

MINUTES OF THE WHITSETT PLANNING BOARD
September 4, 2018
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, September 4, 2018 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board members Joe Wheeler and Tyler Harris and Board alternate Ken Jacobs. Absent were Board members Ella Efird and Craig York and Council Member liaison Jerry Rice.

Planning Board Chairman Bob Maccia called the meeting to order at 6:00, seated Board alternate Jacobs as voting Board member, noted that a quorum was present, and asked Jacobs to offer the invocation.

The meeting's order, at this point, would be adjusted from its standard format to accommodate a request by Board member Joe Wheeler; and Old Business and New Business would be inverted.

NEW BUSINESS

1. Review of Preliminary Plat for Proposed Development on Burlington Road

Before the Board was a preliminary plat submitted by developer Paul Milam that depicted plans for the layout of the proposed active-seniors community of 68 units located on 24.5 acres at the Town's easternmost boundary. Town Administrator/Board member Ken Jacobs would soon be meeting with county staffers with site-plan expertise for their initial reactions to plat conformance with Town and county ordinances and planning requirements. If the county rendered favorable opinions, at this point, the plat would be recommended to Council for placement on a public hearing docket in conjunction with the rezoning application and other supportive documentation.

Following the Board's discussions and scrutiny of the plans, Board Chairman Maccia asked for a motion to accept the preliminary plat as presented, contingent on any modifications required as a result of county review. A motion was made by Board member Tyler Harris to recommend the proposed plat to the Town Council; motion seconded by Board member Joe Wheeler. The motion carried by unanimous vote of members present.

2. Town's Real Estate Acquisition of 1.02 Acreage

Chairman Maccia looked to Town Administrator Jacobs to open discussion on this subject, who introduced the Town's proposition to purchase an acre+ that is adjacent to the town ball field. The seller, a former Whitsett resident, was asking the same price he bought the parcel for in 2007. In addition, the appraised value of the land was well over two and a half times that of the asking price, so it would prove a very attractive and logical offer for the Town to pursue, especially given the proximity to Town acreage.

Jacobs continued that with the recent \$25,000 small town grant awarded by the General Assembly to the Town, and Parks and Recreation matching grant funds that the Town may be eligible for, the Town could possibly apply over \$80,000 towards parks and recreational initiatives, including improving current facilities and adding new activities on the adjoining land purchase. Jacobs would like to canvass townsfolk for ideas on the utility of the monies.

3. Any Other New Business

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

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, August 7, 2018. With none made, Chairman Maccia made a motion to accept the minutes as written. Seated Board member Ken Jacobs seconded the motion. Adoption of the August minutes carried by unanimous vote of those present.

Last month, Board members received in their packets proposals for new zoning designations, accompanying verbiage for the new districts, and a listing of permitted uses for each district. In addition, the Town's land-use plan approved by Council in June 2017 was also provided for reference. All documents are part of the official file for the Board's August meeting.

2. Finalize Proposed New Zoning District Designations, Descriptions, and Permitted Uses

At its August meeting, Board members voted to recommend to Council the proposed designations, descriptions, and suggested permitted uses as presented by Town Administrator Jacobs, which would become subject to legal counsel following the August meeting. The Town attorney made minor refinements to only the narrative related to the new district RM-12 (part of this file); and these changes were incorporated into the documents to Council Members prior to their August meeting.

The Board tonight now needed to be made aware of those changes, and formally vote on its recommendation to Town Council for consideration in adopting the finalized text amendments. A motion was made by seated Board member Ken Jacobs to approve the documents in their final form, and recommend adoption by Council following a later-in-the year public hearing. The motion was seconded by Board Chairman Maccia; and the motion passed by unanimous vote of those present.

3. Finalize Designation of NB and HB Zoning Districts for Land-Use Plan

Again, at its August meeting, the Board recommended a major re-designation of the current HB zoning along U.S. 70 to Neighborhood Business (NB). The Board's rationale would be that NB rather than HB was more in keeping with "small town" flavor and more suited to Whitsett.

After, however, August's Council review of the land use map, primarily the business corridor, and the acceptance of public comment concerning US 70, it was determined to readjust NB and HB designations. A more appropriate tack would be to establish NB zoning starting from the eastern edge of Town along US 70 to where NC 100 intersects with US 70, which would encourage small businesses, e.g., hair and beauty salons, florist shops, accounting or law firms, etc. The balance of US 70 to its westernmost point could remain HB zoning, which already has existing commercial businesses, i.e., Hardwoods Ltd, Brightwood Eye Center, Compass Self-Storage.

These readjustments would now be finalized by the Board, would be recommended to Council, and would be the subject of a public hearing at a later date to be determined. Board member Tyler Harris made a motion to this effect; Board Chairman Maccia seconded the motion. Motion carried by unanimous vote of those present.

4. Any Other Old Business

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

ADJOURNMENT

With no further business before the Board, Chairman Bob Maccia made a motion to adjourn; motion seconded by seated Board member Ken Jacobs. By unanimous vote of members present, the September 4, 2018 meeting was adjourned at 6:54 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday October 2, 2018 at the Town Hall. [Subsequent to the September meeting, the October and November Board meetings were cancelled, making the next Planning Board meeting scheduled for Tuesday, December 4.]

/s/

Jo Hesson, Town Clerk

/s/

Bob Maccia, Planning Board Chairman

APPROVED: December 4, 2018