



PLANNING AND ZONING BOARD MEETING MINUTES

Monday December 19, 2022

6:00 p.m.

Members Present: Herman Johnson, Susan Jacarusco, Jimmy Lemons, and Philip Morgan.

Member Absent: Laurie Jarrett

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

Call to Order: Herman Johnson called the meeting to order at 6:05 pm

Old Business

1. Approval of previous meeting's minutes on June 20, 2022.

Philip Morgan made a motion to approve the minutes. **Planning & Zoning Board unanimously** made a second motion.

Motion carried 4-0

New Business

1. The Haw River Planning Board reviewed and considered both an **annexation and a rezoning** request by the BBP Property Holdings, LLC to annex and rezone two (2) parcels of property within the Town of Haw River's ETJ (Extra Territorial Jurisdiction) as identified by Parcel ID# 152804 and 152816, or GPIN# 8894398565 and 8894480112 from B-2 (General Business) and I-2 (Heavy Industrial) to CZ-R-G (Conditional Zoning-General Residential). The two parcels are approximately 108.38+/- acres.

Bordering resident, Susan Jacarusco, requested the developers to include additional buffers to the east side of the proposed “green” single family homes area. There will also be a 100-foot buffer along shared property line of parcel 153408 and 155326. Town Manager Tencer confirmed with Attorney Amanda Hodierne the parcels would prohibit double-wide homes since they are not cohesive with the current neighborhood. Lot sizes will be a minimum of 7,000 sq feet or more (Town Standards or RG for single family).

Howard Jordan, 225 Ballpark Lane, Haw River, NC 27258 spoke about concerns of drainage since his property connects to these parcels and he is the lowest lot and has had to pump flooding in the past and is concerned about any developer’s blasting because surrounding neighbors have well water resources.

Attorney Amanda Hodierne, 804 Green Valley Rd, Suite 200, Greensboro, NC 27408 spoke about their continuous research to abide by the Jordan Lake Rules and trying to make the layout harmonious with the existing residential neighbors. A handout of the parcels was given to each P&Z member illustrating the use of the parcels showing green, red, and blue. The green section of the map represented the single-family homes coming off Stone Street alongside the river will not exceed more than 34 units which equals 2 units per 1 acre. The red color is the multifamily zone which would allow either townhomes or single-family units. The blue area is the townhome area which would allow 2.18 unites per acer if the entire extent was used to its maximum. Just above the blue area is the Burton Bros area that was rezoned about 2 years ago for multifamily site, future apartments.

Engineer Aiden Stoltzfus, with Stoltzfus Engineering Inc., 683 Gralin St. Kernersville, NC 27284 said research has been done on the due diligence items for the back section of the parcels. Engineers have met with the CORE, done environmental studies. Their plan was to get the outfall line to the front-side to add capacity especially since the City of Graham is at capacity. An evergreen buffer would be considered between the property lines and possibly save some of the existing trees to work in with the evergreen buffers.

Philip Morgan made a motion to recommend both the **annexation and a rezoning** request by the BBP Property Holdings, LLC to annex and rezone two (2) parcels of property within the Town of Haw River’s ETJ (Extra Territorial Jurisdiction) as identified by Parcel ID# 152804 and 152816, or GPIN# 8894398565 and 8894480112 from B-2 (General Business) and I-2 (Heavy Industrial) to CZ-R-G (Conditional Zoning-General Residential). The approval is also pending with an agreement on the buffers with Susan Jacarusco and Howard Jordan concerns of their joining property lines. The two parcels are approximately 108.38+/- acres total. **Planning & Zoning Board members Unanimously** seconded the motion.

Motion carried 4-0

Philip Morgan made a motion to approve the Consistency Statement. Planning & Zoning Board members Unanimously seconded the motion.

Motion carried 4-0

Other Business

None

Adjourn

Jimmy Lemons made a motion to adjourn. **Susan Jacaruso** seconded the motion.

Motion carried 4-0.

Meeting Adjourned at 6:53 pm

Herman Johnson, Chairman

Date