

**PLANNING AND ZONING BOARD MEETING MINUTES**  
**Monday, May 19, 2008**  
**6:00 p.m.**

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson, Laurie Jarrett, Tad Martin, and Don Waugh

Members Absent: Sandra Masho and Charles Belcher

**Business Meeting**

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

**Old Business**

**Approval of Previous Meeting's Minutes – April 21, 2008** – Don Waugh made a motion to approve the minutes, seconded by Laurie Jarrett. Passed 6 to 0.

**New Business**

**Discussion and Review of proposed draft Zoning Ordinance change concerning Conditional Zoning Districts.** Mr. Russ Smith representing the PTCOG came before the Planning Board to present and discuss conditional zoning. Mr. Smith went over the information in detail and gave members an opportunity to answer questions. He explained the pros and cons of conditional zoning and the process. After discussion the Planning Board decided that a conditional zoning amendment would be something they would like to prepare and recommend to the Town Council. The Planning Board felt the flexibility conditional zoning allows is needed in order to attract development in Haw River. Mr. Smith stated to the Planning Board that he would prepare a final draft of a conditional zoning amendment to our zoning ordinance and present it at their June regular meeting. No further action was taken.

**Review and Consideration of Approval of a minor subdivision plat for land identified as Tax Map 10-15-17 owned by Charles Anthony & ETAL located on Stone St. Ext.** The Planning Board was presented a final plat of the above referenced property for approval of the subdivision of a +/-3.52 acre lot from a tract that was originally +/- 37.09 acres. After review and discussion the Planning Board took the following action. Don Waugh made a motion to approve plat as presented; the motion was seconded by Tad Martin. The Planning Board unanimously approved the motion. Passed 6-0

As there was no other business, Don Waugh made a motion to adjourn. The motion was seconded by Herman Johnson and was approved unanimously. Passed 6-0

  
Herman Johnson  
Chairman

DATE: 8/18/08