

PLANNING AND ZONING BOARD MEETING MINUTES

Monday June 16, 2014

6:00 p.m.

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Monday, June 16, 2014 at the Haw River Municipal Building at 6:00 p.m.

Members present: Herman Johnson, Betty Hall, Philip Morgan, Laurie Jarrett, Tad Martin, Sandra Masho, Jimmy Lemons, and Don Waugh

Member's absent: None

Also present: Manager Jeffrey Earp and Clerk Melanie Hamilton

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

Approval of Previous Meeting's Minutes – January 20, 2014 – Laurie Jarrett made a motion to approve the minutes, seconded by Jimmy Lemons. Motion passed 8 to 0.

Old Business- None

New Business-

Planning Board member Waugh recused himself. The Planning Board reviewed and considered a request from Sylvia G. Clayton Heirs to rezone property, legally described as Alamance Co Tax Map #13-1-14, from R-12 to I-2. The property is located at 327 Holt Road.

Chairman Johnson introduced the request and stated that the request is made in order to accommodate a small custom furniture builder on the property.

Manager Earp and realtor Dawn Payne representing the Sylvia Clayton Heirs summarized the need of the request. Ms. Payne said that Mr. Donald Meulenberg has made a conditional offer to the owners of the property, conditional on the re-zoning.

Manager Earp also read an excerpt from an email sent by Mr. Meulenberg that stated "his intended use of the property is as a workshop for making customized furniture. He would be moving my company, Comfy 1, from its present location in Northern Virginia (Fredericksburg) to this property. He anticipates having three or four employees eventually. He has stated he is not a high volume operation. He stated "We use only water-based finishes and glues, and do not spray anything. Our only emissions would be a minimal amount of sawdust from, what is basically a home-workshop, Black and Decker 12" power saw and one portable sander. Our only noise would be from a 15"-wide (small, contractor-type) planer as well as the above tools."

He also plans to have a small showroom in one corner of the building, for displaying his products to one or two couples at a time, by appointment.

He also stated "I would change the building from its present, deteriorated condition to good, presentable condition. Residents of the area would probably be pleased by the change.

The Planning Board had discussions about location of property and use of adjoining property. After discussion the Planning and Zoning Board member Tad Martin made a motion to recommend the Council approve the rezoning of property, legally described as Alamance Co Tax Map #13-1-14, from R-12 to I-2. The motion was seconded by Board member Sandra Masho. The motion passed 7-0.

Mr. Waugh then rejoined the meeting, Waugh cautioned the Board about spot zoning and the liabilities of such an action. He also stated the Town Council would make the ultimate decision.

The Board then discussed the review of our current zoning map and zoning ordinance. Manager Earp then made two suggestions to the Board. One being that the group engages the Piedmont Triad Regional Council to assist with the Zoning Ordinance update and the second being that the group consider forming a subcommittee to review the zoning map and bring recommendation to the full board. The Board agreed with both recommendations. The Chairman asked for volunteers for the sub-committee and members Waugh, Martin, Hall and Morgan asked to serve. By consensus the board agreed that members Waugh, Martin, Hall and Morgan be appointed to serve on the sub-committee.

There being no other business the Chairman accepted a motion to adjourn.

Adjourn: Jimmy Lemons made a motion to adjourn the meeting, seconded by Don Waugh. The motion was approved unanimously (8-0). The meeting adjourned at 6:18 p.m.


Herman Johnson, Chairman

Date: 10/7/14