



**PLANNING AND ZONING BOARD MEETING MINUTES**  
**Monday, March 15, 2021**  
**6:00 p.m.**

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

Member Absent: Jimmy Lemons & 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 – Jan 21, 2021 – **Laurie Jarrett** made a motion to approve the minutes. **Philip Morgan** made the second motion to approve.

Motion carried 4-0.

**New Business**

2. Haw River Planning Board reviewed the Final Subdivision Plat for Newlin Farm located at NC Highway 49 North – This is a proposed multi-lot subdivision within Haw River's town limits and ETJ. The property is zoned R-18 with a minimum lot size of 18,000 square feet and a minimum lot width of 100 ft for each lot. Town Manager Tencer presented the plat showing the location of the lot and surrounding zonings.

**Laurie Jarrett** made a motion to approve the Final Subdivision Plat for Newlin Farm located at NC Highway 49 North – This is a proposed multi-lot subdivision within Haw River's town limits and ETJ. The property is zoned R-18 with a minimum lot size of 18,000 square feet and a minimum lot width of 100 ft for each lot. **Susan Jacaruso** seconded the motion to approve.

Motion carried 4-0

3. Haw River Planning Board considered the changes to the Town's Code of Ordinances regarding the new Chapter 160D regulation passed by the NC General Assembly. The Chapter 160D will supersede previous Chapter 160A due to the General Assembly adopting this change. The law took effect on Jan 1, 2021 and municipalities have until July 1, 2021 to be compliant.

"Chapter 160D is the updated statutory authority for development regulations like zoning and subdivision in North Carolina. This new chapter of the North Carolina General Statutes consolidates the city- and county-enabling statutes for development regulations (previously under Chapters 153A and 160A) into a single, unified chapter. Since Chapter 160D was first adopted in 2019 and amended in 2020, there has been confusion about—and changes to—the deadlines for implementation and the transition from the old statutes to the new. This blog seeks to provide a bit of clarity for this confusing topic." Adam Lovelady, UNC School of Government.

**Laurie Jarrett** made a motion to approve the changes to the Town's Code of Ordinances regarding the new Chapter 160D regulation passed by the NC General Assembly and they are consistent to the Town of Haw River's adopted plan. **Susan Jacaruso** seconded the motion to accept.

Motion carried 4-0

#### **Other Business**

None

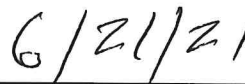
#### **Adjourn**

**Herman Johnson** made a motion to adjourn. **Planning & Zoning board** seconded the motion.

Motion carried 4-0.

Meeting adjourned at 6:15 p.m.

  
Herman Johnson, Chairman

  
Date