

**MINUTES OF THE WHITSETT PLANNING BOARD  
August 7, 2018  
Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, August 7, 2018 at the Whitsett Town Hall. Those in attendance were Planning Board Chairman Bob Maccia, Board members Ella Efird, Joe Wheeler, and Craig York, Board alternate Ken Jacobs and Council Member liaison Jerry Rice. Absent was Board Vice Chairman Tyler Harris.

Planning Board Chairman Bob Maccia called the meeting to order at 6:00, 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, April 3, 2018. With none made, Chairman Maccia asked for a motion to adopt the minutes. Board member Craig York made a motion to accept the minutes as written; Board member Ella Efird seconded the motion. Adoption of the April minutes carried by unanimous vote.

**2. Any Other Old Business**

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

**NEW BUSINESS**

Last week, Board members received in their packets documents prepared by Town Administrator Jacobs, which included study papers and an instructional cover sheet in preparation for major discussions on the following three agenda items on zoning districts and associated permitted uses. The Town's land-use plan approved by Council in June 2017 was also provided for reference. All documents are part of the official file for this meeting.

## **1. Discussion on Designation and Draft Verbiage of New Zoning Districts**

Jacobs listed the three zoning designations up for discussion and requiring Board action: [Residential Multi-Family] RM-12, [Highway Business-Interstate] HB-I, and [Light Industrial] LI. The county's assistance and legal counsel were sought for expertise and recommendations. (Refer to the study sheet for expanded narrative on the districts.)

In brief, RM-12 would be for multi-family dwellings, such as duplexes or twin homes, at the Town's perimeter, with highway frontage, and adjoining property with similar density. Maximum density would be 12,000 square feet per unit, which would necessitate access to municipal water and sewer. HB-I would be to accommodate businesses in close proximity to the interstate; and LI would apply to small businesses fronting the interstate.

Creation of the first two districts (RM-12 and HB-I) was prompted by two land development proposals before the Town—one residential; one commercial—and would require modifications to the latest-approved land use map, followed by Council re-approval. The third LI district had been accepted earlier by virtue of the approved land-use plan. All three designations, however, needed descriptions and permitted uses to be incorporated into the zoning ordinance Article IV, with adoption by Council.

Use of RM-12, more specifically, would be pertinent to proposed development of 24.5 acres on Burlington Road at the easternmost border for a planned senior community. The property was originally depicted on the land-use plan as CU-RS-40; but, would now convert to RM-12 to accommodate the density requirement. The 13.48 acres (Wheeler property) on NC Hwy 61 across from the T&A truck stop is currently shown on the land-use map as HB, and would change to HB-I to more accurately accommodate nearby access to I-85/40.

After discussions concluded, Chairman Maccia asked for a motion to act on the zoning designations and descriptions, while also allowing Jacobs the latitude to refine the draft write-ups for presentation to Council Members next week. Board member Ella Efirid made a motion to accept the zoning documentation as presented; motion seconded by Board member Craig York. Three Board members voted for the motion; and Board member Joe Wheeler abstained from voting to avoid any probability of conflict of interest. Upon minor revision, the designations and descriptions would be presented to Council for consideration.

## **2. Discussion on Permitted Uses for New Zoning Districts**

Jacobs directed the Board's attention to suggestions of permitted uses for the new districts, with the higher priority on RM-12 and HB-I since the Board had previously accepted the county proposed uses for LI. RM-12 and HB-I being

new territory for the Town, Jacobs asserted that allowed uses for these districts should, for now, be as narrow as possible in order for the Town to maintain control on growth. As legal counsel continues to point out, however, changes can always be made later by current or future members of Town Council. As Board members could see, the limited listings of permitted uses for RM-12 and HB-I directly related to the prospective projects for Burlington Road and NC 61, respectively.

After brief Board comments, Chairman Maccia asked for a motion relative to suggestions presented. Board member Ella Efird made a motion to accept the proposed permitted uses for the districts; motion seconded by Board member Craig York. Again, Board member Joe Wheeler abstained to be safe. Motion carried by majority vote.

### **3. Comparison of NB and HB Zoning Districts**

Excerpts directly from the Town's zoning ordinance comparing Neighborhood Business (NB) and Highway Business (HB) districts were distributed to Board members for their opinions on possibly changing some of the areas along US 70 from HB to NB. Currently, the entire corridor is denoted conducive to HB.

In short, the HB district primarily caters to high-visibility commercial services along major thoroughfares for the convenience of passing motorists. Conversely, the NB district is not intended for passing motorists; but promotes locations for available services that naturally coexist with nearby residences.

Board members, as a whole, felt NB rather than HB was more in keeping with "small town" flavor and more suited to Whitsett. With that favorable nod, Chairman Maccia invited a motion of recommendation. Board member Joe Wheeler made a motion to recommend to Council an overlay re-designation along US 70 from HB to NB. Motion seconded by Board member Craig York, and the motion passed by unanimous vote.

### **4. Review Grant Plans for Ball Field and Ground**

Town Administrator Jacobs re-informed the Board of the \$25,000 NC small town grant awarded to the Town by the NC General Assembly as conveyed by NC Representative Jon Hardister, and distributed a suggested list of parks and recreational uses for the grant monies. The Town may be eligible to capitalize on this amount and more than triple the funds due to state matching grants for parks and recreational projects based on budget levels allocated by the Town for such projects in this fiscal year.

Board members reviewed the list with great anticipation of what could be in store, and gave a practical eye to fix or rehab what is already in place on Town grounds before embarking on new parks and recreational initiatives. Jacobs asked the Board to continue to give some thought to adding to the list.

**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. Motion made by Board member Joe Wheeler to adjourn; motion seconded by Board member Craig York. By unanimous vote, the August 8, 2018 meeting was adjourned at 7:02 pm,

The next meeting of the Whitsett Planning Board will be held at 6:00 p.m. on Tuesday September 4, 2018 at the Town Hall.

/s/

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Jo Hesson, Town Clerk

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Bob Maccia, Planning Board Chairman

**APPROVED:** September 4, 2018