

PLANNING AND ZONING BOARD MEETING MINUTES
Monday, August 18, 2008
6:00 p.m.

Members Present: Herman Johnson, Wade Clapp, Cathy Wilson, Laurie Jarrett, Tad Martin, Sandra Masho, and Don Waugh
Members Absent: Charles Belcher

Business Meeting

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

Old Business

Approval of Previous Meeting's minutes – June 16, 2008 – Don Waugh made a motion to approve the minutes. The motion passed 7-0.

New Business

Consideration of a Request from Stacy Cunningham concerning Special Use Permit for Home Daycare – The Planning Board heard a request from Ms. Cunningham. She asked to place a home daycare at 122 Circle Drive in Haw River. The daycare facility would service 7 children. She submitted a site plan and noted 200 sq. ft. of play area per child. She also stated in her request that she will be a state certified facility.

Cathy Wilson asked if the surrounding neighbors in the area were notified of the request. Manager Earp reminded the Board that there would have to be a public hearing before the Town Council could make a decision on the request. After discussion Tad Martin made a motion to recommend the Town Council approve the special use permit request. The motion was supported by Don Waugh. The Board approved the motion on a vote of 7-0.

Consideration of requests from Triad Holdings Group, LLC.

A. Concerning special use permit for construction debris recycling facility – Mr. Dean Ward addressed the Board concerning his request for a Special Use permit for a construction debris recycling facility to be located off of Trollingwood Road. Mr. Ward presented a site plan. He discussed keeping a fifty foot vegetative buffer surrounding the facility. He stated that the facility would also have state oversight as it would be a state permitted facility. He also discussed with the Board a wetlands issue and assured the Board that if the facility was approved, he would develop a storm water control plan that met all of the Town's Ordinance requirements. Tad Martin addressed the Board and stated that he felt that the oversight provided by the state would definitely help the town and stated that he was in favor of the project. After discussion, Tad Martin made a motion to recommend to the Town Council that they approve the special use permit request. The motion was supported by Don Waugh. The Board approved the motion on a vote of 7-0.

B. Site plan approval for concrete plant- Mr. Ward presented to the Board a site plan for a proposed concrete manufacturing facility. The proposed location off of Trollingwood Road is currently zoned I-2. With that zoning this type of facility is allowed. Mr. Ward assured the Board that if the facility was approved, he would develop a storm water control plan that met all of the Town's Ordinance requirements. After discussion,

Don Waugh made a motion to approve the site plan. The motion was supported by Tad Martin. The Board approved the motion on a vote of 7-0.

Consideration of Site Plan Approval for Saunders Grading concerning Business facility- The Board reviewed the site plan and storm water control plan for the proposed Saunders Grading office and maintenance facilities. After discussion, Don Waugh made a motion to approve the site plan. The motion was supported by Laurie Jarrett. The Board approved the motion on a vote of 7-0.

Other Business-None

Adjourn- Mr. Tad Martin made a motion to adjourn at 6:38 pm. Motion carried unanimously.



Herman Johnson
Chairman

DATE: 10/20/08