

PLANNING AND ZONING BOARD MEETING
Monday September 16, 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, Betty Hall, Philip Morgan, Laurie Jarrett, Jimmy Lemons, and Don Waugh (entered meeting at 6:12)

Member's absent: Sandra Masho and Tad Martin

Also present: Manager Jeffrey Earp and Clerk Melanie Hamilton

Call to Order – Chairman Johnson called the meeting to order at 6:04 pm.

Approval of Previous Meeting's Minutes – August 19, 2013 – Laurie Jarrett made a motion to approve the minutes, seconded by Philip Morgan. Motion passed 5 to 0.

Old Business- None


New Business-

The Board reviewed and considered a revised watershed zoning regulations Chapter 155 sections 155.225 thru 155.250. Manager Earp went thru each of the revisions to the current ordinance and answered board questions in regard to the definition changes to minor and major variance and regarding 6 percent increase in built upon area in watershed. After discussion Philip Morgan made a motion to recommend to the Town Council approval of the updated ordinance. The motion was seconded by Jimmy Lemons. The motion carried 5-0.

The Board then reviewed and considered a draft High Density Watershed Option that is proposed to be added to our Watershed Regulations. Manager Earp explained the purpose of the ordinance addition was to give a high density built upon option. This change will allow an owner/developer to upgrade from a low density option to a high density option. This will allow development within the watershed up to 24% BUA but will require any development that exceeds 6% (the old maximum) to use structural stormwater controls (also called BMP's, and generally wet ponds, wetlands, bio-retention basins) to treat the runoff prior to discharging into the water. NC DENR has designated that the high density option with structural stormwater controls protects the water supply as equally as the low density option does. This will also allow our ordinance to be comparable to Graham and Mebane in allowing a High Density Option. After discussion Philip Morgan made a motion to recommend to the Town Council approval of the High Density Watershed Option being added to the watershed regulations ordinance. The motion was seconded by Jimmy Lemons. The motion carried 6-0.

Planning and Zoning Board member Don Waugh entered the meeting at approximately 6:12pm.

Adjourn: Jimmy Lemons made a motion to adjourn the meeting, seconded by Betty Hall. The motion was approved unanimously (6-0). The meeting adjourned at 6:16 p.m.


Herman Johnson, Chairman

Date: 1-20-14