

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

**July 7, 2010**

**Whitsett Town Hall**

The meeting of the Whitsett Planning Board was held at 7:00 p.m., Wednesday, July 7, 2010 at the Whitsett Town Hall. In attendance: Board Chairman Bob Maccia, Board Vice Chairman Joe Wheeler, Board member Ella Efird, and Council member liaison Jerry Rice. Absent: Board member Patrick Hickey, Jr. and Board alternate Homer Moser.

Planning Board Chairman Bob Maccia called the meeting to order, noting that a quorum was present. Council member liaison Jerry Rice offered the 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 March 3, 2010. With none offered, a motion was made by Board member Ella Efird to accept the minutes of the March 3 meeting as written; motion seconded by Board Vice Chairman Joe Wheeler. Adoption of the minutes carried by unanimous vote of those present.

Planning Board Chairman Maccia then asked for any changes to the minutes from the special meeting of the Planning Board held on March 17, 2010. Hearing none, Chairman Maccia asked for a motion to accept this set of minutes. Motion was made by Board member Ella Efird to accept the March 17 minutes as written; motion seconded by Board Vice Chairman Joe Wheeler. Motion passed by unanimous vote of those present.

#### **2. Any Other Old Business**

Board Chairman Maccia asked for any other old business; and hearing none, stated that he had to pay a visit to Denny Stroud who sells utility buildings at the corner of highways 61 and 70 to remind him that he is in violation of the Whitsett sign ordinance. Chairman Maccia informed Mr. Stroud that he is allowed to have one sign facing highway 61 and one facing 70, and each cannot exceed 50 square feet in size. In addition, one banner-type sign not to exceed 20% of an outside wall may be applied to the building designated as the office.

Chairman Maccia also explained that minor location adjustments of a few of the structures had to be done since Mr. Stroud was not complying with the specific conditions for building setbacks that had been set down in April along with permitting a retail trade of this type to exist within town limits. Other comments were made about items other than the utility buildings or carports, such as tractors, mowers, etc., being sold from the premises. This, too, is in violation, and will be watched with a careful eye for Enforcement Committee action.

(NOTE: A memorandum to the record specifically relating to the sign violations and the June 23, 2010 discussion between Chairman Maccia and Denny Stroud has been submitted by Chairman Maccia, and is on file at the Town Hall.)

## **NEW BUSINESS**

### **1. Property on Kivette House Road – Request to Subdivide**

Prior to tonight's Board meeting, members had received in their mailed packets a copy of a preliminary plat of the property up for discussion.

Planning Board Chairman Bob Maccia explained that Jerry Rice, present at the table, would be presenting a proposal involving a 14-acre tract of his property and then turned the meeting over to Jerry Rice for further details. Mr. Rice stated that his proposed plans included subdividing 14 acres into two lots. The front lot which fronts Kivette House would be approximately 5 acres, and would be used for Rice's daughter and husband to build their house. The back 9-acre lot, which is landlocked, would remain undeveloped; and would not be subject to future subdividing, that is, unless public street access were provided; and Mr. Rice stated that he had no such intention, and would be leaving the rear lot intact.

In addition, Mr. Rice stated that the land had already been surveyed, perked; and he had met with Guilford County planners to discuss procedures, including planning reviews and health inspections. Board Chairman Maccia added that Enforcement Officer Gary Deal had also become involved by way of County contact; and the matter of fees to first be paid before further progress was an issue.

The fee to request subdivision in accordance with the Town's fee schedule is \$500, with \$100 per lot—in this case, a total of \$700; and this fee must be paid and proof sent to the County before they would proceed with Planning Department approvals and Health Department certifications towards final plat approval.

With this understood, and with the Planning Board having no objections to the plans presented, a motion was made by Board Vice Chairman Joe Wheeler to present the proposed subdivision to the Town Council at next week's meeting; motion seconded by Board member Ella Efird. Motion carried by unanimous vote of those present; and Jerry Rice thanked Board members for their support.

## **2. 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 Vice Chairman Joe Wheeler. By unanimous quorum vote, the July 7 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 4, at the Town Hall.

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Jo Hesson, Town Clerk

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Bob Maccia, Planning Board Chairman

**APPROVED:** October 6, 2010