

MINUTES OF THE WHITSETT PLANNING BOARD
November 9, 2017
Whitsett Town Hall

As follow-up to last night's meeting of the Whitsett Planning Board, a continuation meeting of those who could attend was held at 12:00 noon on Thursday, November 9, 2017 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board Vice Chairwoman Ella Efird, Board alternate Ken Jacobs, and Council Member liaison Jerry Rice.

Planning Board Chairman Bob Maccia called the meeting to order, and asked Council Member liaison Rice to offer the invocation. Chairman Maccia then seated Board alternate Ken Jacobs to serve as Board member, and noted that a quorum was present.

OLD BUSINESS (continued)

1. Proposed Uses for Light-Industrial (LI) Zoning

Since LI zoning would be new to Town ordinances, those present felt it best to table this item until the next scheduled meeting involving the full Board.

2. Conditional Zoning Restrictions for Prospective Development

After last night's presentation by land developer Paul Milam and the ensuing abundance of comments from the public in attendance, there was not sufficient time for the Board to engage in discussions on this agenda item. Hence, today's meeting was called to at least start dialogue towards zoning conditions.

Board member Ken Jacobs commented one of the issues raised last night—that of barriers between abutting properties—should certainly be a consideration. Proper buffering between residential and nonresidential (i.e. AG) would be a legitimate concern.

Another condition would be, obviously, density. Jacobs suggested that when Paul Milam submits his final plat and the Board approves it, then the density would be determined and would become one of the conditions. Jacobs added that he would also like to see a spec sheet as to architectural standards and other technical characteristics, e.g., sidewalks, landscaping, lighting, for preserving the aesthetic longevity of the community.

Finally, the next steps for the Town to carry out relates to sewer access. First, to obtain Burlington's approval to go into Gibsonville; then to get Gibsonville's approval to go into Gibsonville; and, then to seek financing for the system's construction.

3. Any Other Old Business

Board Chairman Maccia asked for any other old business; and there was none.

ADJOURNMENT

With no further business to conduct, Board Chairman Bob Maccia thanked everyone for their time, and invited a motion to adjourn the meeting. Motion made by Board Vice Chairwoman Ella Efird to adjourn; motion seconded by Board member Ken Jacobs. By unanimous quorum vote, the November 9, 2017 meeting was adjourned at approximately 12:22 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