

MINUTES OF THE WHITSETT PLANNING BOARD
June 6, 2017
Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, June 6, 2017 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board Vice Chairwoman Ella Efird, Town Administrator Ken Jacobs, and Town Clerk Jo Hesson. Absent were Board members Joe Wheeler and Craig York and Council Member liaison Jerry Rice.

Planning Board Chairman Bob Maccia called the meeting to order, and offered an invocation. Noting that a quorum was not present, Board Chairman Maccia appointed the Town Clerk to serve as proxy Board Member for Board Member Craig York.

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, May 2, 2017. With none made, Chairman Maccia made a motion to approve the minutes as written. Board Vice Chairwoman Ella Efird seconded the motion; and adoption of the May minutes carried by unanimous vote of those present.

2. Update on Text Amendments to Article IX on Enforcement

Chairman Maccia complimented Town Administrator Ken Jacobs for the proposed new insertions into Article IX that established a formal process for residents to register suspected zoning violations and nuisance complaints. In conjunction with the added text amendments, a complaint form had also been designed to create a uniform, systematic [reporting] method for investigating the alleged violations and documenting findings. The form will be posted on the Town's website with copies also available at the Town Hall.

Chairman Maccia asked for any discussion on the complaint procedure; and hearing none, asked for a motion to approve the recommended additions. A motion was made by Vice Chairwoman Ella Efird to accept the amendments; motion seconded by proxy member Jo Hesson. The motion passed by a unanimous vote of those present.

The documents will be included in Council Members mailed packets and formally presented during the June 13 public hearing followed by the Town Council taking action during the regular meeting.

3. Any Other Old Business

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

NEW BUSINESS

1. Present Text Amendment to Ordinance Section on Fences

Town Administrator Jacobs distributed a proposed text amendment to the ordinance section on fences for an exception to the existing maximum seven-foot fence height requirement to allow for a fence height of eight feet in certain circumstances, which is a standard height carried by most lumberyards. No discussion was needed; and Board Vice Chairwoman Ella Efird made a motion to accept the proposed additions as presented. Motion seconded by temporary Board Member Jo Hesson; and the motion carried by a unanimous vote of those present.

The document, as well, will be included in Council Members mailed packets and formally presented during the June 13 public hearing for subsequent adoption by the Town Council.

2. Any Other New Business

Board Chairman Maccia asked for any other new business; and Town Administrator Jacobs stated that Mayor Fennell would like to see the Town-wide Land Use Plan that the Planning Board had worked on so diligently presented to Town Council for approval at next week's regular meeting. It will be so done; and, upon approval, the Town will then have an official resource on which to base all future decisions for proposed land development projects.

ADJOURNMENT

With no further business before the Board, Chairman Bob Maccia invited a motion to adjourn. Motion to adjourn was made by Board Vice Chairwoman Ella Efird; motion seconded by Jo Hesson. By unanimous vote of those present, the June 6, 2017 meeting was adjourned at approximately 6:42 p.m.

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday, August 1, 2017 at the Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Bob Maccia, Planning Board Chairman

APPROVED: August 1, 2017