

PLANNING AND ZONING BOARD MEETING

Monday January 21, 2013

6:00 p.m.

The Planning and Zoning Board of the Town of Haw River held its Planning and Zoning Board Meeting on Monday, January 21, 2013 at the Haw River Municipal Building at 6:00 p.m.

Members present: Herman Johnson , Sandra Masho, Betty Hall, Philip Morgan, Laurie Jarrett, Jimmy Lemons, and Tad Martin

Member's absent: Don Waugh

Also present: Manager Jeffrey Earp and Clerk Melanie Hamilton

Call to Order – Chairman Johnson called the meeting to order.

Approval of Previous Meeting's Minutes – November 19, 2012 – Laurie Jarrett made a motion to approve the minutes, seconded by Tad Martin. Motion passed 7 to 0.

Old Business- None

New Business

Request from Logan Crutchfield to rezone property, legally described as Alamance County Tax Map #10-3-17C, from B-2 to I-2. The property is located at 1975 US 70 HWY. The rezoning has been requested to facilitate expansion of salvage yard operation.

Chairman Johnson informed the Planning and Zoning Board that Mr. Crutchfield had requested that his request for rezoning be delayed for thirty days. No action was taken.

Before the Planning and Zoning Board began considering Mr. Lankford's request Board Member Jimmy Lemons recused himself.

Request from Johnnie Lankford to rezone property, legally described as Alamance County Tax Map #13-2-70, from R-7 to B-1. The property is located at 113 Circle Drive.

Chairman Johnson presented the request to the board and asked if there were any questions and/or comments. Manager Earp then asked Mr. Lankford and the Planning Board to consider amending the request to rezone from B-1 to B-2. He stated that according to the table of uses in the zoning code that it was allowed to have a single family structure in a B-2 zoning and not in a B-1. If the property was rezoned to a B-1 it would create a non-conforming use situation. If the property was rezoned to a B-2 zoning it would not. All parties agreed to change the request to a B-2 rezoning request. Tad Martin then asked if there was a survey of the property that would show placements of structures on the property. Chairman Johnson answered that he believed it was Mr. Lankford's responsibility to make sure all setbacks were proper and that the board is only considering the rezoning request. After further discussion, Chairman Johnson called for a motion. Board member Philip Morgan made a motion to recommend to the Town Council approval of the rezoning request from R-7 to B-2, the motion was seconded by Sandra Masho. The motion passed 5-1 with Tad Martin voting no.

Adjourn: Jimmy Lemons made a motion to adjourn the meeting, seconded by Philip Morgan. The motion was approved unanimously (7-0). The meeting adjourned at 6:11 p.m.


Herman Johnson, Chairman

Date:

4/15/13

Need signature