

**MINUTES OF THE WHITSETT TOWN COUNCIL**  
**February 11, 2020**  
**Whitsett Town Hall Building**

**REGULAR COUNCIL MEETING**

The regular meeting of the Whitsett Town Council was held on Tuesday, February 11, 2020 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Jerry Rice, and Council Members Cindy Wheeler and Lee Greeson. Absent was Council Member Jamie King.

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

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

**SPEAKERS FROM THE FLOOR**

Mayor Fennell asked for any speakers from the floor, and no one asked to be acknowledged.

**OLD BUSINESS**

**1. Adoption of the Minutes**

Mayor Fennell asked for any changes to the minutes for the January 14, 2020 regular meeting; and hearing none, asked for a motion to adopt the minutes. A motion to accept the minutes as written was made by Mayor Pro Tem Jerry Rice; motion seconded by Council Member Cindy Wheeler. The motion to adopt the January meeting minutes passed by unanimous vote.

**2. Discuss Text Amendment on Modifications to Commercial Architectural Standards for Neighborhood Business (NB) District**

Mayor Fennell turned to Town Administrator Ken Jacobs to open discussion on the proposed text amendment, who stated that at last month's Council meeting,

Council Members had been provided draft changes concerning building materials for exterior walls and surfaces that would replace paragraph 3 under Section 12.5.4 in Article XII. [The document is part of the official file for this meeting.]

The paragraph prohibited metal siding on any visible-from-the-road surfaces, and discouraged it for roofing. In addition, the use of certain materials, e.g., plastics, vinyl and faux siding materials, would require review on a case-by-case basis by the Planning Board who would recommend to the Town Council action to be taken or final approval.

Mayor Fennell asked Council for any comments on the proposed amendment, and Mayor Pro Tem Jerry Rice had some reservations with the last sentence that stated "...approval shall be by the Whitsett Town Council after recommendation from the Whitsett Planning Board." The concern was relative to opening the door for a law suit against the Town if in one instance, certain materials were permissible and in another, they were not allowed.

Discussions lead to various exchanges among Council Members and with the Town Administrator, who Mayor Fennell directed to forward the document to Town attorney Joe Kalo for rendering legal opinion, and as a result, allay any major concern.

### **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 Planning Board Chairman Bob Maccia, Town Administrator Jacobs explained that after the February Board meeting had been cancelled, a matter came before the Town that required Planning Board action prior to being brought before Council—that being an application for rezoning. Jacobs would continue the report under his Town Administrator report.

### **2. Enforcement Officer**

Enforcement Officer Jacobs reported that one development clearance certificate had been issued since last Council meeting to contractor Tuttle Heating and Air out of Reidsville to change out an oil furnace to natural gas heat at 7030 Crescent Road.

### **3. Town Administrator**

Town Administrator Jacobs reported the following informational items:

- **Rezoning Request:** Resident Gloria Mitchell at 900 Penn-Lo Drive had inquired about rezoning her property more than two years ago, and had just now submitted an application to do so. Although, Mitchell's request had come in post February Planning Board meeting cancellation, she was anxious to have the HB zoning effected in order to operate a real estate business with an expanded parking lot. This timeline did not allow a formal Board meeting to be held; yet, at earlier Board meetings, members had been made aware that this rezoning request may be forthcoming. In an effort to accommodate the request, therefore, Board members were polled via telephone for any objection to the proposed rezoning. All favored moving forward.
- **Other Town Activities:** (1) Discussed mature tree-line preservation with Guilford County planner Paul Lowe for his input. Even though, Lowe had no experience with the matter, he suggested tapping the NC Division of Forestry instructional pamphlet that dealt with the subject. This resource would be the basis for creating a new Town ordinance for protecting tree lines. (2) Met with Republic Services representatives—one of which was the new Regional General Manager—to discuss recent complaints relative to garbage and recycling collections. We rode around the entire Town so they would have firsthand awareness with conditions and locations where most complaints sourced. Republic left committed to improving the services. (3) Still working with Gibsonville parks and recreational staffers on their use and management of the Whitsett ball field. This arrangement should prove a win-win experience for both towns.

### **NEW BUSINESS**

#### **1. Proposed Rezoning at 900 Penn-Lo Drive from RS-40 to Highway Business**

This subject having been covered under the Town Administrator report, needed no further discussion, and a public hearing would be set.

#### **2. Set Public Hearing Date of March 10, 2020**

Mayor Pro Tem Jerry Rice made the motion to set the public hearing for March 10, 2020; motion seconded by Council Member Lee Greeson. The motion carried by unanimous vote. The public hearing would be advertised in a newspaper of general circulation as required.

**3. Any Items from Council Members**

Mayor Fennell asked for any items from Council Members; and no one offered comment.

**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. Mayor Pro Tem Jerry Rice made the motion to adjourn; motion seconded by Council Member Cindy Wheeler. The motion passed by unanimous vote; and the February 11, 2020 Town Council meeting was adjourned at approximately 7:26 p.m.

The next regular meeting of the Whitsett Town Council will follow the public hearing scheduled for 7:00 p.m., Tuesday, March 10, 2020 at the Whitsett Town Hall.

/s/

/s/

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Jo Hesson, Town Clerk

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Richard Fennell, Mayor

**APPROVED:** March 10, 2020