

## **MINUTES OF THE WHITSETT PLANNING BOARD**

**April 2, 2024**

**Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday April 2, 2024 at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Board members Lane Williamson, Milton Covington, Tyler Harris and Dr. Matt Martin, Council Member Liaisons Jerry Rice and Craig York. Also in attendance were Barbara York, Town Clerk and three citizens Susan Brothers McKinney, Bob Handwerk, and Patrick Hickey

Planning Board Chairperson Karen Horne called the meeting to order at 6:00, noted that a quorum was present and asked for a volunteer to do the invocation. Milton Covington gave the invocation.

### **REGULAR MEETING**

#### **SPEAKERS FROM THE FLOOR**

Chairperson Karen Horne asked if there were any speakers from the floor and Susan McKinney was recognized to address the slave cemeteries that are in the town limits of Whitsett. She informed the Board that Whitsett has lost a lot of our old cemeteries to developers. She knows of one cemetery located at 708 Woodard Drive she wants on record with Whitsett's Planning Board minutes. She has also reported this cemetery to the state of North Carolina and the surrounding counties where it will be logged in. The cemetery is located next to a fence line, and she does not want any developers to destroy it by digging it up to build on. If someone wants to build on that property, that will be ok. She is just asking that no building goes on top of this cemetery.

#### **OLD BUSINESS**

##### **1. Introduction of New Planning Board Alternate**

Chairperson Karen Horne reported to the Board that Vice Chairperson Charles Sedoris has resigned from the Board and Dr. Matt Martin, who was an alternate, has agreed to be a regular member if the Board approves. Also attending the meeting was Bob Handwerk who turned in an application to be an alternate on this Board. The Town Council approved him to be on our Board at their last meeting. Also Patrick Hickey has turned in an application to also be an alternate, but the Council will need to approve this at their next meeting. Board Member Lane Williamson made a motion to approve Dr. Matt Martin as a regular member of the Planning Board. Board Member Milton Covington seconded this motion, and it was approved unanimously. Board Member Tyler Harris made a motion to accept Bob Handwerk as an alternate on the Planning Board. This motion was seconded by Board Member Dr. Matt Martin and the motion was approved unanimously.

##### **2. Adoption of January 2, 2024, Minutes**

Chairperson Horne asked if there was a motion to approve the January 2, 2024, minutes (There were no February or March meetings). The motion to accept the minutes was made by Planning Board Member Milton Covington and seconded by Board Member Dr. Matt Martin. The minutes were approved unanimously.

#### **NEW BUSINESS**

##### **1. Election of New Vice Chairperson**

Chairperson Horne asked for nominations for the open position of Vice Chairperson for the Planning Board. Board Member Tyler Harris made a motion for Lane Williamson to be the new Vice Chairperson and Board Member Milton Covington seconded. The motion was approved unanimously.

**2. Plan for Reviewing Current Ordinances**

Chairperson Karen Horne stated that at the last Council Meeting, the Council had asked Council Member Craig York to review the current ordinances. Mr. York asked that the Board choose sections of the ordinances to review and note any changes that need to be made. He asked that this be completed by the May meeting. It needs to be ready for the Council to approve and to have at the Public Hearing in June.

**3. Guilford County Planning Board Suggestion for Updating our Ordinances**

Chairperson Karen Horne explained to the Board that when subdividing land, Guilford County treats The state has classified dividing land into major subdivisions and minor subdivisions and Patrick Hickey who is subdividing part of his land on Burlington Road falls into the minor subdivision category. Our ordinances treat minor subdivisions under the same process as major subdivisions. This is why Mr. Hickey is having so much trouble getting what he needs from Guilford County so he and Shanna Summers can close on this property. We can put the change in the ordinance on the agenda for next week’s Town Council meeting to hopefully approve and then it will be ready for the Public Hearing. Mr. Hickey explained what he was being told by Guilford County about why this simple process takes so long because the ordinance must go to Planning Board then Town Council and Public Hearing and then to Environmental in Guilford County. Mr. Hickey said we needed to have administrative approval. Mrs. Horne will reach out to our attorney to see if he can do anything to expedite this administrative approval to minor subdivisions to the Town Council without having to come back to the Planning Board first.

**4. New Topics from Planning Board Members to Focus on in 2024**

Council Member Tyler Harris asked for an update on the progress at Hudson Way. Mrs. Horne reported that they have laid about 400 feet of sewer line. There is a lot of rock that they are having to blast. They say they are at about 20% on laying piping. We are now getting weekly progress notes.

**ADJOURNMENT**

With no further business to discuss, Planning Board member Milton Covington made a motion to adjourn. Tyler Harris seconded the motion and it was passed unanimously. The meeting adjourned at approximately 6:05 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, May 7, 2024 at 6:00p.m. at the Whitsett Town Hall.

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Chairman Karen Horne

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Vice Chair Person Lane Williamson