

MINUTES OF THE WHITSETT PLANNING BOARD
September 3, 2019
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, September 3, 2019 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Vice Chairman Tyler Harris, Board members Joe Wheeler, Craig York, and Board alternate Ken Jacobs, and Council Member Cindy Wheeler. Absent were Board member Ella Efirid and Council Member liaison Jerry Rice.

Planning Board Chairman Bob Maccia called the meeting to order at 6:04, noted that a quorum was present, and then seated Board alternate Ken Jacobs as Board member to make a full five-member Board. Chairman Maccia asked Ken 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, August 6, 2019. 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 Vice Chairman Tyler Harris. Adoption of the August minutes carried by unanimous vote.

2. Continue Discussion on Walking Track

Current plans for the [formerly Aderhold] one-acre parcel purchased by the Town are to clear and grade the lot, leaving mature trees intact; and, then first, construct a natural, meandering walking track. Clearing is expected to begin in about two weeks--earlier than first thought. Other features, such as exercise stations and welcoming park benches may be added along its path as funds allow.

Because of the proximity of the lot being adjacent to Joe and Cindy Wheeler's property, a three-way discussion between the Wheelers and Board member/Town Administrator Ken Jacobs on particulars of the project took place. Items covered included property markers and fencing composition, style, and placement.

3. Any Other Old Business

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

NEW BUSINESS

1. Impact of US 70 Widening on Town's Neighborhood Business (NB) District

With respect to the anticipated widening of US 70, it would be prudent for the Planning Board to revisit the Town's Article XII on commercial architectural standards to protect the NB corridor along US 70 between NC highways 61 and 100 from unsightly structures or the use of non-preferred building supply materials, e.g., metal facades or sides.

The re-review would help develop a conceptual design of the Town's vision for its NB district, which would accompany other supportive documents to be submitted to the Burlington-Graham Metropolitan Planning Organization (BGMPO) in protest of US 70 widening.

2. Begin Outline for Whitsett Economic Development Plan

Board member/Town Administrator Jacobs explained that he was in the process of drafting up an Economic Development Plan specifically for defending the Town's position in opposition to the initial NCDOT proposals for the widening of US 70, as outlined in the minutes from the US 70 Feasibility Study Kick-off meeting. Even though numerous proposals for the project were in their infancy, the Town felt it should go on record at the outset, illustrating how current plans would have a crippling impact on the Town's designated business district along the US 70 corridor. This Plan and several other auxiliary documents would be proposed to the Board for substantiating a strong case.

The Planning Board scheduled a special meeting on September 17 solely for a comprehensive review of two documents: (1) the Economic Development Plan, and (2) a Long-Range Strategic Plan, which Board member Craig York borrowed from another municipality and modified to conform to Whitsett.

The meeting culminated in a Board vote to recommend to Council that both Plans be accepted by resolution and submitted to Wannetta Mallette who heads up the BGMPO based in Burlington and who has proven a strong track record as prime advocate for the Town on highway matters. The total package to BGMPO would include the following: (1) Economic Development Plan, (2) Strategic Plan, (3) Neighborhood Business vs. Highway Business, (4) Permitted Use Schedule, and (5) Article XII Commercial Architectural Standards.

3. Introduce Subject of Hazard Mitigation Plan – FEMA eligibility

Jacobs announced that Guilford County’s current hazard mitigation plan is in the process of being updated, which occurs once every five years. In addition to the county and each municipality adding features and aspects relevant to each entity to the plan, a prime objective of the update is to maintain county and municipal eligibility for FEMA funds in the course of natural disasters.

4. 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 Maccia invited a motion to adjourn the meeting. Board Vice Chairman Tyler Harris made the motion to adjourn; motion seconded by Board member Joe Wheeler. By unanimous vote, the September 3, 2019 meeting was adjourned at approximately 6:58 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday, October 1, 2019 at the Town Hall. [Subsequent to the September meeting, the October, November, and December Board meetings were cancelled, making the next Planning Board meeting scheduled for Tuesday, January 7, 2020.]

/s/

/s/

Jo Hesson, Town Clerk

Bob Maccia, Planning Board Chairman

APPROVED: January 7, 2020