

MINUTES OF THE WHITSETT TOWN COUNCIL
September 11, 2018
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, September 11, 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, Planning Board Chairman Bob Maccia, NC House Representative Jon Hardister for District 59, and four area residents. The media was not represented.

Mayor Fennell called the meeting to order at 7:00 p.m., noted that a quorum was present; and asked Council Member Jerry Rice to offer the invocation.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked for any speakers from the floor, and Representative Hardister was invited to the floor. Since his last visit a few months back, Hardister wanted to update Council Members and the public on some of the work being done in the legislature, stating that the economy is doing well across the state of North Carolina, 100,000 jobs had been created in the last year, and there is \$2.5 billion in state reserves, which could come into use if we have a natural disaster like the hurricane our state is currently facing as a potential threat.

Representative Hardister stated that work had been done in the area of economic development specifically related to job announcements in this area, which is good news; and more could be on the way. Cited was a Publix \$300 million facility that would afford over 1,000 jobs, FedEx at PTI adding 500 new jobs, the HAECO \$60 million expansion with 500 additional jobs, etc.

Hardister moved on to talk about the serious threat of hurricane Florence and emergency preparedness. All authorities, i.e., Department of Emergency Management, FEMA, National Guard, Duke Energy, Governor's office have done all they should be doing to get ready for the strike; but work will not be realized or deployed until the expected aftermath and impact assessment. Mr. Hardister shared various websites, phone numbers, and other resources for updates and alerts; and encouraged everyone to remain vigilant.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the August 14 regular meeting; and hearing none, asked for a motion to adopt the minutes. Council Member Lee Greeson made a motion to accept the minutes as written; motion seconded by Council Member Jerry Rice. The motion to adopt the August regular meeting minutes passed by unanimous vote.

2. Continue Discussions on Zoning District Designations, Descriptions, and Permitted Uses

Mayor Fennell looked to Town Administrator Jacobs for briefing, who stated that if Council Members had nothing to add or modify from the zoning documents recommended by the Planning Board and presented to Council last month for consideration, then the recommended action would now be to put the new zoning designations, narratives, and permitted uses on a future public hearing docket. A vote would be held under New Business.

3. Continue Discussion on Use of NB and HB for Land Use Map

Town Administrator Jacobs directed Council Members to the land-use map provided; and explained that at the outset, the entire US Hwy 70 corridor would accommodate a conversion from HB and NB. A revisit of that recommendation, however, proved a more appropriate tack by establishing NB zoning starting from the easternmost point of US 70 to where NC 100 intersects with US 70. The balance of US 70 to its westernmost point could remain HB zoning. This, too, would be Planning Board's recommendation and would be the subject of a public hearing at some later date to be determined. This vote would fall under New Business.

Council Member Jerry Rice reminded that eventually the map's legend would need to be updated with the new zoning designations. Jacobs said that if, as a result of the public hearing, all the changes were approved, the entire land-use map, including the legend, would be reproduced by the Guilford County GIS section as contractor.

4. Any Other Old Business

Mayor Fennell asked if there were any other old business to be discussed; and there was none.

BOARD AND COMMITTEE REPORTS

1. Planning Board

Board Chairman Bob Maccia reported that the Planning Board continued to be very productive, took pride in its contributions, and looked forward to the challenges involved in growth and development matters.

2. Enforcement Committee

Enforcement Officer Jacobs reported that there had not been any committee activity this month.

3. Enforcement Officer

Enforcement Officer Jacobs reported on two items: (1) a complaint had been received again about 506 NC 61 being overgrown and presenting a health and safety problem. Jacobs explained that he had located the [new] property management firm for the parcel and hand delivered a letter of the violation. The new owner was apologetic, and stated that the situation would be handled immediately; and it was within 24 hours; (2) a resident on Greeson Road asked if the speed limit on Greeson could be reduced from 40 to 35 mph. Jacobs contacted Mike Mills at NCDOT who had the area studied; and, within a week, the change took effect.

4. Town Administrator

Town Administrator Jacobs reported that he had two major meetings this month. Jacobs met with Davis-Martin-Powell engineer Randy McNeill to arrive at some realistic water and sewer customer rates for the proposed senior community on Burlington Road. Inflated original estimates could now be better fine tuned as the project comes more into focus, which could prove a \$200,000 to \$300,000 savings for the Town.

