

PLANNING AND ZONING BOARD MEETING MINUTES

Monday, November 17, 2008

6:00 p.m.

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson
Members Absent: Tad Martin, Charles Belcher
Also Present: Jeff Earp, Tammy Speicher

Call to Order – Chairman Johnson called the meeting to order.

Old Business

Approval of Previous Meeting's minutes – October 20, 2008 – Cathy Wilson made a motion to approve the minutes; Wade Clapp seconded. Motion passed 3-0.

New Business

Consideration of a request from Dave Morton / Dawn Leiph for Rezoning and Special Use Permit concerning property described as Tax Map# 13-5-28 (old Fred's store) The Board discussed Dawn Leiph's request to place a daycare in the old Fred's store. Jeff Earp explained that the strip mall is zoned B-1 but a rezoning to B-2 would not be incongruous with the other tenants of the mall, namely a church, florist, and a laundromat. Don Waugh stated that, whereas, rezoning one portion of the mall for the daycare would require a meets and bounds, rezoning the entire mall to B-2 would not. Wade Clapp made a motion to table the matter to allow Ms. Leiph time to call Dave Morton to see if he had any objection to rezoning the mall to B-2 in its entirety. Motion carried 3-0.

Consideration of a request from Philip Morgan for Rezoning concerning property described as Tax Map# 10-15-5, 10-15-3a and 10-15-4 The Board discussed Philip Morgan's request to change his Mobile Home Parks to RG. Herman Johnson stated that the property is currently grandfathered into R-18 zoning. With a change of zoning, Mr. Morgan would lose his grandfathered status and could potentially damage himself with density and setback requirements and other regulations like underpinning. The Board encouraged Mr. Morgan to decide exactly what he wanted to do with the small lot and get with Jeff Earp about his potential liability and the necessity of a complete rezoning. Mr. Morgan asked the Board to table the matter to allow him time to research his options. Wade Clapp made a motion to table the request. Motion carried 3-0.

Consideration of a request from Dave Morton / Dawn Leiph for Rezoning and Special Use Permit Wade Clapp made a motion to put the request back on the table. Jeff Earp stated that Dave Morton had no objection to rezoning the entire property to B-2. Cathy Wilson made a motion to recommend to the Town Council that the property in question be rezoned to B-2. Wade Clapp seconded. Motion carried 3-0. Cathy Wilson made a motion to recommend to the Town Council that a Special Use Permit be granted for a daycare in the old Fred's store building. Wade Clapp seconded. Motion carried 3-0. Cathy Wilson made a motion that the property currently owned by the Town of Haw River but leased to Dave Morton be rezoned B-2. Wade Clapp seconded. Motion carried 3-0.

Consideration of 2009 meeting schedule Cathy Wilson made a motion to accept the calendar as presented. Wade Clapp seconded. Motion carried 3-0.

Other Business

Don Waugh recognized the years of service of Mr. Wade Clapp to the Planning and Zoning Board and recommended that the Town Council be requested to write Mr. Wade Clapp a letter in recognition of his service. Cathy Wilson made a motion to request a letter of appreciation from the Haw River Town Council.

Cathy Wilson made a motion to adjourn. Motion carried unanimously.


Herman Johnson, Chairman

DATE: 11/19/08