

MINUTES OF THE WHITSETT PLANNING BOARD
November 8, 2017
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Wednesday, November 8, 2017 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board Vice Chairwoman Ella Efird, Board members Joe Wheeler, Craig York, and Tyler Harris, Board alternate Ken Jacobs and Council Member liaison Jerry Rice. Also in attendance from the Town was Council Member Cindy Wheeler, as well as two area residents.

Land developer Paul Milam and wife Virginia were present for introductions and to deliver a presentation on his proposal to develop 24.5 acres at the east edge of Town for an active senior adult neighborhood.

Planning Board Chairman Bob Maccia called the meeting to order, noted that a quorum was present, and asked Council Member liaison Rice to offer the invocation.

OLD BUSINESS

1. Adoption of Minutes

Planning Board Chairman Bob Maccia asked for any changes to the minutes from the Planning Board meeting on Tuesday, October 3, 2017. With none made, Chairman Maccia asked for a motion to adopt the minutes; and Board member Joe Wheeler made a motion to approve the minutes as written. Vice Chairwoman Ella Efird seconded the motion; and adoption of the October minutes carried by unanimous vote.

NEW BUSINESS

1. Introduction of Land Developer Paul Milam

At this point, the meeting deviated from its agenda format to afford adequate prime time to Paul Milam for his presentation. (Prior to tonight's meeting and events, Board members were sent a brief profile of Mr. Milam as background.)

Mr. Milam opened by giving an overview of his career that has spanned 40 years in the real estate industry, including housing development, as well as sales and marketing. For reference, Mr. Milam cited several premier communities in Summerfield and Oak Ridge built and marketed during 2000-2008.

In 2008, when the real estate market took a hit, Mr. Milam, based on family experiences and friendly counsel, became interested in redirecting his focus for development to target active adults and seniors for whom there is such a housing shortage. Ultimately, Mr. Milam founded Realty 55 Partners to assist seniors who are downsizing and transitioning to a low-maintenance lifestyle.

In this respect, Mr. Milam proudly holds three designations; that of Certified Senior Advisor, Certified Aging in Place Specialist, and Senior Real Estate Specialist. Milam is passionate about his customers, offering them lifestyles that fit their needs, and the opportunity to reconnect with family and friends.

Much of the project's discussions were consumed by questions and concerns from the public, and Town Administrator Ken Jacobs reminded that the intent of Mr. Milam's presence was primarily to enlighten the Planning Board on the plans of Realty 55 Partners for the Burlington Road tract so that the Planning Board could do its job in formulating conditional-zoning requirements for the project.

Mr. Milam provided copies of the site concept plan to those in attendance, and summarized the community of 66 dwellings being built on slabs with brick and hardi board, an irrigation system for uniform good looks throughout, sidewalks for safe walking paths, green space with attractive landscaping, and private roadways built to state specifications.

At one time, plans included a clubhouse; but that was soon scratched, not only from an HOA cost-effective aspect, but, to enhance the more preferred amenity among senior adult communities of walkability through the neighborhood.

Town Administrator Jacobs and Mr. Milam reviewed the steps for sewer capacity to come to Whitsett granted by the City of Burlington, not only for this adult and senior community, but for the designated business corridor along U.S. Hwy 70 as well. Discussions will continue at future Planning Board meetings.

The remainder of the agenda items will be postponed until a special meeting can be called or until the next regularly scheduled Board meeting.

ADJOURNMENT

With no further business before the Board, Chairman Bob Maccia invited a motion to adjourn the meeting. Motion made by Board member Craig York to adjourn; motion seconded by Board member Tyler Harris. By unanimous vote, the November 8, 2017 meeting was adjourned at approximately 7:03 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday, December 5, 2017 at the Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Bob Maccia, Planning Board Chairman

APPROVED: December 5, 2017