

MINUTES OF THE WHITSETT PLANNING BOARD
February 7, 2017
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 7:00 p.m. on Tuesday, February 7, 2017 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board Vice Chairwoman Ella Efird, Board member Joe Wheeler, and Council Member liaison Jerry Rice. Also present was Town Administrator Ken Jacobs. Absent was Board member Craig York.

Planning Board Chairman Bob Maccia called the meeting to order at 6:06 p.m. (to allow for possible late arrival), noted that a quorum was present, and 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 on Tuesday, October 4, 2016. With none made, Chairman Maccia asked for a motion to approve the minutes as written. Board member Joe Wheeler made a motion to accept the minutes as written; motion seconded by Board Vice Chairwoman Ella Efird. Adoption of the October minutes carried by unanimous vote of Board members present.

2. Election of Officers for 2017

Board Chairman Maccia, opened the floor to accept nominations for Chair and Vice Chair for the current calendar year, and asked for volunteers to serve. Hearing no offers of interest, Chairman Maccia agreed to once again serve as Chair, largely due to the vowed allegiance and assistance offered the Board by Town Administrator Ken Jacobs. Motion made by Board member Joe Wheeler for Bob Maccia to continue as Board Chairman; motion seconded by Board Vice Chairwoman Ella Efird. By unanimous vote of those present, Maccia will remain Planning Board Chairman for 2017.

Chairman Maccia moved on to nominations for Vice Chair. In the absence of Board member Craig York who could not be considered for the office and with Board member Joe Wheeler declining the office, Board Vice Chairwoman Ella Efird agreed to serve as Vice Chair another year. A motion for the record was made by Board member Joe Wheeler to this effect; motion seconded by Board Chairman Maccia. A unanimous vote of those present concluded the elections for 2017 officers.

The terms of Chairman Maccia and Vice Chairwoman Efird, which expired at the end of 2016, were also extended for another 3-year staggered term to 2019. [Other Board member terms will expire in 2017.] The results of Board elections and the terms for Board members will be added to the 2017 roster for presentation to Council at its February meeting with official appointments declared.

3. Distribute Modified Article VI on Subdivisions Proposed by Guilford County

Chairman Maccia invited Town Administrator Jacobs to preside over the meeting for this subject, who explained that since the urgency to update Whitsett's Article VI on subdivisions began in the summer of 2016, numerous versions attempting to align Town procedures with those of the county had been developed prior to the document distributed this evening. The immediacy of required revisions to Article VI was prompted by a request to subdivide a parcel in Dow Acres.

[For full background and rationale, see the minutes from the October 4, 2016 Planning Board meeting.]

The last time that the county was sent, for review, one of several drafts on behalf of the Town was in late December; and the county had requested a meeting with the Town Administrator and Town Clerk to present their recommendations for modifications, some of which were introduced and driven by recent state legislation. The county met with the Town on January 26 for a couple hours; and the document in hand is that product presented by the county. The red-highlighted excerpts, which appeared on just about every page of the 21-page document, were their proposed modifications.

Board members leafed through the document, and concluding it to be much to absorb during a meeting, preferred to take home the document to study. At the March meeting, discussions will continue; and between then and May, the Board will finalize its recommendations for presentation to Council by May, so that when the June public hearing is set, a proposed Article VI can be placed on the docket for considered adoption.

NEW BUSINESS

1. Discuss Use of Protection Ordinance for Development Projects

Again, Town Administrator Jacobs presiding, explained that with the prospect of the development of a 24.5-acre tract at the farthest east end of Town, he had consulted the county on ways to control such development and protect the Town. The project being proposed by a Greensboro-based real estate broker/developer who specializes in active adult communities for seniors 55+ would comprise 66 units, or 33 double dwellings.

With a project of this sort comes many contingencies concerning zoning and provision of services. Public water is currently available at the site, which the Town purchases from the City of Burlington. As a regional supplier of both water and sewer, Burlington would again need to be approached by the Town—this time for sewer capacity services.

Here is where control and protection come to play, for the Town's biggest concern would be opening up Pandora's Box. In this regard, the county had shared a sample ordinance used by Pleasant Garden for development standards for individual uses, e.g., retirement community. After several reviews of the document, however, it was still unclear how to apply and be bound by the regulations. Town Administrator Jacobs would be requesting a meeting with county planners for clarity on the ordinance, as well as Pleasant Garden, on its successfulness.

In addition, during the January meeting with the county, the Town was also informed that control and protection could possibly be best achieved by the availability of services; that is, designate a specific geographic area where services would be allowed. Although, this seemed a strong, viable means that the Town could consider, this method would need to be discussed in depth with county planners to understand the mechanics involved and any legal implications that may be encountered.

2. Any Other New Business

Board Chairman Maccia asked for any other new business; and the Board was asked about permanently changing the meeting time to 6:00 p.m. A motion was made by Board member Joe Wheeler to start future Board meetings at 6:00 p.m.; motion seconded by Board Vice Chairwoman Ella Efird. The motion carried by unanimous vote of those present.

The Planning Board charter will be modified to reflect this new start time.

ADJOURNMENT

With no further business before the Board, Planning Board Chairman Maccia made a motion to adjourn; motion seconded by Board Vice Chairwoman Ella Efird. By unanimous vote of Board members present, the February 7, 2017 meeting was adjourned at approximately 7:47 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday, March 7, 2017 at the Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Bob Maccia, Planning Board Chairman

APPROVED: March 7, 2017