



PLANNING AND ZONING BOARD MEETING MINUTES
Monday, December 21, 2020
6:00 p.m.

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

Member Absent: Sandra Masho

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

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

Old Business

1. Approval of previous meeting's minutes – November 16, 2020 – Jimmy Lemons made a motion to approve the minutes. Laurie Jarrett made the second motion to approve.

Motion carried 6-0.

New Business

2. Haw River Planning Board to review and consider a Final Subdivision Plat for Michael and Piper Flynt at Stone Street Extension (in ETJ) – This is a proposed 2 lot subdivision within Haw River's ETJ (Extra Territorial Jurisdiction). The property is zoned R-18 with a minimum lot size of 18,000 square feet and a minimum lot width of 100 ft for each lot. The applicant is subdividing to build a house on the newly created vacant lot if approved.

Philip Morgan Made a motion to approve the Final Subdivision Plat for Michael and Piper Flynt at Stone Street Extension in ETJ This is a proposed 2 lot subdivision within Haw River's ETJ (Extra Territorial Jurisdiction). The property is zoned R-18 with a minimum lot size of 18,000 square feet and a minimum lot width of 100 ft for each lot.

The applicant is subdividing to build a house on the newly created vacant lot if approved.

Jimmy Lemons seconded the motion.

Motion carried 6-0

3. Haw River Planning Board to review and consider changes to Section 155.070 Table of Permitted Uses and 155.086 Required Conditions for Special Use Permits.
 - a. Change Section 155.070 “Campgrounds, commercial (not including spaces for camping vehicles)” and “Camping, recreational vehicle parks” will no longer be allowed as a permitted by right in the B-2 (General Business), I-1 (Light Industry), and I-2 (Heavy Industry) Zoning Districts.
 - b. The text amendment to Section 155.070 will now require a special-use permit for “Campgrounds, commercial (not including spaces for camping vehicles)” and “Camping, recreational vehicle parks” in the B-2 (General Business), I-1 (Light Industry), and I-2 (Heavy Industry) Zoning Districts.
 - c. Add to Section 155.086 Required Conditions for Special Use Permits a text amendment(s) that lists special conditions for “Camping, recreational vehicle parks” in the B-2 (General Business), I-1 (Light Industry), and I-2 (Heavy Industry) Zoning Districts.

Jimmy Lemons made a motion to “table” the topic regarding the rules on the Special Use Permits for Section 155.070. Board suggested to change requirements of curb & gutter, increase the maximum ratio of 10 RV site for every acre, (reword the phrase of dumpsters instead of trash in the back of the lot) and change the (#23) timeframe of 30 days to 6-month stay with state regulation of 24-hour turnaround.

Susan Jacarusco seconded the motion.

Motion carried 6-0

Other Business

None

Announcement

Mayor Kelly Allen stood to explain the reasons why she supported the rules on the Section 155.070 Table of Permitted Uses and 155.086 Required Conditions for Special

Use Permits. Mayor explained how the proposed regulations would help maintain the visuals of the town and make better use of the land since we do not have much town property available.

Adjourn

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

Motion carried 4-0.

Meeting adjourned at 7:01 p.m.


Herman Johnson, Chairman

1/19/21
Date