

MINUTES OF THE WHITSETT PLANNING BOARD

August 5, 2009

Whitsett Town Hall

The monthly meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, August 5, 2009 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board members Ella Efird, Lee Greeson, and Council member liaison Jerry Rice. Also present were Town Administrator/Town Enforcement Officer Gary Deal and Rock Creek Record reporter Jamie Kennedy. Absent: Board Vice Chairman Joe Wheeler, Board member Patrick Hickey, Jr., 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 July 1, 2009. With none heard, motion made by Board member Ella Efird to accept the minutes of the July 1 meeting as presented; motion seconded by Board member Lee Greeson. Adoption of the minutes carried by unanimous vote of those present.

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 IV on Zoning

Chairman Maccia remarked that Article IV required even more scrutiny because of major reconfiguring than the previously-reviewed Article III on permitting completed at the July Board meeting.

Town Administrator Gary Deal assisted with this portion of the meeting since Chairman Maccia and he, with his connection to PTCOG, had worked closely with Ginger Booker of PTCOG on clarifying and better understanding the chapters on zoning and permitting.

There was some discussion about the outdoor storage project at the corner of Brightwood Church Road and highway 70 relative to revisions needed in the zoning and permitting sections since the Town Council chose the route of requiring conditional-use rezoning rather than special-use permitting with conditions made. This election by Council is actually what prompted the deciphering of Article III on permitting and Article IV on zoning; and because these two articles are the primary meat of the Town's development ordinances, Town Administrator Deal recommended that III and IV, in particular, be reviewed periodically for understanding and content.

Board member Lee Greeson asked for clarification on the section dealing with mobile homes; and Town Administrator Deal explained that a mobile home may be replaced only if a mobile home currently existed on the lot; and even then there is age restriction criteria pertaining to the replacement structure.

With discussions wrapped up on Article IV, Board Chairman Maccia pronounced Article IV on zoning accepted. Town Administrator Deal concluded with the importance of the Planning Board's review of the code book, whereby ordinances first and foremost need to make sense to the Board for proper governing of the Town's development and activity. Chairman Maccia added that this review also served as a reminder of the ordinances content and how amendments evolved.

2. Distribute Article VI on Subdivisions for Discussion September 2

Chairman Maccia distributed the next chapter for review, stating that with no recent changes to this article, review should move swiftly.

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 Lee Greeson. By unanimous vote of those present, the August 5 meeting was adjourned at 7:21 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, September 2 at the Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Bob Maccia, Planning Board Chairman

APPROVED: November 4, 2009