

MINUTES OF THE WHITSETT PLANNING BOARD
March 3, 2020
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, March 3, 2020 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board Vice Chairman Tyler Harris, Board members Joe Wheeler, Craig York, Board alternate Ken Jacobs, 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, and then seated Board alternate Ken Jacobs as Board member to make a full five-member Board. Chairman Maccia asked Council Member liaison Jerry 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 held on Tuesday, January 7, 2020. 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 January minutes carried by unanimous vote.

2. Proposed Rezoning of 900 Penn-Lo Drive from RS-40 to HB

Following cancellation of the February Planning Board meeting, resident Gloria Mitchell applied for rezoning her property of 2.2 acres at 900 Penn-Lo Drive from Residential (RS-40) to Highway Business (HB). Even though Mitchell's original inquiry about the rezoning had been initiated over two years ago, and had been discussed at various earlier Board meetings. she was now anxious to have the HB zoning effected in order to operate a real estate business with an expanded parking lot.

This timeline did not allow a formal Board meeting to be held; yet, at earlier meetings, members had been made aware that this rezoning request may be forthcoming. In an effort to accommodate the request, Board members were polled via telephone for any objection to the proposed rezoning. All favored moving forward.

The legal issue, however, of a public meeting for the Planning Board to make a motion and vote on a recommendation to Council with respect to the proposed rezoning remained open. The March Board meeting met and satisfied that requirement.

A motion was made by Board member Ken Jacobs to recommend to Council Members that the rezoning be approved; motion seconded by Board member Craig York. The motion carried by unanimous vote, and at next week's public hearing and regular Council meeting, the formal recommendation would be announced and documented for the record.

3. Ordinance for Existing Mature Tree-line Preservation

Discussion continued on an ordinance on the preservation of mature tree lines, which still remains in its infancy, and is still producing more questions than answers. Town Administrator/Board member Ken Jacobs explained that he had contacted Guilford County planner Paul Lowe for his input or direction on the matter. Even though, Lowe had no experience with the matter, he suggested tapping the NC Division of Forestry instructional pamphlet that dealt with the subject. This resource may serve as the basis in attempting to create a new Town ordinance for protecting tree lines.

This ordinance would allow the Town to enforce protection of mature tree lines for the active senior community to be developed by Keystone Group at the east edge of Town, as well as encourage residents to work out neighbor to neighbor any modifications or removals planned for shared or close by buffered lines.

4. Any Other Old Business

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

NEW BUSINESS

1. Review Ball Field Agreement – Towns of Gibsonville and Whitsett

Town Administrator Ken Jacobs distributed a concurrent agreement between Gibsonville Parks and Recreation Department and the Town for Gibsonville's use and management of the Whitsett ball field. This arrangement should prove a win-win experience for both towns.

2. 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 member Craig York made the motion to adjourn; motion seconded by Board Vice Chairman Tyler Harris. By unanimous vote, the March 3 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, April 7, 2020 at the Town Hall. [Subsequent to the March meeting, the April, May, June, July, and August Board meetings were cancelled due to the worldwide public health emergency, making the next Planning Board meeting scheduled for Tuesday, September 1, 2020.]

/s/

Jo Hesson, Town Clerk

/s/

Bob Maccia, Planning Board Chairman

APPROVED: September 1, 2020