

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

### **SPECIAL MEETING**

**March 17, 2010**

**Whitsett Town Hall**

A special meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, March 17, 2010 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board members Patrick Hickey and Ella Efird Council member liaison Jerry Rice. Absent: Board alternate Homer Moser. Also present were Town Administrator/Enforcement Officer Gary Deal, Council member Lee Greeson, and Rock Creek Record reporter Jamie Kennedy.

Planning Board Chairman Bob Maccia called the meeting to order, noting that a quorum was present. Council member liaison Jerry Rice offered the invocation.

### **OLD BUSINESS**

#### **1. Discuss Addition to Permitted-Use Schedule and Develop Proposed Conditions for Sale of Utility Buildings and Carports**

Board Chairman Bob Maccia explained that this special meeting had been called as a direct result of actions taken at the March 9 Town Council meeting on the issue of allowing the retail sale of utility buildings and carports on highway business (HB) zoned property within the Town limits. During the March 9 monthly meeting, Council members voted to accept the Planning Board's recommendation to add the sale of utility buildings and carports to the Town's permitted-use schedule and to schedule a special hearing on April 13 for public comment and Council final vote.

The public hearing was set to accommodate a specific case, whereby an area resident, Denny Stroud, had leased land at the corner of highways 61 and 70 from Huffman Oil and had embarked on operating a business to sell utility buildings and carports unaware that this type business was currently not allowed in Town according to ordinance. The Town Council agreed to step up the ordinance amendment and hearing process to protect Stroud's investments, contingent on, however, the Planning Board's ability to develop specific conditions and terms that Stroud must comply with.

Having a “D” designation in the permitted-use schedule means this retail trade of selling utility buildings would be subject to additional development standards, and their creation is the sole purpose of this meeting. These standards would also apply Town-wide for anyone in the future wanting to open a retail business of this sort on HB-zoned property.

Most of the discussion focused on setback distance for the structures, which dealt primarily with the concern of visibility for public safety. A stipulation that any unit(s) be situated a minimum of 50 feet from the center line of adjacent highway(s) was settled upon by a majority of three-to-one Board members. Other aspects included in the detailed standards pertained to hours of operation, sales restrictions, and privilege license.

A motion was made by Board Vice Chairman Joe Wheeler to recommend the proposed requirements and restrictions in the attached ordinance amendment to the Town Council; motion seconded by Board member Ella Efird. Motion carried by a three-to-one vote.

## **ADJOURNMENT**

With no further business before the Board, Planning Board Chairman Bob Maccia invited a motion to adjourn. Motion made by Board member Ella Efird to adjourn; motion seconded by Board Vice Chairman Joe Wheeler. By unanimous vote, the March 17 special meeting was adjourned at 8:05 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, April 7 at the Town Hall.

/s/

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Jo Hesson, Town Clerk

/s/

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Bob Maccia, Planning Board Chairman

**APPROVED:** July 7, 2010