

MINUTES OF THE WHITSETT PLANNING BOARD

May 3, 2022

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, May 3, 2022 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Tyler Harris, Board Vice Chairman Karen Horne, Board members Joe Wheeler, Charles Sedoris, Milton Covington, Council Member Liaison Craig York, Town Administrator Elaine Garner and Lane Williamson who is applying for a seat on this Board.

Planning Board Chairman Tyler Harris called the meeting to order at 6:00, noted that a quorum was present and gave the invocation.

SPEAKERS FROM THE FLOOR

Chairman Harris asked if there were any Speakers from the Floor and there were none.

OLD BUSINESS

- Chairman Tyler Harris asked if there was a motion to approve the April minutes. The motion to accept the minutes was made by Milton Covington and seconded by Karen Horne and the minutes were approved unanimously.
- Chairman Harris revisited the subject of the Lavender Shop on Highway 61. Town Administrator Elaine Garner let the Board know that former Town Administrator Gary Deal had received an email from Mr. Newsom regarding the Conditional Use Permit that he was told he needed to have for the Board to review. Charlie Sedoris stated to the Board that the Newsom's didn't need to rezone to run the Lavender Shop as the business would not generate a lot of traffic. He recommended that no action be taken by the Planning Board. The family can put up a small sign that simply says Family Lavender with no hours or any mention of business. It can be kept as a home-based business with no advertising. Mr. Sedoris made the motion that the Planning Board does not make any rezoning changes to this property. The motion was seconded by Joe Wheeler and passed unanimously.
- Chairman Harris moved on to revisit discussion with the Griggs' property in which they are asking to turn the house into an Event Center. After much discussion, because there has been no specific business plan presented to the board addressing the restrictions of traffic, noise, sewage, parking, types of events, number of events in a year, etc. presented to the board, Joe Wheeler made the motion that the Board not move forward with any rezoning for an Event Center with the current business plan which was seconded by Charlie Sedoris and passed unanimously. Should the family want to continue to pursue the rezoning, they need to write and present a more thorough business plan addressing these restrictions to the Board.
- Charles Sedoris recommended tabling the RM12 discussion until the June meeting.

NEW BUSINESS

Chairman Tyler Harris asked if there was any New Business and there was none.

ADJOURNMENT

With no further business to discuss, Milton Covington made a motion to adjourn. Charles Sedoris seconded the motion and it was passed unanimously. The meeting adjourned at approximately 6:55p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday June 7, 2022 at 6:00p.m. at the Whitsett Town Hall Building.

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Chairman Tyler Harris

Vice Chairwoman Karen Horne