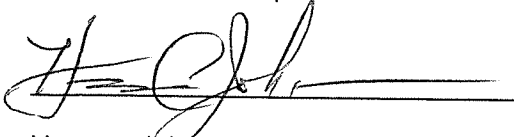
1. The rezoning request is in compliance with the Town's Zoning Ordinance and Current Zoning Map.
2. The rezoning meets the interest of the public as it provides a needed service and helps further develop in the town.

With these finding, Don Waugh made a motion to approve the Eckland rezoning request as presented. The motion received a 2nd from Tad Martin.

The motion was approved by a 6-1 vote (Mr. Lemons voted no).

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

Mr. Don Waugh made a motion to adjourn at 6:27pm. The motion was seconded by Tad Martin. The motion passed 7-0.

A handwritten signature in black ink, appearing to read 'H. Johnson', written over a horizontal line.

Herman Johnson
Chairman

DATE: 4/16/18