

## MINUTES OF THE WHITSETT PLANNING BOARD

January 3, 2023

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, January 3, 2023 at the Whitsett Town Hall. Those in attendance were Planning Board Chair Person Karen Horne, Board members Lane Williamson, Charles Sedoris, Milton Covington, Tyler Harris, as well as incoming alternate Chip Bell, Council Member Liaisons Jerry Rice and Craig York, Town Administrator Elaine Garner and Town Clerk Barbara York.

Planning Board Chair Person Karen Horne called the meeting to order at 6:00, noted that a quorum was present and asked for a volunteer to do the invocation. Mayor Pro Tem Jerry Rice gave the invocation.

### REGULAR MEETING

#### **SPEAKERS FROM THE FLOOR**

There were no speakers from the floor.

#### **OLD BUSINESS**

- Chair Person Karen Horne asked if there was a motion to approve the December, 2022 minutes. The motion to accept the minutes was made by Planning Board Member Charles Sedoris and seconded by Planning Board Member Milton Covington and the minutes were approved unanimously.
- Town Clerk, Barbara York reviewed with the Board the Council's decision process of denying the event center for Whitsett as proposed by the Griggs family. She let the Board know that each Council Member had a time to express their opinion on this matter and then voted unanimously to deny the event center as it is a business and is located in the residential section of Whitsett among other reasons such as traffic and noise. Chair Person Karen Horne expanded on further detail about what adding an amendment of a special use ordinance would entail. The draft of the ordinance had been reviewed by our attorney, Joe Kalo. By adding this amendment to the ordinances and the Town allowed one resident to have an event center on their property, then the Town would then have to allow any resident who wished to do the same to have an event center.
- Chair Person Karen Horne discussed NC Statute 160-D which in 2020 stated that a governing body (such as Whitsett) does not have to have a physical ordinance that someone would apply to adopt to do a special use permit. The two can be disconnected; people can also apply for a Vested Rights Property Use for a particular property. This means that you don't have to have the actual legal special use zoning, but the person can petition the Council where they have to follow the same procedure of having a specific business plan, but they ask for a vested rights usage for the property which has a term for use. This does not change any of our zoning limits, it's about the process of being fair to our citizens in giving them opportunity to do special uses with their property which has a term limit and does not pass with the ownership of the property. The Board needs to review this process. Chair Person Karen Horne asked for a volunteer to work with her on reviewing our processes in working with ordinances, applying for planning and development projects, and condition uses requests to make sure we are doing it correctly as laid out by the State. Town Administrator Elaine Garner volunteered to help with this task. Once there is a final draft of this, we will have Joe Kalo review it.

- Chair Person Karen Horne reviewed our current and very outdated water usage agreement that handles the water account management of Whitsett. The Council had asked her to research some other municipality's agreements to get some ideas on how to improve the one we currently are using. She shared a packet with the board of the forms that Swepsonville uses. It's simple and straightforward. She asked that the Board review this packet so it can be discussed at next month's meeting. There is a water fee schedule in this packet, which we do not currently have. Council liaison Craig York discussed what is being looked at for Hudson Way with the water meters and how they will be read. Chair Person Horne asked for a volunteer to survey Council members and make sure we have a good understanding of what Hudson Way will be doing. Council Member Craig York volunteered to assist with this. We need to develop our own fee schedule for water usages which incorporates what we already are doing with what we will be doing when Hudson Way gets going. We need to have this completed and ready to be adopted into our 2023 budget.

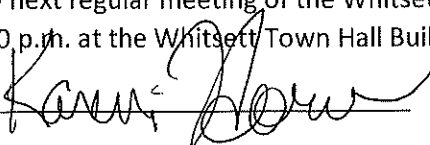
## NEW BUSINESS

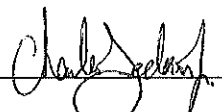
- Chairman Karen Horne asked if there was a motion to accept Chip Bell onto the Planning Board as an alternate. The motion was made by Board Member Milton Covington and seconded by Board Member Tyler Harris. The motion was unanimously approved.
- Town Administrator Elaine Garner shared with the Board about Council Member Cindy Wheeler's complaint of a property on Greens Road that has an excessive amount of junk cars on the property. It is believed that there is a garage business running from that residential property. A letter will be sent to the owners to let them know this is not allowed. This really was not a Planning Board topic.
- The next topic on the agenda, Water/Utility Rules and Regulations was discussed under Old Business.
- Chair Person Karen Horne asked if there were any other topics that any of the Board members would like discussed. Board Member Tyler Harris asked if a bypass plan had been discussed a few years ago by the Board. This plan would create a bypass from off of Crescent Road to near the property across from the Truck Stop on Highway 61. He feels we need to maintain and preserve our agricultural zoning. Chip Bell stated that Whitsett needs a moratorium on development for a period of time. The Board also discussed partitioning the DOT for a 3-way stoplight where Ballpark Road intersects into Highway 61.

## ADJOURNMENT

With no further business to discuss, Planning Board member Milton Covington made a motion to adjourn. Lane Williamson seconded the motion and it was passed unanimously. The meeting adjourned at approximately 6:57 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, February 7, 2023 at 6:00 p.m. at the Whitsett Town Hall Building.

  
Chair Person Karen Horne

  
Vice Chair Person Charles Sedoris