

## **MINUTES OF THE WHITSETT PLANNING BOARD**

**April 4, 2023**

**Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, April 4, 2023 at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Vice Chairman Charles Sedoris, Board members Lane Williamson, Chip Bell, Milton Covington and Tyler Harris, Council Member Liaisons Jerry Rice and Craig York, Town Administrator Elaine Garner and Town Clerk Barbara York.

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. Mayor Pro Tem Jerry Rice gave the invocation.

### **REGULAR MEETING**

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

Patrick Hickie, owner of 6709 Burlington Road in Whitsett which he has for sale along with 13 acres of property. He had some questions about Hudson Way and wanted to know how they are getting their water and sewer. He asked if there were any other properties in the Town of Whitsett that have those same exceptions for water/sewer. He also questioned what would happen if another developer were to come to the Planning Board and wants to tap onto the water and sewer like Hudson Way did. There are no ordinances anymore for multifamily developments so the developer would need to meet with the Council to see if that would be something they want the Planning Board to pursue. Mr. Hickie also asked what the Town's position is regarding Greater Vision Academy and their desire to grow. The Board let him know that the Town is very interested in the future growth of this private school. Mr. Hickie mentioned that the school had made him an offer to buy part of his land.

#### **OLD BUSINESS**

- Chairperson Horne asked if there was a motion to approve the March 7, 2023 minutes. The motion to accept the minutes was made by Planning Board Member Lane Williamson and seconded by Board Member Milton Covington. The minutes were approved unanimously.
- Vice-Chairperson Charles Sedoris made the Board aware of his conversation with Joe Kalo regarding Mr. Kalo's concern about his perception of lack of communication between himself and the Board. He is asking for more regular, open communication with the Town. Mr. Kalo stated that in regards to the question he was asked regarding the statute that he was asked to review, the Town did not have to worry about doing anything.
- Chairperson Karen Horne let the Board know that she had presented the Council with the System Utility Development Fees as well as the Application for a Meter Tap and the Council will be making that part of the June Public Hearing discussions.
- Chairman Horne asked if there were any updates on 160-D and Council Liasson let the board know there were none. The board members are in the last stages of their review of the Whitsett ordinances and they will be ready for the May Planning Board and Council Meetings and then on to the June Public Hearing as well.

## **NEW BUSINESS**

- Chairperson Karen Horne let the Board know that there was no New Business to be discussed this month and asked if there were any new topics from any Planning Board members. There was some discussion about getting a timeline from Hudson Way so we will know how to best prepare the 2023-2024 budget. Ms. Horne is working on that. She let the Board know that we will be going with the MuniLink billing system for Town Clerk Barbara York use in water and sewer billing.
- Board Members Chip Bell and Lane Williamson asked a follow-up question regarding Mr. Hickie's question about further developments in Whitsett. Their concern is that Whitsett cannot handle anymore due to traffic issues, and lack of water/sewer capabilities. Chairperson Horne said we need to get an administrator reach back out to the DOT and ask them to do another study on Highways 61 and 70 (around our town limits) as well as Ball Park Road. Council Liasson Craig York suggested that Town Administrator Elaine Garner get in touch with our attorney about establishing a moratorium that matches with 160-D.

## **ADJOURNMENT**

With no further business to discuss, Planning Board member Milton Covington made a motion to adjourn. Charles Sedoris seconded the motion and it was passed unanimously. The meeting adjourned at approximately 7:00 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, May 2, 2023 at 6:00p.m. at the Whitsett Town Hall Building.

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Chairman Karen Horne

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Vice Chair Person Charles Sedoris