



PLANNING AND ZONING BOARD MEETING MINUTES
Monday April 18, 2022
6:00 p.m.

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

Member Absent: 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 on February 21, 2022.

Laurie Jarrett made a motion to approve the minutes. **Phillip Morgan** made a second motion.

Motion carried 5-0

New Business

Haw River Planning Board considered text amendment changes to the Town Code of Ordinances regarding Section 155.006 Definitions "Manufactured Dwellings-Class C" and Section 155.070 "Table of Permitted Uses" by removing Class C Manufactured Home (in manufactured home parks only) as a permitted use in any zoning district (No more Class C mobile homes), and to change "Class C manufactured home (mobile home) park" to "Class A and B manufactured home (mobile home) park."

Town Manager Tencer explained that currently the Haw River zoning ordinance allows Class A (double-wide, Class B (single-wide meeting HUD standards of 1976), and Class C manufactured homes. Mr. Tencer is proposing to remove Class C manufactured homes completely from the zoning ordinance due to safety reasons. He explained that HUD developed standards for manufactured homes starting in 1976. Most Class C manufactured homes were made prior to 1976 before HUD standards existed. The text amendments being proposed will eliminate Class C manufactured homes from all zoning districts. Therefore, Class C manufactured, or mobile homes will no longer be a permitted use in the Town of Haw River, either on an individual lot or in a manufactured or mobile home park.

Laurie Jarrett made a motion to approve the text amendments as presented, and Jimmy Lemons seconded the motion.

Other Business

None

Adjourn

Phillip Morgan made a motion to adjourn. **Jimmy Lemons** seconded the motion.

Motion carried 5-0.

Meeting Adjourned at 6:13 pm


Herman Johnson, Chairman


Date