



## **PLANNING AND ZONING BOARD MEETING MINUTES**

### **Monday September 25, 2023**

### **6:00 p.m.**

Members Present: Laurie Jarrett, Jimmy Lemons, Jennifer Trieskey, and Philip Morgan.

Member Absent: Herman Johnson, Susan Jacaruso

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

Call to Order: **Acting Planning Board co-chair** Laurie Jarrett called the meeting to order at 6:00 pm

#### **Old Business**

1. Approval of previous meeting's minutes on December 19, 2022.

**Philip Morgan** made a motion to approve the minutes. Jimmy Lemons seconded the motion to approve.

Motion carried 4-0

#### **New Business**

The Haw River Planning Board reviewed a rezoning request by the Meridian Properties Group, LLC to rezone four (4) parcels of property within the Town of Haw River's town limits as identified by Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12 (Single Family Residential) and B-2 (General Business) to CZ-R-G (Conditional Zoning-General Residential). The four (4) parcels are approximately 3.5 +/- acres.

The following conditions will apply for the rezoning:

1. Uses limited to Residential-Uses only.
2. Six (6) foot privacy fence along eastern property line of Alamance parcel ID#: 153936 (along rear property line of parcels fronting N. Wilkins Road).
3. Non-vinyl exterior siding
4. Front setback: 25'; Side Setback: 10'/0' on shared walls; Perimeter Setback: 20'

The Haw River Planning Board voted to approve the rezoning of four parcels of land identified as Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12 (Single Family Residential) and B-2 (General Business) to CZ-R-G (Conditional Zoning-General Residential).

The Haw River Planning Board voted to approve the consistency statement as provided.

Philip Morgan made a motion to approve the consistency statement and rezoning of four parcels of land. Parcel ID# 153936, 153687, 153678, and 153710, or GPIN# 8895640981, 8895549872, 8895548882, & 8895559118 from R-12 (Single Family Residential) and B-2 (General Business) to CZ-R-G (Conditional Zoning-General Residential). Jennifer Trieskey seconded the motion.

Motion carried 3-1

P&Z member Laurie Jarrett opposing the rezoning motion.

### **Other Business**

2. None

### **Adjourn**

**Jennifer Trieskey** made a motion to adjourn.

Motion carried 4-0.

**Meeting Adjourned at 6:30 pm**

  
Herman Johnson, Chairman

  
Date