

MINUTES OF THE WHITSETT PLANNING BOARD
November 4, 2009
Whitsett Town Hall

The monthly meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, November 4, 2009 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board members Ella Efird, Lee Greeson, Patrick Hickey, Jr., and Council member liaison Jerry Rice. Absent: Board alternates Paul Lewis and Homer Moser.

Planning Board Chairman Bob Maccia called the meeting to order, noting that a quorum was present. Chairman Maccia then asked Council member liaison Jerry Rice to offer an 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 August 5, 2009. [NOTE: With the subsequent September and October meetings cancelled, minutes could not be approved until November.]

With no comments made, a motion was made by Board member Lee Greeson to accept the minutes of the August 5 meeting as written; motion seconded by Board member Ella Efird. 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. Proposed Rezoning Request for Property on Hwy 100 – RS-30 to P&I

Chairman Maccia explained that he had just learned that this agenda item had been cancelled for presentation. The pastor who was proposing the rezoning request to move his parish from Gibsonville to Whitsett had called shortly before tonight's meeting to inform the Board that he would be withdrawing his contract to purchase the parcel because the perk test did not pass—consequently, no need to be present.

2. Review of Development Ordinance Article VI on Subdivisions

Chairman Maccia asked for any comments or questions concerning Article VI. Article VI, having remained intact for many years with its latest minor amendment made in 2002, brought no comment. With a general affirmative consensus among members, Board Chairman Maccia pronounced Article VI on Subdivisions accepted by the Planning Board.

3. Distribute Additional Articles for Review in December

Board Chairman Maccia asked those present to pick up on their departure a copy of the Article VIII on Administration for review prior to the next Planning Board meeting, where it would be discussed.

4. Introduce Ideas for Lawn Maintenance Ordinance

Chairman Maccia stated that Board Vice Chairman Joe Wheeler had previously brought attention to the need for an “appearance” ordinance in Town. With that, Chairman Maccia distributed a copy of the Town’s existing general ordinance under “nuisances” that pertains to the issue raised. In addition and as comparison, a copy of Sedalia’s ordinance on property care was also distributed.

Board members would review the documents; and come back to the table next month with reaction and discussion. Meanwhile, since enforcement of the Town’s current ordinance seems to be the issue, Chairman Maccia will talk with Enforcement Officer Gary Deal to determine how best to approach this aspect.

5. Briefly Discuss Recycling Program in Whitsett

Chairman Maccia invited an open discussion concerning the recycling program for Town residents that was launched October 1 as mandated by new legislation. The lively roundtable took up much of the meeting time with discussions focusing on how the Town has had to progressively adapt to the outpour of participation.

With the limited time available to get a recycling program up and running for the Town, all in all, the response and effectiveness have been notable. Even so, there was concern expressed about the on-site station on the Town Hall grounds becoming an eventual “dump,” and the only prevention of this happening would be to go to the more-controllable curbside pickup, an option, however, that brings with it the item of cost.

Regardless of how the Town proceeds at the end of its 3-month trial period, cost is a factor; and the concern is whether the Town should absorb the cost or assess residents. Figures are being worked up by Republic Services to aid the Town’s direction.

6. Any Other New Business

Chairman Maccia asked for any other new business; and Board member Patrick Hickey asked if the Town were aware of any major expenditures—upcoming for this year or anticipated for next year’s budget—that the Town’s public funds may not cover. Hickey’s point in inquiring was to determine any shortfalls that may threaten the steadiness of the current property tax levy.

Town Council liaison Jerry Rice replied that this year appeared to be sound; and for next year, the new areas for major expenses would be under (1) Sanitation, namely recycling—whether on-site or curbside, (2) Public Buildings, i.e., repairs and improvements to the Town Hall, and (3) the [grant-funded] Public Water System, even though expenses for the latter could only be paid from the Town’s Water and Sewer Account, thereby having no relevance to property tax.

Chairman Maccia asked about the rumored transfer of responsibility from the State to the municipalities to maintain secondary streets within local boundaries. This shift has not and is not expected to occur, at least for this year. The query led to some talk on various road-paving improvements underway in Alamance and Guilford counties with some of those projects funded by stimulus monies.

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, Jr. By unanimous vote, the November 4 meeting was adjourned at 7:35 p.m.

The next meeting of the Whitsett Planning Board is scheduled for 7:00 p.m., Wednesday, December 2 at the Town Hall. [Subsequently, the December 2 meeting was cancelled, making the next meeting to be January 6, 2010.]

/s/

Jo Hesson, Town Clerk

/s/

Bob Maccia, Planning Board Chairman

APPROVED: January 6, 2010