

MINUTES OF THE WHITSETT TOWN COUNCIL
January 9, 2018
Whitsett Town Hall Building

PUBLIC HEARING

A public hearing was held at 7:00 p.m., Tuesday, January 9, 2018, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Andy Brown, Council Members Jerry Rice, Cindy Wheeler, and Lee Greeson.

Also present were Town Administrator Ken Jacobs, two representatives from the accounting firm of Cobb Ezekiel Loy and Company, *The Alamance News* reporter Tomas Murawski, and three additional residents. Absent was Planning Board Chairman Bob Maccia.

Mayor Richard Fennell asked Council Member Jerry Rice to offer the invocation. Mayor Fennell then asked for a motion to officially open the January public hearing. A motion was made by Council Member Lee Greeson to open the hearing; motion seconded by Council Member Jerry Rice. Following the unanimous vote, Mayor Fennell declared the hearing in session.

Mayor Fennell stated that the one item open for discussion and public comment during the hearing would be a proposed text amendment to modify front-yard setbacks for residential districts.

Preview copies of the proposed changes were available for the public after publication of the hearing notice in a newspaper of general circulation, as well as at the hearing. The document was provided to the members of the Town Council in their advance packets.

1. Proposed Text Amendment to Modify Front-Yard Setbacks for Residential Districts

Mayor Fennell asked Town Administrator Ken Jacobs to provide support for the modifications being proposed who stated that a resident on Fernway Road planned to construct an addition on the existing dwelling; and what the resident wanted to do could not be allowed under the current front-yard setback requirement of 80 feet from center of road without applying for a variance.

The variance application was submitted to the Planning Board for review whose members questioned such a long front setback for all residential areas (other than Burlington Road), especially given that Fernway Road in this case is a dead-end street with little traffic.

County standards for front-yard setbacks are 65 feet from center of road or 40 feet from the property line, whichever is greater. The Planning Board gave a nod to bringing Town setbacks in line with those of the county, which would then negate the need for a variance on Fernway Road.

This is the Board's recommendation to Town Council; hence, the purpose of this public hearing. Action by Council Members would be taken during the regular meeting to follow.

ADJOURNMENT

Mayor Fennell asked those present for any further questions or comments; and with none, asked for a motion to close the public hearing. A motion to close the public hearing was made by Council Member Lee Greeson; motion was seconded by Council Member Jerry Rice. Motion carried by unanimous vote, and the January 9, 2018 public hearing was adjourned at approximately 7:05p.m., to then proceed with the regular Council meeting.

/s/

/s/

Jo Hesson, Town Clerk

Andy Brown, Mayor Pro Tem

APPROVED: February 13, 2018