

Planning and Zoning Board
March 1, 2005
7 p.m.

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson, Laurie Jarrett, Sandra Masho, Don Waugh

Members Absent: none

Vice Chairman Johnson opened the meeting at 7:01 p.m. He then asked the board to review the minutes from the previous meeting (11/2/04). With no discussion, Don Waugh made a motion to approve the minutes, Cathy Wilson seconded. Passed 6-0.

A rezoning request was considered for property at 335 Roxboro Street owned by Angela Greene and Douglas Blocker. The property, Tax Map # 13-5-7, is currently zoned R-12 Medium Density Residential and the owners request it to be zoned B-2 General Business. David Beal pointed out to the board that the property is contiguous with other property with B-2 zoning and is across the street from a parcel zoned B-1.

Vice Chairman Johnson asked if the owners would like to add anything to the discussion. Ms. Greene stated that they had tried to sell the property as residential for two years, but had no interest. She felt that rezoning to business would be the best use of the property. Mr. Blocker added that when they moved to the area gas prices were \$1 per gallon, now they had increased to \$2 per gallon, and both he and his wife were commuting separately to jobs in Guilford County.

Mr. Forrest Shanklin, a realtor and consultant to Ms. Greene and Mr. Blocker, asked how long the adjacent properties had been zoned B-2. Don Waugh said it had been at least 13 to 15 years.

Laurie Jarrett asked what the feed back had been from local realtors. Ms. Greene said they all felt that traffic, both vehicle and pedestrian, was too much for residential.

Vice Chairman Johnson said that it appeared they had very little opposition from the board and that he would entertain a motion on the request. Don Waugh made a motion to approve the rezoning from R-12 to B-2, Wade Clapp seconded, passed 6-0.

The matter would be forwarded to the Town Council for their review and a public hearing before a final decision would be made.

The meeting was adjourned at 7:14 pm.