

TOWN OF WHITSETT

ECONOMIC DEVELOPMENT PLAN

OVERVIEW

The purpose of this document is to set forth a plan to insure the controlled growth both economically and physically. This plan primarily addresses the inception of a business district from the Town's eastern municipal limit to the intersection of highway 100 and highway 70. It also addresses the area across from the TA truck stop. It sets forth the Town's policy for overall development and growth.

DEVELOPMENT OF CENTRAL BUSINESS DISTRICT

Per the Town Council and the current Land Use Map, the highway 70 corridor between the Town's eastern boundary and the intersection of highway 100 will only be rezoned to NB, neighborhood business. A description of NB from the Whitsett Zoning Ordinance section 4-2.3 B can be found as appendix 1 to this document. It is designated as the Town's primary central business district as it is centered on the intersection of Highway 70 and Highway 61. The highway 70 corridor between the highway 100 intersection and the western municipal limits will only be rezoned to HB, Highway Business. A description of HB from the Whitsett Zoning Ordinance section 4-2.3 C can be found as appendix 1 to this document. The complete Permitted Use Schedule for both NB and HB can be found as appendix 2. The Town will be contracting for a sewer line along the entire proposed NB Zoning District this, along with a water line extension from Coleman Rd, along

Highway 61, to Town Hall to service residential customers and primarily the Whitsett Fire Department. This will represent an investment of approximately \$1,450,000. Municipal water is currently available. The primary purpose of this sewer project is to establish a heretofore nonexistent business district. This District will be regulated by the existing Whitsett Architectural Guidelines, plus pertinent text amendments as they are added. The concept will be wide sidewalk to the front with parking to the rear. Business below with residences above will be highly recommended. As there is plans for a 70 unit active senior adult community on the eastern edge of the municipality, walkability is a necessity. Adequate accessibility to rear parking is a necessity.

DEVELOPMENT OF HIGHWAY BUSINESS ZONE

The Town's plans for a Highway Business zone extends from the intersection of Highway 100 to the western municipal limits. There is also a portion of undeveloped land bordering I 40/85 and across from the existing TA Truckstop (Burlington) that can be zoned HB per Land Use Map. There is currently two major and two minor businesses on Highway 70 that are currently zoned HB. The disadvantage to this section is the lack of water and sewer. The other property that has HB potential is adjacent I 85/40 and has had interest shown for a motel/retail/restaurant complex. While this is not in our desired area, it is far enough away from the historic district to be feasible. Water and sewer, however, would have to be negotiated with Burlington. The development of an HB district is not necessarily a priority, while the development of a vibrant NB district is paramount to our growth.

OVERALL GROWTH PLAN FOR THE TOWN OF WHITSETT

The Town of Whitsett has always had a commitment to the following as it pertains to growth.

1. The Town is committed to very low density zoning. One exception has been made with the rezoning of a 23.5 acre tract to CU-RM12 to accommodate a 70+ unit Active Senior Development.
2. By our Council adopted Land Use Plan, approximately 90% of the municipal properties of Whitsett could only be rezoned to RS40.
3. The town desires to maintain a low tax rate (currently \$.15 per 100 dollar of valuation) as many of the residents are elderly and on fixed incomes.
4. Financial growth would come from normal inflation rates, the completion of the Active Senior Development, possible development of the tract on Hwy 61 at our southern municipal limit, sale of existing vacant lots and construction of single-family residences (assuming the ability to install well and septic). The bulk of the Town's financial growth would come from the establishment of the business district along the Highway 70 corridor from our eastern municipal limits to the intersection of Hwy 100.
5. As financial growth increases, it is the intention of the Town to invest surplus funds into increasing services such as parks and recreation and any other benefits to our residents.

BASIC FACTS PERTAINING TO THE TOWN

The Town of Whitsett was incorporated in 1991. The Town has approx. 610 residents. The governance is by a Council of 5 elected officials. (It

should be noted that one of the Council members had been on Council since the incorporation of the Town.) The mayor is elected by the council as is the mayor pro tem. The Town finance officer is a member of the council. The Town is managed by a town administrator and a town clerk. The Town works off of a yearly budget on a fiscal year basis. The Town's finances are audited yearly by a firm specializing in municipalities. The Town has no debt and has consistently operated under budget. The Town has significant reserves and investments. The Town's long term goal is to maintain a rural standard of living, maintain a low tax rate, grow at a steady, controlled rate and be fiscally conservative, and to govern to the benefit of the majority.