

## **MINUTES OF THE WHITSETT PLANNING BOARD**

**April 2, 2008**

**Whitsett Town Hall**

The monthly meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, April 2, 2008 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board members Evelyn Rutkoski, Ella Efird, alternate Homer Moser, and Councilmember Jerry Rice. Absent: Patrick Hickey, Jr. and Paul Lewis. Also present was Rock Creek Record reporter Jamie Kennedy.

Planning Board Chairman Bob Maccia called the meeting to order, named those in attendance for the record, and seated Homer Moser to vote.

### **OLD BUSINESS**

#### **1. Adoption of Minutes**

Planning Board Chairman Bob Maccia asked for any changes to the minutes from the Planning Board meeting on March 5, 2008. Motion made by Board member Ella Efird to adopt the minutes from the March 5 meeting as presented; seconded by Board member Evelyn Rutkoski. Adoption of the minutes carried by unanimous vote.

#### **2. Final Revisions to Buffer Ordinance Amendment**

All Planning Board members and alternates had received in their mailed packages a copy of the draft ordinance amendment for review prior to tonight's meeting. (A copy is part of the official file.)

Chairman Maccia explained that basically the first paragraph had been revised from the last draft to include the element of "subdivisions" development and asked for any further questions or discussion. Board Vice Chairman Joe Wheeler, who had perpetuated the change, stated that he did not think that the change accurately resolved his original concern about protecting existing residential dwellings from [new] subdivisions that may comprise multi-family or densely populated residential dwellings.

Joe Wheeler again cited his previous experience of living in the City of Greensboro to justify his stance, stating that essentially a developer came in and built high-density residential quarters without regard for contiguous property owners and simply ruined the living atmosphere for the surrounding, neighboring communities.

Council member liaison Jerry Rice clearly agreed with Joe Wheeler and wholeheartedly would support a revision to the draft at hand. Board Member Evelyn Rutkoski who played the major role in the draft's development, asked for help in finding the right words and their placement within the document.

After a few rounds, the Board decided that the favorable adjustment would be to change out "subdivision" for "multi-family use" and equate it to the likes of commercial, industrial, business, P & I, so that any new mass residential development would be required to adhere to the Town's code for commercial, business, institutional in buffering its structures from any existing households within Whitsett.

A minor revision of removing the word "zone" in the title of the Article due to the fact that in 2006, the word reference had been removed was also taken into consideration and agreed upon.

With no further discussion, a motion was made by Board member Ella Efirid to accept the proposed draft amendment with the major change regarding "subdivisions" and the simple deletion of "zone" in the title; motion seconded by Board Vice Chairman Joe Wheeler. Motion carried by unanimous vote.

### **3. Discussion on Draft #4 Commercial Architectural Design Standards**

Board Chairman Bob Maccia stated that the Board members have before them draft #4 which is still open to comment, especially additional input from Greg Niles of Guilford County; but, that it is felt that the document is 90% or more considered a solid document to present to Town Council for public hearing in June.

There was brief discussion and cajole regarding the LEED influence, which is a certification about the use of "green" aspects relative to construction, etc. This is just an aside as an additional incentive to architectural design guidelines.

Board member Evelyn Rutkoski, again the chief developer of the architectural design draft documents, would like to see draft #4 presented to the Town Council as just that—draft #4—and still subject to comment and revisions at the June public hearing and beyond for further amendments.

Chairman Maccia stated once again that he felt this product to be a fine, substantial document to be instituted in Whitsett; and commended Board member Evelyn Rutkoski for her work.

Having said that, Chairman Maccia asked for a motion; Evelyn Rutkoski then reiterated that several changes had to be made, i.e., on page 6, item #2 would be removed, moving item #3 to #2; and then there may be the insertion of a photo for illustration.

All that taken into consideration, Chairman Maccia again asked for a motion to recommend draft #4 to the Town Council. A motion was made by Board member Evelyn Rutkoski to send draft #4 to Town Council for consideration; motion seconded by Board member Ella Efird. Motion carried by unanimous vote.

**4. Any Other Old Business**

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

**NEW BUSINESS**

**1. Any New Business**

Board Chairman Bob Maccia asked for any other new business to be discussed; and there was none.

**ADJOURNMENT**

With no further business before the Board, Planning Board Chairman Bob Maccia invited a motion to adjourn. Motion made by Board Vice Chairman Joe Wheeler to adjourn; motion seconded by Board member Ella Efird. By unanimous vote, the meeting was adjourned at 7:40 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, May 7, 2008 at the Town Hall.

/s/

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Jo Hesson, Town Clerk

/s/

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Bob Maccia, Planning Board Chairman

**APPROVED:** May 7, 2008