

MINUTES OF THE WHITSETT PLANNING BOARD
May 7, 2008
Whitsett Town Hall

The monthly meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, May 7, 2008 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board members Evelyn Rutkoski, Ella Efird, and Councilmember Jerry Rice. Absent: Patrick Hickey, Jr., and alternates Homer Moser and Paul Lewis. Also present were Town Administrator/Enforcement Officer Gary Deal; Cindy Wheeler; resident/commercial property owner Kevin Sasser and his engineer Aiden Stolfus; from Guilford County Warren Simmons and Tiki Bigelow; and Rock Creek Record reporter Jamie Kennedy.

Planning Board Chairman Bob Maccia called the meeting to order; and for the record, named those in attendance.

OLD BUSINESS

1. Adoption of Minutes

Planning Board Chairman Bob Maccia asked for any changes to the minutes from the Planning Board meeting on April 2, 2008. Motion made by Board member Ella Efird to adopt the minutes from the April 2 meeting as presented; seconded by Board member Evelyn Rutkoski. Adoption of the minutes carried by unanimous vote.

2. Eligibility in the National Flood Insurance Program

At this point in the meeting, Chairman Maccia, out of consideration for guest speaker Warren Simmons from Guilford County government, asked Mr. Simmons to bring to the table the subject of the Town's participation in the National Flood Insurance Program (NFIP) via adoption of the Guilford County Flood Damage Prevention Ordinance. This acceptance would afford the community entrance into the Federal program which would be administered by the County.

Mr. Simmons, whose expertise involves watershed and floodplain arenas, presented an overview of the County-administered Flood Damage Prevention program to establish Whitsett's eligibility in the NFIP. Whitsett is one of three municipalities still not under County oversight even though inclusion would be of no cost to the Town. Because of a ranking designated by the State to counties, based on entity participation, it would be of benefit to the County to have all municipalities under the program; and those benefits would trickle down to the municipalities should flood damage occur within their boundaries.

The processes involved in effecting acceptance in the NFIP would be adoption of a Resolution of Intent, adoption of the County's Flood Damage Prevention Ordinance, adoption of minor changes in Whitsett's current floodplain definitions and ordinance, and a completed application form. Mr. Simmons would usher the paperwork through the State processes for the town to be approved for coverage under the authority granted to Guilford County.

With that, a motion was made by Board member Ella Efird to accept the County's offer to administer the NFIP in Whitsett. Motion seconded by Board Vice Chairman Joe Wheeler; and passed by unanimous vote of those present.

2. Commercial Architectural Design Standards

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

Chairman Maccia asked Board member Evelyn Rutkoski to take those present through the minimal changes to the previous draft #4 of the commercial design document which would be incorporated into a draft #5 before being presented to the members of the Town Council for recommended acceptance. (The [new] draft will also become part of the official file for comparison.)

Following the Board's walk-through of revisions, Board Vice Chairman Joe Wheeler made a motion to accept the commercial architectural design ordinance with stated changes and present the product to the Town Council on May 13. Motion was seconded by Ella Efird; and motion carried by a unanimous vote of those present.

3. Any Other Old Business

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

NEW BUSINESS

1. Discuss Ordinance on Outdoor Storage

Chairman Maccia welcomed Kevin Sasser and engineer Aiden Stolzhus who had come to the Board meeting to introduce and discuss plans for a parcel of land Mr. Sasser owns at the corner of highway 70 and Brightwood Church Road. Mr. Sasser proposed to develop the 2.78 acres for RV and boat outdoor storage as annex to the adjacent Brightwood Mini Storage facility; and presented to the Board engineer-rendered designs of landscaping (including buffers), fencing, storage parking layouts, watershed protection, outdoor lighting, with all in line—and actually exceeding—applicable current and proposed Town ordinances.

Prior to tonight's meeting, Mr. Sasser vocalized his plans to Planning Board Chairman Bob Maccia and Town Administrator Gary Deal who worked up a draft amendment to the special-use permitting ordinance in preparation for tonight's discussion. This amendment would limit the area to 3 acres, restrict units to motor homes, campers, boat trailers with current licenses legal to travel NC roadways, prohibit use of hazardous, toxic or explosive substances; and require units to remain unoccupied during storage.

Deal and Maccia explained that modifying the permitted-use schedule would be faster and less cumbersome than Kevin Sasser applying for rezoning the parcel from highway business (HB) to HB-conditional use (CU), even though the latter is another viable option. In consultation with Piedmont Triad Council of Governments (PTCOG), PTCOG staff recommended amending the permitted-use schedule [rather than require rezoning] since it would be more suitable in this instance.

Following Board review of Mr. Sasser's plans and discussion on the proposed changes to special-use permitting requirements, a motion was made by Board member Evelyn Rutkoski to recommend approval to the Town Council of the proposed amendment changes and Mr. Sasser's development plans. Motion was seconded by Board member Ella Efird; and the motion carried by unanimous vote of those present.

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 member Ella Efird to adjourn; motion seconded by Board Vice Chairman Joe Wheeler. By unanimous vote, the May 7 meeting was adjourned at 8:00 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, June 4, 2008 at the Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Bob Maccia, Planning Board Chairman

APPROVED: October 1, 2008