

**PLANNING AND ZONING BOARD MEETING MINUTES**  
**Monday, February 20, 2012**  
**6:00 p.m.**

Members Present: Herman Johnson, Laurie Jarrett, Jimmy Lemons, Don Waugh, Tad Martin, Betty Hall, and Philip Morgan (not present at beginning of meeting).  
Members Absent: Sandra Masho  
Also Present: Jeff Earp, Melanie Hamilton

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

**Approval of Previous Meeting's minutes – October 17th, 2011** – Don Waugh made a motion to approve the minutes. Laurie Jarrett seconded. Motion carried 6-0.

**New Business**

Don Waugh recused himself.

Philip Morgan enters the meeting.

**Review and Consideration of request by Sharon Bruce for a Special use Permit to operate a Group Home at 101 Ruby Lane. Property legally described as Alamance County Tax Map #13-10-4.**

In January, Sharon Bruce made a request representing All Gods Children of Burlington, LLC to obtain a special use permit for a group home facility to be located at 101 Ruby Lane. Ms. Bruce provided the Town with a copy of her plan for the use of the property. The current zoning is correct for this type of facility so long as a special use permit can be obtained. Mr. Waugh spoke to the board on behalf of his wife who will be renting the home at 101 Ruby Lane to Ms. Bruce.

After brief discussion, Tad Martin made a motion to recommend approval of a special use permit to allow All God's Children of Burlington LLC to operate a group home at 101 Ruby Lane. Bettie Hall seconded. Motion carried 6-0.

**Review and Consideration of two requests by Richard Holmes concerning property located on Roxboro Street legally described as Alamance County Tax Map #13-21-2G.**

- **Property owner has asked that the parcel above be voluntarily annexed into the Town.**
- **Property owner has asked that the parcel be rezoned from R-12 – B-2 to accommodate a retail business.**

In January, Richard Holmes made a request for voluntary annexation of property located off of Foxboro Street and described as Tax Map #13-21-2G. The parcel is currently zoned R-12 and Mr. Holmes would like the board to consider recommending voluntary annexation of this property into the town as well as a rezoning to B-2. Mr. Holmes is looking to develop the property as a retail business with water and sewer availability. A plan for development was provided to the board for consideration. The proposed building will be approximately 8,000 square feet and construction will be started within week of approval.

After consideration, Tad Martin made a motion to recommend approval of the voluntary annexation of Alamance County Tax Map #13-10-4 into the Town of Haw River. Don Waugh seconded. Motion carried 7-0.

Tad Martin then made a motion to recommend approval of rezoning Alamance County Tax Map #13-10-4 from R-12 to B-2 conditional upon the approval of the requested voluntary annexation. Don Waugh seconded. Motion carried 6-1 with Laurie Jarrett dissenting.

Jimmy Lemons made a motion to adjourn. Don Waugh seconded. Motion carried 7-0. Meeting adjourned at 6:20 p.m.

  
Herman Johnson, Chairman

DATE: May 21, 2012