



PLANNING AND ZONING BOARD MEETING MINUTES
Monday, July 26, 2021
6:05 p.m.

Members Present: Herman Johnson, Laurie Jarrett, Susan Jacaruso, & Jimmy Lemons & Philip Morgan

Member Absent: Sandra Masho

Also, Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Attorney Charlie Davis, and Attorney Jake Wright

Call to Order Herman Johnson called the meeting to order at 6:05 pm.

Old Business

1. Approval of previous meeting's meeting minutes on June 21, 2021.

Laurie Jarrett made a motion to approve the minutes. **Jimmy Lemons** made the second motion to approve.

Motion carried 5-0

New Business

2. **Please note that no action was taken at the last meeting and was rescheduled to be heard again at the July 26th Planning Board meeting.**

The Haw River Planning Board reviewed the 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 south 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 apartment use.

Chad Huffine, Engineer from Lead Services located at 505 E. Davis St. Burlington, NC 27215 informed the P&Z Board members about the rezoning request for parcel ID# 152828. The property is about 65 +/- acres with plans to develop 25 acres of it.

Attorney Amanda Hodiern on behalf the property owner spoke to the P&Z Board members explained that they have researched the questions that came up from the last P&Z meeting regarding water and sewer availability, and increased traffic on Trollingwood Road. Mr. Huffines and Ms. Hodiern believe that the water and sewer issues can be resolved, and they also hired a traffic engineer to do a TIA (Traffic Impact Analysis for Trollingwood Road corridor.

Manager Tencer suggested to the Planning Board to table the request until the August meeting, and for all parties to meet to discuss how to resolve the water, sewer, and traffic by the next planning board meeting. The rezoning request would the proceed to the Town Council meeting on September 13,2021. Mr. Tencer stated that the newspaper ad will be published again, and letters sent out to surrounding property owners. AWCK and Chad Huffine will schedule to have a meeting together to cover all concerns.

Jimmy Lemons made a motion to "**TABLE**" the rezoning request until the next Planning Board meeting in August. **Susan Jacaruso** seconded the motion to approve.

Motion carried 5-0

Other Business

None

Philip Morgan made a motion to adjourn. **Laurie Jarrett** seconded the motion.

Motion carried 5-0.

Meeting adjourned at 6:40 p.m.


Herman Johnson, Chairman


Date