

MINUTES OF THE WHITSETT PLANNING BOARD

October 3, 2023

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, October 3, 2023 at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Board members Lane Williamson, Milton Covington and Tyler Harris. 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. Milton Covington 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

- Chairperson Horne asked if there was a motion to approve the September 5, 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.
- Chairperson Karen Horne reminded the Board that last month she had discussed House Bill 409 and that the State had passed a local ordinance regarding Auxiliary Dwellings as a secondary dwelling to a primary residence. Ms. Horne created a simple ordinance for our town regarding this topic with stipulations that go along with our town's guidelines. It must be an independent living facility. There was discussion about the possible need to specifically address electricity and water/sewer. The Board added that it needs to be on a permanent foundation. Council Member Milton Covington made a motion to accept the ordinance the way it is currently worded with the addition of "on a permanent foundation". Council Member Tyler Harris seconded the motion and it was approved unanimously.
- Chairperson Horne reviewed that at the last meeting Board Members Chip Bell and Lane Williamson agreed to refine the proposed ordinance regarding Food Truck permits. Mr. Bell was not at the meeting tonight, so this topic was tabled until next month's meeting.

NEW BUSINESS

- Chairman Horne let the Board know that Town Administrator Elaine Garner had submitted some ordinances for the Board to review as potential ordinances for Whitsett. These ordinances are currently not addressed in the town's ordinances. Out of the list of potential ordinances Ms. Horne recommended the Board choose one of these to research and revise to meet the needs of our town. She recommended that the Board work on one ordinance at a time. Town Administrator Garner requested that the first one be the ordinance regarding Minimal Housing as she really sees a need for guidelines to be clearly established within the ordinance. Ms. Horne said that she would research details for this topic to present to the Board next month.

- Ms. Horne discussed with the Board about next month's meeting date. The meeting will fall on Election Day and she suggested the Board not meet in October.
- Town Administrator Garner let the Board know that she is planning a party to honor Mayor Fennell as he will be retiring at the end of this year as our Mayor. This party will be held on December 12 at 7:30. She hopes all Planning Board Members will attend. Town Clerk Barbara York reminded the Board that the Whitsett Harvest Festival is being held on Saturday, October 7 and hoped everyone would attend that as well.

ADJOURNMENT

With no further business to discuss, Planning Board member Tyler Harris made a motion to adjourn. Lane Williamson seconded the motion and it was passed unanimously. The meeting adjourned at approximately 6:45 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, December 5, 2023 at 6:00p.m. at the Whitsett Town Hall.

Chairman Karen Horne

Vice Chair Person Charles Sedoris