

**Town of Haw River  
Town Council Meeting  
Monday, January 8, 2018**

The Town Council of the Town of Haw River held its Town Council Meeting on Monday, January 8, 2018 in the Haw River Municipal Building at 7:00pm.

Council Members Present: Buddy Boggs, Lee Lovette, Jeff Fogleman, Kelly Allen, and Steve Lineberry

Council Members Absent: n/a

Also Present: Manger Earp, Asst. Manager Tencer, Clerk Eveker, Attorney Jennings

Mayor Boggs called the meeting to order and gave the invocation at 7:00 pm.

**Consent Agenda**

7:00 pm

**The Council considered approval of minutes from the December 4, 2017 regular meeting.**

Councilmember Lineberry made a motion to approve the consent agenda.  
Motion carried 5-0.

**Presentations**

Police Chief Toby Harrison presented the following awards:

2017 Officer of the Year – Sergeant Doug Faulls

2017 Most Improved Officer – Officer Adam Moore

2017 Community Service Award – Sergeant Doug Faulls

**Public Hearing**

7:07 pm

**The Council held a public hearing regarding a request from Diane Eckland to rezone property located at 401 West Main Street from R-7 (Residential) to CB (Conditional Business).**

Diane Eckland, the owner of the property at 401 W Main Street, showed the Council a PowerPoint presentation regarding her rezoning request and provided information included in and surrounding her rezoning request. At the conclusion of her presentation, Ms. Eckland referenced a petition she provided to the

council with support for her rezoning request.

Assistant Manager Sean Tencer then outlined the official rezoning request from Diane Eckland. The request is to rezone property located at 401 W Main Street from R-7 to CB.

Mayor Boggs opened the public hearing at 7:19pm

Don Waugh (118 Hill Street) – Spoke in favor of the rezoning request as vice chair of the planning and zoning board stated that he believes this rezoning will provide for the best possible use of this property. He noted the historical significance of this property and the history of the rezoning applicant and restoration of historic buildings.

Cindy Smith (228 Holt Road) – Spoke in favor of the rezoning request and stated that she feels that change is the main issue for those against the rezoning. She went on to state that this property has already been sold and the proposed antique business is about the most mundane business that could be put in this location. She also spoke regarding her positive relationship with the property owner and listed for consideration Ms. Eckland's qualifications as a carpenter, restorer of buildings, and community volunteer.

Gail Knauff (2842 Bason Road) – Spoke in favor of the rezoning request. She is the author of a book about Haw River and a charter member of the Haw River Historical Association. She spoke of the rich history in Haw River, the history of the church building at 401 W Main Street, and the need to preserve the historical sites in Haw River.

Barbara Boggs (403 Keck Road) – Spoke in favor of the rezoning request and her belief that the this rezoning will be good for the Town of Haw River and that the restoration of this building will contribute to the efforts of the Town and the Haw River Beautification Committee to make this Town more aesthetically pleasing.

Betty Hall (213 Chris Street) – Spoke in favor of the rezoning request stating that she believes Haw River needs any positive changes that will help the Town and she believes that the rezoning of this property will aid in that.

Barbara Clare (4003 Oak Hill Road) – Spoke in favor of the rezoning request. Ms. Clare first met the property owner, Ms. Eckland, as the owner of a historic home restored by Ms. Eckland. Additionally, Ms. Clare is professionally in the design field and noted the quality of Ms. Eckland's craftsmanship and her historical restoration knowledge. She went on to note that Ms. Eckland has received a lifetime achievement award for her work.

Lori Clayton Dragovich (305 Clayton Place) – Spoke in opposition of the rezoning request. She presented an opposition petition to the Council and stated specifically that her opposition is not to Diane personally or to the rehabilitation of that building. Ms. Clayton stated that her opposition is caused by a business being in a residential neighborhood. Ms. Clayton went on to assert that her main concern is safety and detailed her concerns regarding traffic, parking, and children.

Faye Fogleman (310 Lang Ct) – Spoke in opposition of the rezoning request. She stated that her strong opposition to rezoning this property is due to its location. Ms. Fogleman stated concern for emergency access to the neighborhood, for children riding their bikes, and for vehicle speeds in that neighborhood. She went on to state that she is concerned about the methods being used by subcontractors in this rehabilitation process.

Russell Compton (313 Holt Avenue) – Spoke in favor of the rezoning request as a previous owner of the property at 401 W Main Street. Mr. Compton's family had ownership of the property on W Main Street since 1963. He went on to state that this is the oldest church building still standing in Haw River and expressed his opinion that this is an opportunity for Haw River to preserve a historical location in town with minimal resources from the Town.

Jeanette Amash (506 Rolling Road) – Spoke in favor of the rezoning request and expressed her opinion that change is a main issue in the opposition of this request and that it would be a shame to let this building to go further into disrepair. She went on to state that traffic and "stranger danger" on Main Street is already coming to the Town with the rehabilitation project at the old Granite Mill.

Karen Johnson (307 W Main Street) – Spoke in favor of the rezoning request,

changing her opinion from the last rezoning request for this property due the change of the rezoning request to a Conditional Business. Ms. Johnson spoke with the property owner and now feels comfortable with this business in her neighborhood and no longer feel that this will present any danger to her property or family. She want on to express concern that if this building is not rehabilitated now that it will not be in condition to do it at a later date.

