

MINUTES OF THE WHITSETT TOWN COUNCIL
July 12, 2011
Whitsett Town Hall Building

PUBLIC HEARING

A continued public hearing was held at 7:00 p.m., Tuesday, July 12, 2011, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Andy Brown, Council members Cindy Wheeler and Lee Greeson. Absent was Council member Jerry Rice.

Also present were Town Administrator Gary Deal, Planning Board Chairman Bob Maccia, an officer from the District II Sheriff's Office, two members of the media, and nine area residents.

Mayor Fennell called the June meeting to order at 7:00 p.m.; and asked all present to observe a moment of silence.

Mayor Fennell explained that the June public hearing had been continued to July due to the tabled issue of canopies over structures. Following last month's public hearing where the Planning Board presented and recommended additions to the town's development ordinance to address outdoor canopies, Council members, during their regular meeting, determined that additional work was needed on the matter—primarily to define the term "canopy."

The Planning Board, therefore, at its July meeting went to work again on areas in the development ordinances where "canopies" should be referenced. Mayor Fennell invited Planning Board Chairman Bob Maccia to the floor to present recommendations.

1. Proposed Development Ordinance Amendment on Canopy Structures

Planning Board Chairman Maccia stated that the Board maintained its original recommendation of Council adopting Guilford County's setback requirements for canopies, which reads "gas station and convenience store pump canopies may be located in the street setback provided that no equipment or part of a canopy is located closer than fifteen (15) feet to a street right-of-way line."

The Planning Board, however, now expanded its proposal to include a definition of "canopy" to Article II and modifications to the permitted-use schedule and to the dimensional chart in Article IV.

Board Chairman Maccia presented a definition determined by Board members to best fit potential applications in town. It reads “a free-standing roof structure without side walls which may or may not be attached to the roof of an adjacent building and which shall include, but shall not be limited to, canopies over gas station pumps or canopies at convenience stores.”

Next, Chairman Maccia proposed that “canopies” be added to the Permitted Use Schedule under accessory uses and structures, and that canopies be solely restricted to highway business (HB) zones. On the setbacks chart, the Board proposed to clarify the 4-10.1 chart title by adding the words “for principal building” and in the chart body include a reference to canopies, much like that for accessory buildings.

Following these recommendations, brief discussion took place concerning the project that sparked the need to amend the town development ordinance, which was engineering proposals having been submitted to the town to install gas pump islands with canopies at the Mini-Mart on the corner of highways 61 and 70.

Town Administrator Gary Deal reminded Council members that the purpose of modifying the town ordinance is not to accommodate this particular gas sales project. Rather, the standpoint here is to allow and regulate any business in town wanting to erect canopies.

Discussion subsided, and Mayor Fennell asked for any further comments about the Planning Board recommendations either from the public or from Council members; none offered.

ADJOURNMENT

Mayor Fennell asked for a motion to adjourn the public hearing. Motion made by Council member Cindy Wheeler to adjourn the public hearing; motion seconded by Council member Lee Greeson. Motion carried by unanimous vote of those present, and the July 12 public hearing was adjourned at 7:05 p.m. to proceed with the regular Council meeting at which final action would be taken.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: August 9, 2011