

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

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, October 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 and Cindy Wheeler. Absent was Council Member Lee Greeson.

Also present were Town Administrator Ken Jacobs, *The Alamance News* reporter Tomas Murawski, and five area residents. Planning Board Chairman Bob Maccia was absent.

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 Woodard Drive resident Pat Handwerk raised questions and concerns regarding the Town's land use map that she had attained at last month's meeting and shared with some of her neighbors. The confusion came with understanding the difference between a comprehensive land use plan and a zoning map.

Mayor Fennell and Town Administrator Ken Jacobs offered clarification by explaining that the land use plan is not a binding document, but is a tool to help decision makers, i.e., Planning Board and Council Members, guide development and organized growth within municipal borders. It serves as the Town's statement of its vision, intentions, objectives, and strategies for future land development, and provides a sound framework and protective foundation for officials, after weighing public comment, to take final action in such matters as rezonings, special uses, permitted uses, etc.

In comparison, the official zoning map is a legal document maintained by the Town, with the help of contractual services of the county, that depicts zoning designations parcel by parcel within its jurisdiction. A blanket invitation was extended for anyone wanting to view either or both maps, to visit the Town Hall office where oversized, framed documents are displayed.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the September 11 regular meeting; and hearing none, asked for a motion to adopt the minutes. Council Member Cindy Wheeler made a motion to accept the minutes as written; motion seconded by Mayor Pro Tem Andy Brown. The motion to adopt the September regular meeting minutes passed by unanimous vote of those present.

2. Update on Hudson Way Development on Burlington Road

Mayor Fennell looked to Town Administrator Jacobs for a progress report on the project aimed at attracting active seniors, who stated that a preliminary plat had been submitted by the developer; and that this past Friday, he had met with county staffers whose duties include site plan review for compliance with grading, watershed, and planning requirements to determine if anything glaring existed that had been omitted or may be questioned in future full-member plat review. According to the county, nothing seemed out of line or needed fixing at this point in the process.

Jacobs recommended to Council Members that a public hearing date be set for December 11 to allow a two-month window for the Planning Board to formulate conditional uses exclusive to this proposed project, and make recommendations to Council for consideration. In addition, the timing would allow the rezoning application to be completed and the initial development fees totaling \$4,650 to be paid by the developer in order to move forward with county reviews.

Jacobs stated that the fully-packed public hearing docket would consist of the following subjects on which Council would subsequently take action:

- Establishing three new zoning districts with accompanying narrative
- Recommending permitted uses for the new zoning districts
- Modifying the current June 2017 land use plan
- Incorporating county map standards for plats into the town ordinances
- Establishing conditional uses for the proposed development project
- Considering a rezoning application for the proposed senior community

Jacobs emphasized that the public hearing would follow a very strict, sequential progression to ensure proceedings legality. The hearing notice would appear two times in a newspaper of general circulation following the November Council meeting.

3. Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

1. Planning Board

In the absence of the Board Chairman Bob Maccia and last week's meeting having been cancelled, there was no report.

2. Enforcement Committee

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

3. Enforcement Officer

Enforcement Officer Jacobs reported that a complaint had been lodged by a water customer on Burlington Road that six years ago, contracted plumbers ditched across his driveway near the residence to lay water line and had not patched the work correctly, resulting in continually erosion. Conditions were assessed by Jacobs who determined that given six years had passed, remediation fell to none other than the homeowner.

In another instance, the convenience store had been served a letter stating that (1) its dumpster on the property had been continually overloaded and in disarray and required more frequent emptying or the county health department would be called in on the matter, and (2) monthly water bills had not been paid on time since February, which would be cause, without further notice, for disconnection of water service if future billings were not paid within the net terms of 20 days from invoice date.

Jacobs reported that since last month's Council meeting, three development clearance certificates had been issued to: (1) Griggs Associates to demolish principal swelling at 7206 Burlington Road, (2) Everyday Electric to reactivate electrical service to residence at 7210 Whitsett Park Road, and (3) Duggins Mechanical to install gas piping to vented range hood at 7012 Rockledge Road.

4. Town Administrator

Town Administrator Jacobs reported that the \$25,000 small town grant awarded to Whitsett by the state, as conveyed to us by NC Representative Jon Hardister, had been received and earmark banked. Applying for matching funds via the state's Parks and Recreation grant vehicle could equate to \$84-\$85,000 more to improve current facilities and to expand new goals.

State legislators Jon Hardister and Senator Rick Gunn would lend support with letters of recommendation to accompany the Town's grant application submission to Raleigh.

In addition, acquisition of the 1.02 acre parcel adjacent to the Town's ball field could be cleared and prepped for Parks and Recreation additions; and Jon Hardister's assistant Sebastian King, having connection with Boy Scouts of American Old North State Council, suggested that he offer readying the area for an Eagle Scout project.

Recognizing the astronomical professional costs of designing and constructing recreational structures, Jacobs solicited interest from [Guilford Tech] GTCC to work with the Town on designing a picnic shelter with grilling area; and the architectural and engineering professors were eager for the opportunity. Within hours, the professors came to Town Hall to scope out the projects and environs. These schematics, along with aerial views and a full list of what the Town has envisioned for Parks and Recreation monies, would also accompany the package to Raleigh.

Finally, Jacobs reminded Council that county Map Standards for Article VI on subdivisions needed to be added to the docket for the December public hearing. Article VI had been produced earlier by the county for Whitsett, which Town Council adopted in June 2017, and now the map standards appendix needed inclusion in the ordinance and adoption.

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

- Town submitted the Jordan Lake annual report to the county and DEQ
- Progress on a proposed day care operation at 7210 Burlington Road continues
- Republic concerned about trash collection misses, made a list of those households with no curbside carts out in case Town received complaints

NEW BUSINESS

1. Set Public Hearing Date

Mayor Fennell asked for a motion to set a public hearing for December to handle various issues having major impact on Town zoning and development, including the creation of new zoning districts and an application for rezoning. Council Member Jerry Rice made a motion to set a public hearing date of December 11; motion was seconded by Council Member Cindy Wheeler. Motion carried by unanimous vote of those present.

Mayor Fennell then made a motion to add to the December 11 docket, Guilford County map standards which would be supplemental to the county ordinances governing subdivisions. Council Member Cindy Wheeler seconded the motion; and the motion carried by unanimous vote of those present.

2. Any Items from Council Members

Mayor Fennell asked for any items from Council Members, and there were none.

3. Announcements

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

4. 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 Cindy Wheeler made the motion to adjourn; motion seconded by Council Member Jerry Rice. Motion passed by unanimous vote of those present; and the October 9 Town Council meeting was adjourned at approximately 7:30 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, November 13, 2018 at the Whitsett Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: November 13, 2018