

**PLANNING AND ZONING BOARD MEETING MINUTES**

**Monday October 18, 2021**

**6:00 p.m.**

Members Present: Herman Johnson, Laurie Jarrett, Sandra Masho, Susan Jacarusco, Jimmy Lemons, and Philip Morgan.

Member Absent: None

Also, Present: Town Manager Sean Tencer & Town Clerk Lesley Gonzalez

**Call to Order** Herman Johnson called the meeting to order at 6:00 pm.

Old Business

1. Approval of previous meeting’s minutes on August 24, 2021.

**Laurie Jarrett** made a motion to approve the minutes. **Sandra Masho** made the second motion.

Motion carried 6-0

New Business

1. Haw River Planning Board to review and consider a Final Subdivision Plat for Newlin Dairy Farm located at NC Highway 49 North and Basin Road – This is a proposed multi-lot subdivision (3 new lots) within Haw River’s town limits and ETJ. The property is zoned R-18 with a minimum lot size of 18,000 with a minimum lot width of 100 ft for each lot, and R-12 with a minimum lot size of 12,000 with a minimum lot width of 80 ft for each lot.

Board member Jacarusco asked Town Manager Tencer if any neighbors were objecting to the land divisions from Newlin Farm plats to which Town Manager Tencer explained this no objections have been made since public hearing announcement has not been introduced yet. That land division is something any landowner can do without notifying the public.

**Sandra Masho** made a motion to approve the Final Subdivision Plat for Newlin Dairy Farm located at NC Highway 49 North and Basin Road – This is a proposed multi-lot subdivision (3 new lots) within Haw River’s town limits and ETJ. The property is zoned R-18 with a minimum lot size of 18,000 with a minimum lot width of 100 ft for each lot, and R-12 with a minimum lot size of 12,000 with a minimum lot width of 80 ft for each lot. **Susan Jacarusco** seconded the motion.

Motion carried 6-0

1. The Haw River Planning Board will review and consider a rezoning request and consistency statement from Tara and Nathanael Ariel to rezone a piece of property within the town limits of Haw River. The property is located at the corner of Wilkins Road and Roxboro Street identified as Parcel ID #153963 or GPIN #8895650312. The applicant is requesting to rezone the property from Residential Zoning District (R-12) to Conditional Zoning-General Business Zoning District (CZ-B2) with the following conditions:
2. Uses limited to bakeries, coffee shops, ice cream parlors, and drive-thru associated with a bakery, coffee shop, ice cream parlor.
3. Drive-thru must be approved by NCDOT
4. Must maintain the historic nature of the existing principal structure (aka. house)
5. Hours of operation limited to no later than 10 p.m.
6. No exterior lights shall be directed to adjacent residential properties

Mr. Nathanael Ariel, address 3706 Union Ridge Rd., Burlington, NC 27217 spoke of his plans to repair the house and build a coffee bar, outdoor seating, with a drive thru and ice cream parlor. He plans to maintain the historic nature of the house while adding the necessary upgrades as needed.

**Jimmy Lemons** made a motion to consider the rezoning request and consistency statement from Tara and Nathanael Ariel to rezone a piece of property within the town limits of Haw River. The property is located at the corner of Wilkins Road and Roxboro Street identified as Parcel ID #153963 or GPIN #8895650312. The applicant is requesting to rezone the property from Residential Zoning District (R-12) to Conditional Zoning-General Business Zoning District (CZ-B2) with the conditions mentioned above. **Laurie Jarrett** seconded the motion. (Chairman Herman Johnson read the consistency statement later in the meeting)

Motion carried 6-0

Other Business

None

**Adjourn 6:21 pm**

**Philip Morgan** made a motion to adjourn. **Susan Jacarusco** seconded the motion.

* Reopened meeting at 6:22 pm

Chairman Herman Johnson read the Consistency Statement for the rezoning request for Parcel # 153963 or GPIN #8895650312

**Adjourn (2nd time) 6:23 pm**

**Jimmy Lemons** made a motion to adjourn. **Susan Jacar****usco** seconded the motion.

Motion carried 6-0

Meeting adjourned at 6:23 p.m.

 Herman Johnson, Chairman Date