Denise Carey (507 W Main) – Spoke in support of the rezoning request. She stated that her initial reservations were about traffic due to the fact that she is a runner. She went on to state that traffic is not currently an issue and the volume of business and the business hours of the business should prevent traffic from becoming and issue. Ms. Carey went on to state that revitalization of this Town is a win win proposition.

7:52 pm

Mayor Boggs closed the public hearing.

### **New Business**

7:52 pm

**The Council considered a request from Diane Eckland to rezone property located at 401 West Main Street from R-7 (Residential) to CB (Conditional Business).**

Councilmember Lineberry engaged the managers and the attorney in conversation regarding the wording of the Town's zoning ordinance and details of the process being followed. Following this discussion, Attorney Jennings concluded that the zoning request for 401 W Main state has a substation change from the initial request and that any other procedural issues with the zoning ordinance should be addressed separately.

8:15 pm

The Mayor announced a break in the meeting

8:25 pm

The Mayor called the meeting back into session.

Councilmember Lineberry then made a motion to deny the rezoning request of Diance Eckland to rezone property located at 401 W Main Street from R-7 to CB.

Motion carried 3-2 with Mayor Boggs and Councilmember Fogleman dissenting.

8:28 pm

**The Council reviewed and considered for approval the Updated Capital Improvement Plan for 2018 – 2025.**

Assistant Town Manager Sean Tencer presented the Council with a copy of the Town of Haw River Capital Improvement Plan for sewer operations. The CIP is an updated version of the plan approved in 2012 and was necessitated by the Annual Collection System Inspection by NCDEQ. This plan must be updated annually and must project at least five years into the future.

Following brief discussion, Councilmember Allen made a motion to approve the Town of Haw River Capital Improvement Plan List for 2018 – 2025. Motion carried 5-0.

8:31 pm

**The Council reviewed and considered a Proclamation Designating the week of 1/21/18 – 1/27/18 as the Town of Haw River’s School Choice Week.**

Mayor Boggs read the proposed proclamation to the Council. He noted that this a similar proclamation was approved in the previous year.

Councilmember Lovette made a motion to approve the Proclamation designating the week of January 21, 2018 as the Town of Haw River’s School Choice Week for Haw River Elementary. Motion carried 5-0.

8:32 pm

**Manager’s Update**

- The Assistant Manager has received two estimates for the upgraded seating in the Council Chambers.
- AWCK will start working with staff this week on the design details for the Lang Street Pump Station Replacement Project.
- The Shugart Homes property is now under contract with a new owner.
- The new police car purchases are now in service.
- The right of way mower tractor is being built.

- The 16-17 Town of Haw River audit report has been sent to the LGC for approval and, upon approval, the auditors will then come present the finding to Council.
- Assistant Manager commended all departments on their work during the recent snow storm and noted the Haw River Civic Center was opened as a temporary warming site with assistance from the Alamance County Department of Social Services.

### **Announcements**

- Councilmember Allen asked the Manager to contact Keith Bost with Management Solutions regarding the possible use of our volunteer firefighters as part time staff. She stated that they have potentially found a way to make this a workable solution for towns like Haw River.
- Councilmember Allen asked the Manager to put a leaf collection system on the agenda for February. Ms. Allen stated that she has received a high call volume and would like the Town to consider a leaf collection system in place of a leaf burning season.
- Mayor Boggs along with other Councilmembers were recently at an even hosted by Senator Gunn, a sponsor of the recent Brunch Bill legislation. Mayor Boggs asked the manager to bring a proposed ordinance to the Council in February moving the available purchase time on Sundays from 12pm to 10am.
- Mayor Boggs announced the Alamance County Board of Commissioners approved a 50% property tax break for the Granite Mill Project (upon completion) at their December 18<sup>th</sup> Commissioner's meeting.

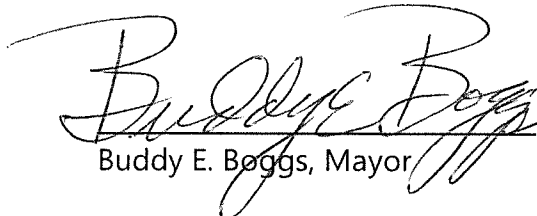
7:34 pm

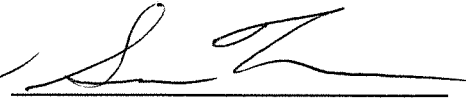
### **Public Comment**

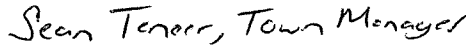
- Jeanette Amash (506 Rolling Road) – Ms. Amash addressed the Council and expressed her discontent with the Council regarding the denial of the rezoning request for 401 W Main Street. In Ms. Amash's statement during the public hearing section of this meeting, she stated that her concern was that fear was guiding the Council in their pushback on this rezoning. During the meeting, Ms. Amash felt that a Councilmember's response indicated that this was an inaccurate statement and she resents that inference.

8:46 pm

Councilmember Fogleman made a motion to adjourn. Motion carried 5-0.

  
Buddy E. Boggs, Mayor

  
Melanie R. Eveker, Clerk

  
Sean Tenner, Town Manager