

MINUTES OF THE WHITSETT PLANNING BOARD

July 1, 2009

Whitsett Town Hall

The monthly meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, July 1, 2009 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board members Ella Efird and Patrick Hickey, Jr., and Council member liaison Jerry Rice. Absent: Board member Lee Greeson and Board alternates Paul Lewis and Homer Moser.

Planning Board Chairman Bob Maccia called the meeting to order, noting that a quorum was present.

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 4, 2009. [NOTE: With no quorum present at the April 1 Planning Board meeting and the subsequent May and June meetings cancelled, minutes could not be approved until July.]

Motion made by Board member Ella Efird to accept the minutes of the March 4 meeting as presented; motion seconded by Board Vice Chairman Joe Wheeler. Adoption of the 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

1. Review of Development Ordinance Article III on Permits

Chairman Maccia prefaced this part of the meeting with an explanation of the primary objective before the Board over the next several monthly meetings. (See the attached memo to Board members and alternates that was included in their mailed packages.)

Maccia added that the recent major overhaul of Articles III and IV to eliminate confusion on special-use permitting and conditional-use zoning further justified the timely and appropriate need for the task at hand.

Before tackling Article III, Chairman Maccia thanked the town clerk for her diligence in describing the process of ordinance reviews and for the assembly of documents.

During the review of Article III and relative to grading permits and grubbing of stumps, Chairman Maccia questioned the Guilford County specification of “all south of Hwy 70 to be reviewed.” And, and it was determined that the language was necessary due to watershed restrictions for that expanse.

Of a general nature, Council liaison Jerry Rice said that at a meeting a while back with the Guilford County Planning Department, the idea was raised by the county of corresponding the numbering of the Town development ordinances with those of Guilford County for ease of reference. The feasibility was briefly discussed and soon discarded as viable unless the county alluded to it again.

With no additional comments forthcoming, Chairman Maccia stated that approval of Article III did not require a motion, simply a general consensus of acceptance among Board reviewers. Some of those present would like to further review this first in the series of articles, especially due to its content; and Maccia said that all articles are open to subsequent questions and discussion until the completion of all 12 articles comes to pass.

In conclusion, Chairman Maccia stated that the Board’s reviews of the articles would be the final proofing before the code book would be reprinted in its entirety.

2. Distribute Article IV on Zoning for Discussion August 5

As Article IV was being handed out along with the permitted-use schedule, Chairman Maccia remarked that Article IV was even more voluminous and complicated than Article III, hence the more time to review the better. In addition, in line with the suggestion earlier made by Board Vice Chairman Joe Wheeler to periodically review the permitted-use schedule, August 5 could provide that initial review with future quarterly, semi-annual, or annual reviews being stipulated.

3. 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, Planning Board Chairman Bob Maccia invited a motion to adjourn. Motion made by Board member Ella Efird to adjourn; motion seconded by Board member Patrick Hickey. By unanimous vote, the July 1 meeting was adjourned at 7:20 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, August 5 at the Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Bob Maccia, Planning Board Chairman

APPROVED: August 5, 2009