Monthly Town revenues per customer were predicated on two scenarios for funding the water and sewer extension: (1) to borrow 100%, or (2) a mix of 55% loan and 45% grant. Monthly income based on the first would average \$117.50/month; the latter \$93.00/month. The system must be self-supporting, sustained totally (100%) by customer payments.

In addition, loan payments by the Town had been estimated at \$56,000/year, based on 100% loan; and \$31,000/year with the 55% loan, 45% grant split for aid.

Jacobs reported that he had attended the bimonthly Transportation Advisory Committee (TAC) meeting in Burlington, which leads in to the premise of the second meeting this month. Under the umbrella of the Burlington-Graham Metropolitan Planning Organization (BGMPO), one of the responsibilities of TAC members is to review and rank the various projects on the Transportation Improvement Program (TIP) list. It struck Jacobs that all the listed projects seemed to halt at University Drive, even though MPO jurisdiction extended as far west as Rock Dairy Road in Guilford County.

This concern lead to Jacobs contacting Burlington's MPO Administrator Wannetta Mallette who suggested convening a meeting soon to address issues. Ms. Mallette and NCDOT Division 7 engineer Tamara Njegovan attended the meeting at Town Hall with complete attention to the locations cited, which included the following: Whitsett Park Road and its traffic volume; Penn-Lo Drive (southside) and Brightwood Church Road (northside) alignment relative to US 70 to rationally justify installation of a stop light; and Rock Dairy Road and US 70 intersection, even though this locale is outside of Town limits.

Both ladies expressed commitment to assessing the situations and feeding back findings and proposed actions to be taken as quickly as possible.

In addition to the above activity, some FYI items included:

- Town awaiting \$25,000 grant earmarked for Parks & Recreational
- Collaboration with Gibsonville on Airbnb occurrences
- Proposed daycare business at 7210 Burlington Road
- Water connection at 714 NC Hwy 61 (former Dewey Fogelman house)
- Concession stand leak repaired
- Town Hall/Fire Department well pump repaired
- Installation of 3 LED lights protecting playground, parking lot, building

NEW BUSINESS

1. Council Vote on Planning Board Recommendations

Mayor Fennell asked for a motion with respect to Board recommendations on new zoning districts, descriptions, permitted uses, and commercial designations. Council Member Jerry Rice made a motion to accept Planning Board zoning proposals and subject them to a public hearing once the appropriate timing could be determined. Motion seconded by Council Member Lee Greeson; and the motion carried by unanimous vote.

Mayor Fennell asked about an anticipated timeline for setting and holding the public hearing; and Town Administrator Jacobs replied that the hearing date would be driven by developer Paul Milam's progress on the proposed Burlington Road project. Ideally, the zoning objectives heard earlier and receiving Council approval above, and Milam's rezoning request for the 24.5 acres site could be

scheduled for the same public hearing. Jacobs checked with Town attorney Joe Kalo on the delayed public hearing, stating that he saw no problem with a delay of two or three months; but would caution against as far out as six months.

2. Town’s Real Estate Acquisition of 1.02 Acreage

Town Administrator Jacobs reported that the Town had made a purchase offer of the 1.02 acre parcel that runs adjacent to the Town’s ball field owned by former resident Jim Aderhold. Town attorney Kalo is working on the title search and paperwork to effect the acquisition. Once completed, it is the intent of the Town to solicit the public for ideas, opinions on purposing the land. Proximity would, more than likely and logically, lean the Town towards recreational themes.

3. Any Items from Council Members

Mayor Fennell asked for any items from Council Members; and Council Member Lee Greeson expressed appreciation, along with nods from all others, to State Representative Jon Hardister for his work, who replied he is honored to serve.

4. Announcements

Mayor Fennell asked for any announcements; and there were none.

5. Speakers from the Floor

Mayor Fennell asked for any speakers from the floor; and no one asked to be recognized.

ADJOURNMENT

With no further business before the Council, Mayor Fennell invited a motion to adjourn. Council Member Jerry Rice made the motion to adjourn; motion seconded by Mayor Fennell. Motion passed by unanimous vote; and the September 11 Town Council meeting was adjourned at approximately 7:33 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, October 9, 2018 at the Whitsett Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: October 9, 2018