



**PLANNING AND ZONING BOARD MEETING MINUTES**  
**Monday, June 21, 2021**  
**6:02 p.m.**

**Members Present:** Herman Johnson, Laurie Jarrett, Susan Jacaruso, Jimmy Lemons & Philip Morgan

**Member Absent:** Sandra Masho

**Also, Present:** Town Manager Sean Tencer, Town Clerk Lesley Gonzalez

**Call to Order** Herman Johnson called the meeting to order at 6:00 pm.

**Old Business**

1. Approval of previous meeting's minutes – March 15, 2021 – **Philip Morgan** made a motion to approve the minutes. **Laurie Jarrett** made the second motion to approve.

Motion carried 5-0.

**New Business**

2. Haw River Planning Board reviewed a Final Subdivision Plat for North Carolina Remodel Masters, Inc. The property is located at 614 Isley Road, Parcel ID #153321, GPIN #8895293852. This is a two-lot subdivision being proposed.

**Laurie Jarrett** made a motion to approve the Final Subdivision Plat for North Carolina Remodel Masters, Inc. The property is located at 614 Isley Road, Parcel ID #153321, GPIN #8895293852. This is a two-lot subdivision being propose. Lot was purchased Feb 18, 2021. **Philip Morgan** seconded the motion to approve.

Motion carried 5-0

3. The Haw River Planning Board considered a rezoning request from the Burton Brothers (Jack and John Burton) to rezone a piece of property within the town limits of Haw River. The property is located adjacent to south property line of Nova Flex and is identified as Parcel ID #152828 or GPIN #8894588178. The applicant is requesting to rezone the property from I-2-Heavy Industrial to R-G (General Residential) for apartment use.

Chad Huffine, Engineer from the Leads Group located at 505 E Davis St 27215 spoke to the Board informing of the plans of building apartments on this property. However, there are issues with the pumping of the sewer in that area involving the City of Graham. The request is specifically for rezoning the 60 acres with an estimate of 360 units (mixture of 1-2-3 bedrooms) of apartments. The land use would be about 25 of the 60 acres. Plans for the remaining use of the 35 acres are still pending. Traffic would increase; roughly around 500 vehicles. There are unresolved sewer service concerns currently with this plan that could affect the project. An estimated 200,000 gallons of sewer would come from this property.

Town Manager Tencer informed the P&Z Board he was concerned with the sewer treatment service not being available since this comes from the City of Graham. An Agreement was made between City of Graham with the Town of Haw River (Feb 7, 1989) that reads the availability of the sewer would be allocated to the Town of Haw River unless unused allocation would be needed from the City of Graham due to growth. The Interim City Manager of Graham, Aaron Holland recently informed Town Manager Tencer by email the sewer was currently at capacity in that area. Mr. Tencer is suggesting the rezoning request be “**tabled**” until further research is provided regarding the sewer treatment availability.

Mark Reich, Town Engineer with Alley Williams Carmen & King spoke to the board stating the project would be an expensive project if Haw River had to provide the funding to expand the sewer treatment to upgrade the Cooper Rd. sewer station. The Town of Haw River’s sewer pump station can service the capacity of the growth however the connection would be funded by the Town. More research on the project is needed.

Chairman Herman Johnson advised Mr. Huffine to gather more information on:

- If the developer will build his own pump station?
- A plan of the remaining 35 acres?
- How much would the new traffic impact Trollingwood Rd?
- Can sewer be pumped through Cooper station or through City of Burlington?
- What about the water service issue?

**Jimmy Lemons** made a motion to **table the rezoning request** until the July 26, 2021, board meeting on the rezoning request from the Burton Brothers (Jack and John Burton) to rezone a piece of property within the town limits of Haw River. The property is located adjacent to south property line of Nova Flex and is identified as Parcel ID #152828 or GPIN #8894588178. The applicant is requesting to rezone the property

from I-2-Heavy Industrial to R-G (General Residential) for apartment use. **Susan Jacaruso** seconded the motion to accept.

Motion carried 5-0

### **Other Business**

None

### **Adjourn**

**Jimmy Lemons** made a motion to adjourn. **Laurie Jarrett** seconded the motion.

Motion carried 5-0.

Meeting adjourned at 6:58 p.m.

  
Herman Johnson, Chairman

  
Date