

**PLANNING AND ZONING BOARD MEETING**  
**Monday February 15, 2010**  
**6:00 p.m.**

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Monday, February 15, 2010 at the Haw River Municipal Building at 6:00 p.m.

**Members present:** Herman Johnson, Charles Belcher, Cathy Wilson, Laurie Jarrett (arrived at 6:09), Jimmy Lemons, Don Waugh, and Tad Martin

**Member's absent:** Sandra Masho

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

**Approval of Previous Meeting's Minutes** – January 18, 2010–Herman Johnson made a motion to approve the minutes, seconded by Cathy Wilson. Motion passed 6 to 0. (Laurie Jarrett had not arrived)

**New Business**

**Request from Elmer Davis for preliminary approval of subdivision of property located at 215 Roma Road Tax Map 13-2-3 presently Zoned R-12:** The Planning Board reviewed the preliminary site plan that was presented. The discussion brought several comments about the proposal. The board noted that the proposed flag lot was not in compliance with the zoning ordinance in regards to lot footage on a dedicated town street. The ordinance calls for at least 25ft. There were also concerns about meeting set back requirements for both lots. The board also had questions as to the current driveway located on the lot, as it appears to be a shared drive with the neighboring lot. The board also discussed the issue of setting this type of precedent of allowing a flag lot in an established neighborhood. After discussion, Don Waugh made a motion to deny the request as presented. The motion was seconded by Cathy Wilson. The motion passed 7-0.

**Request from John L. Kempf for preliminary approval of subdivision & rezoning (portion to B-2) of property located at 306 Trollingwood Road Tax Map 13-11-33 presently Zoned R-12.** The Planning Board reviewed the request and preliminary site plan that was presented. The planning board discussed the request and asks questions of Mr. Kempf. After discussion, Charles Belcher made a motion to recommend to the Town Council the approval of the Kempf's request for subdivision and partial rezoning with the following conditions. A licensed survey prepares a map that shows the proposed B-2 lot being contiguous to the current B-2 zoning of the neighboring lot. The map also shows the B-2 lot fronting on Trollingwood road. Also show R-12 lot with appropriate road frontage and site the dedicated easement for driveway, if both lots will use same. Once survey meeting these conditions is prepared, return to the Planning Board for approval. The motion was seconded by Don Waugh. The motion passed 7-0.

**Review and comment on the Draft Town of Haw River Sidewalk Plan Map:** The Planning board reviewed the draft sidewalk plan and stated that overall the plan was acceptable. The Board also stated that the town should make sure we study routes and foot traffic in decided the priority on implementation. They also discussed priority be given to streets that the town currently has the ROW in place. Don Waugh stated that he would like to see x number of Powell Bill funds budgeted each year toward the implementation of the plan. Other discussion dealt with weather curb and gutter would be part of this implementation. The Planning Board by consensus agreed to present the draft sidewalk plan to the Town Council for consideration and approval.

**Adjourn:** Tad Martin made a motion to adjourn the meeting, seconded by Cathy Wilson. The motion was approved unanimously. The meeting adjourned at 6:37 p.m.

  
Chairman

3/15/10