

**MINUTES OF THE WHITSETT PLANNING BOARD**  
**February 5, 2019**  
**Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, February 5, 2019 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Vice Chairman Tyler Harris, Board member Craig York and Board alternate Ken Jacobs. Absent were Board members Ella Efirid and Joe Wheeler and Council Member liaison Jerry Rice.

Planning Board Chairman Bob Maccia called the meeting to order at 6:00, noted that a quorum was present, seated Board alternate Ken Jacobs as Board member, and asked Jacobs 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, December 4, 2018. With none made, Chairman Maccia asked for a motion to accept the minutes. A motion was made by Board member Craig York to adopt the minutes as written; motion seconded by Board member Ken Jacobs. Adoption of the December minutes carried by unanimous vote of those present.

**2. Any Other Old Business**

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

**NEW BUSINESS**

**1. Review Article XII Commercial Architectural Standards**

Before embarking on Article XII, Town Administrator Jacobs gave a recap of the December 18 public hearing with an opinion that, considering the rounds of redos on the topics, primarily by the Planning Board, he had never participated in or witnessed a public hearing that procedurally went so well.

The hearing brought good discussion, good questions, and good feedback to the satisfaction of the public, with virtually little to no dissension. Jacobs felt that the Town now had in place excellent guidelines, i.e., Land Use Plan, zoning districts, etc., with a vision towards controlled future development, while also protecting the Town.

There is always more to improve on, though, and a case in point would be for the Planning Board to readdress and revise as necessary the Town's commercial architectural standards in Article XII. Initially, Jacobs thought the ordinance did not apply to Neighborhood Business (NB), newly designated on the adopted Land Use Plan; but it does include NB; yet, there is no great urgency for review.

The ordinance needs a revisit before too long, however, in anticipation of potential commercial development, mainly along the US Highway 70 corridor; a small stretch on NC Highway 61 south would also be affected. Jacobs directed the Board's attention to the Town website, where he requested members to start review of Article XII, with future Board meetings slated for ordinance discussion one, or two, or three sections at a time.

## **2. Discuss Parks and Recreation Projects for Town Hall Grounds**

Town Administrator Jacobs reported that the town-wide mailing to residents with a survey for suggestions relative to parks and recreation projects at Town Hall would soon be going out, with an invitation to attend a meeting in March for further input. Jacobs handed out a schematic produced by GTCC showing the initial layout of improvements and additions, based on earlier discussions with GTCC staff. Plans were that most areas and activity stations would lend themselves to ADA accessibility. Both community involvement and the ADA aspects are big point getters in the grant process, and should increase chances of the Town being awarded a grant.

The GTCC diagram immediately sparked interest, questions, ideas, and quality exchanges from all those present. Board member Craig York offered counsel from a fellow professional who penned parts of the Americans with Disabilities Act when she had attended Virginia Tech. Her assessment as to how well ADA requirements were met on plans would be welcomed.

Vice Chair Tyler Harris, being an Eagle Scout, said he could tap local troop members for labor on proposed structures, while also earning their scout credits. Jacobs mentioned that a connection had already been made with the BSA Old North State Council; but, any and all scout resources are appreciated.

Kudos to the Board members for their offers and contributions; and they were encouraged to keep them pouring. The original GTCC rendering would be made final, to incorporate the ideas by Town residents and by Board members alike, in order for the grant application to be submitted to the state by the April 1 deadline.

**3. Election of Board Chair and Board Vice Chair for 2019**

Chairman Maccia asked those present of their interest in serving as Board Chair. Board member Craig York and current Vice Chair Tyler Harris both stated that they still had present obligations with community and professional organizations that precluded them from taking on additional responsibilities at this time, but things may change by next year.

Given that, Board member Ken Jacobs made a motion to retain current officers of Chair Bob Maccia and Vice Chair Tyler Harris until 2020. Motion seconded by Board member Craig York, and the motion carried by favorable quorum vote.

**4. Recommendation to Council of 2019 Planning Board Roster**

At the beginning of each calendar year, the Town Council formally appoints or reappoints Planning Board members and alternates to serve for an annual term. The 2019 roster of those making up the Planning Board was distributed to the Board and will be provided to Council members for next week’s approval.

**5. Any Other New Business**

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

**ADJOURNMENT**

With no further business before the Board, Chairman Bob Maccia invited a motion to adjourn the meeting. Board member Ken Jacobs made the motion to adjourn; motion seconded by Board member Craig York. By unanimous vote of those present, the February 5, 2019 meeting was adjourned at approximately 6:55 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday, March 5, 2019 at the Town Hall.

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Jo Hesson, Town Clerk

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Bob Maccia, Planning Board Chairman

**APPROVED:** August 6, 2019