

PLANNING AND ZONING BOARD MEETING MINUTES

Monday, March 20, 2017

6:00 p.m.

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

Members Absent: Phillip Morgan (came in at 6:04)

Others Present: Jeff Earp, Town Manager and Melanie Eveker, Clerk

Business Meeting

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

Old Business

Approval of Previous Meeting's minutes – February 20, 2017 – Tad Martin made a motion to accept the minutes. The motion was seconded by Jimmy Lemons. The motion passed 7-0.

New Business

Board Member Waugh recused himself from discussions.

6:03pm Board Member Morgan entered Meeting.

The Board considered a request from Waugh IRREV TRUST/ UMC Foundation/Page G. Barham LE to rezone properties located off Stone Quarry Road.

Waugh IRREV TRUST/ UMC Foundation/Page G. Barham LE submitted a request to rezone properties located off Stone Quarry Road. The request is to rezone portions of properties, legally described as Alamance Co Tax Map #13-10-29A from B-2 to I-1 and R-12 and Tax Map 13-10-41 from R-12 to I-1. Mr. Earp explained that these parcels are part of new business development project and portion of parcels will be involved in a recombination. The rezoning is requested to facilitate a development project of the properties. A developer would like to install a mini storage facility on the property. To use the land for that use it would need to be rezoned to I-1 light industrial. The Planning Board reviewed all information in their packets to include a rezoning application, purchase agreements, and a preliminary plan for mini storage facility. As part of this development there would be a small property swap regarding parcel 13-10-29A and 13-10-41 which is shown on a preliminary plat enclosed.

After discussion and consideration, the Planning Board made the following consistency Findings and Motion:

The Haw River Planning and Zoning Board make the following consistency findings:

The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. The Board is of the opinion the following findings can be made:

1. The rezoning request is in compliance with the Town's Zoning Ordinance and Current Zoning Map.

Note: Town is in process of completing comprehensive development Plan.

2. The rezoning meets the interest of the public as it provides a needed service and helps further develop in the town.

With these finding, I, Philip Morgan make a motion to approve the Waugh IRREV TRUST/ UMC Foundation/Page G. Barham LE rezoning request as presented. The motion received a 2nd from Tad Martin.

The motion was approved by a 7-0 vote.

Board Member Waugh reentered meeting.

With no other business to discuss Chairman Johnson asked for a motion to adjourn.

Adjourn- Mr. Jimmy Lemons made a motion to adjourn at 6:08pm. The motion was seconded by Don Waugh. The motion passed 8-0.



Herman Johnson
Chairman

DATE: 8-20-17