

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

**September 5, 2023**

**Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, September 5, 2023 at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Board members Lane Williamson, Chip Bell, and Tyler Harris, Council Member Liaison Craig York. Also in attendance were Elaine Garner, Town Administrator and Barbara York, Town Clerk.

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. Craig York gave the invocation.

### **REGULAR MEETING**

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

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

#### **OLD BUSINESS**

- Chairperson Horne asked if there was a motion to approve the June 6, 2023 minutes (There were no July or August meetings). The motion to accept the minutes was made by Planning Board Member Tyler Harris and seconded by Board Member Chip Bell. The minutes were approved unanimously.

#### **NEW BUSINESS**

- Chairperson Horne let the Board know that with 160D has some new ordinances one of which is for Auxiliary Dwellings (tiny homes). These Auxiliary homes, not stand-alone dwellings, would have to meet the local standards for setbacks. The State passed this ordinance that local municipalities need to review and adopt or to enhance our ordinances to allow for them. We can reword it to meet the criteria of our Town. The intent of these is to help with the affordable housing shortages. Chairman Horne reviewed the ordinance with the Board and highlighted some of the main points. This is more of a permanent home that meets all of the foundation codes, has to have site plans, all of the requirements you would have to do to get a housing permit. It would go on the property of the primary dwelling and can be put on the property in any order. Chairman Horne will try to work on this to make it meet the criteria of Whitsett's regulations for housing so the Board can review and potentially approve at the next meeting.
- The Board next took a look at the proposed ordinance regarding food trucks. This ordinance and the other proposed ordinances (other than the Auxiliary Dwelling) were provided to the Town Administrator from a company who is wanting the Town to utilize their services for enforcement. In order to approve a food truck for this permit, the owner would have to complete and turn in an application and pay a fee, that would need to be set by our Town. They would also need to provide us with a copy of their health certificate from Guilford County. The question came up about whether the ordinance would make any difference if the food truck was on private verses public property. When completing their application, they would need to state the number of days and hours they worked in our Town limits so the Town can get their share of the sales tax and/or food tax revenue. So when they file their NC tax documents they

will need to let the IRS know the days/hours they served in our Town. There was discussion about how all of this would be enforced. This proposed ordinance needs to be written to show all of the expectations the owner needs to provide to get this permit. The Board will look into how it needs to be worded and what the application should look like. It needs to be simple and straight forward. Lane Williamson and Chip Bell agreed to look into and modify this ordinance to present at the next meeting.

- Chairperson Horne grouped the remaining proposed ordinances into a group stating that the town doesn't have any guidelines in its ordinances to enforce these issues. These ordinances also need to be refined to meet reasonable expectations. She asked the Board to read these ordinances and be prepared to discuss and make suggestions at the next meeting. She asked if we wanted to prioritize these to discuss at future meetings. Chip Bell mentioned revisiting the Airbnb ordinance to see if it needs to be revised.

### **ADJOURNMENT**

With no further business to discuss, Planning Board member Chip Bell made a motion to adjourn. Lane Williamson seconded the motion and it was passed unanimously. The meeting adjourned at approximately 7:05 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, October 3, 2023 at 6:00p.m. at the Whitsett Town Hall.

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Chairman Karen Horne

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Vice Chair Person Charles Sedoris