

MINUTES OF THE WHITSETT PLANNING BOARD

August 6, 2024

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday August 6, 2024, at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Board members Lane Williamson, Milton Covington, Bob Handwerk, Patrick Hickey and Dr. Matt Martin, Council Member Liaison Jerry Rice. Also in attendance was Barbara York, Town Clerk. There was also one resident in attendance.

Planning Board Chairperson 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. Jerry Rice gave the invocation.

REGULAR MEETING

SPEAKERS FROM THE FLOOR

Chairperson Karen Horne asked if there were any speakers from the floor and there were none.

OLD BUSINESS

1. Adoption of May 7, 2024, Minutes

- Chairperson Horne asked if there was a motion to approve the May 7, 2024, minutes. The motion to accept the minutes was made by Planning Board Member Milton Covington and seconded by Board Member Dr. Matt Martin. The minutes were approved unanimously.

2. June Public Hearing – The TC Adopted the Updated Development Ordinance Article 5 Changes

- Chairperson Horne reported that the updated Development Ordinance Article 5 changes had been presented during the Public Hearing. There were no questions or concerns. At that point, the Town Council adopted and approved the ordinance. This makes it more efficient to subdivide small plots of land (five acres or less). The ordinance is now on our website.

NEW BUSINESS

1. 556 Highway 61 is looking to connect to the Whitsett Water System

- The Resident at 556 NC Highway 61 wants to tap on to our water main at the point where our current line ends. She has been working with him on options to have this done. He is currently getting the funds so that he can complete this project. We will be getting a new cellular meter for this property when the time comes.

2. Sign Ordinance Violations

- The residents at 7103 Burlington Road had put up their large sign for their business in the front yard without getting a permit. Mrs. Horne sent them a letter to remove it along with all the paperwork to complete a permit request. After not hearing from them for 30 days, she sent a violation letter letting them know if the sign wasn't removed, they would be fined. Also, the food truck on the corner of Highways 61 and 70 has been putting up an "Open" sign each day. Our ordinances say there can only be one sign on the property at a time and the business that sells the sheds already has their sign there. Mrs. Horne will be looking into this issue as well.

3. Patrick Hickey brought up the topic of having our ordinances giving guidelines on how new commercial businesses should look and how their signs should look. We need to discuss whether we want them to have a new fancy look or an older, more low country look. Mr. Hickey says we don't need to wait until businesses start building before, we do the work on this ordinance. We need to take control of how the businesses will look and revise ordinances so we will be prepared when the time comes for. Contractors will then have a guideline on how to build these businesses. We want people to drive by these businesses and be attracted by how they appear and therefore, want to stop and shop. Mrs. Horne suggested that we investigate other town's ordinances who regulate their structures/architecture appearance for their commercial buildings. Mr. Hickey and Lane Williamson volunteered to do research on this.

4 New Topics from Planning Board Members

- There will be no meeting in September.

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 6:50 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for October 1, 2024, at 6:00p.m. at the Whitsett Town Hall.

_____/S/_____

Chairman Karen Horne

_____/S/_____

Vice Chair Person Lane Williamson