



# WALKERTOWN PLANNING BOARD MEETING WALKERTOWN LIBRARY AUDITORIUM

FEBRUARY 5, 2008 3:00 P.M.

## MINUTES

Chairperson Peggy Leight called the Planning Board meeting to order at 3:00 p.m. Sitting on the Board were Ms. Leight, Larry Marshall, Robert Butler, and Don Whitaker and Lynn was present for the Staff. The newest alternate member, Kevin Briggs, attended the meeting and sat in the audience. Also attending from City of Winston-Salem were Aaron King, Lynda Schwan, and from the Town Council, Sarah Welch, Marilyn Martin, and Randy Mendenhall.

The Agenda was unanimously approved on a motion by Robert Butler and seconded by Don Whitaker.

The minutes of January 8, 2008, were unanimously approved by motion from Don Whitaker and seconded by Larry Marshall.

Ms. Leight introduced Kevin Briggs as the newest Alternate Member and also mentioned Brenda Mabe (who was not present) as the other Alternate Member for the year 2008.

**PUBLIC SESSION** - Please limit your talk to 3 minutes.

Public Session was opened and closed, with no speakers, at 3:02 p.m.

### **BUSINESS AT HAND**

1. **PUBLIC HEARING #1**  
**TO APPROVE OR DISAPPROVE:**  
**WINSTON-SALEM URBAN AREA SIDEWALK AND PEDESTRIAN**  
**FACILITIES PLAN**

Lynda Schwan, ([lyndas@cityofws.org](mailto:lyndas@cityofws.org) 747-6884) gave a very brief introduction to this Plan, having presented it in more detail at a previous meeting. She said that because of the wording of a sidewalk ordinance that the Walkertown Town Council had previously passed, it is important that this document be passed. It identifies major and minor thoroughfares and collector streets as locations for sidewalks on both sides – and then there are other provisions in this Plan for other improvements. City-County Planning Board approved this Plan in July, 2007, the Transportation Advisory Committee approved the Plan in November, 2007, and the Winston City Council approved it in November, 2007. Ms. Schwan said at the last meeting we discussed about further recommendations – or other locations of sidewalks – and she reiterated that today she was prepared to take those recommendations to include in the finalized version of this Plan. If anyone has any suggestions, get them to Lynn and she will get them to Ms. Schwan. Mr. Whitaker said that on Page 25 it reads: “...New commercial projects within the town core area requiring zoning or building permits must build sidewalks along the street frontage to connect adjoining parcels..” He wanted to know why this did not conflict with what was going up at 158. Mr. King explained that this was a different town core area – the actual town core

area specified in the Area Plan is more located around Town Hall, Post Office – that area of Walkertown – and not at 158 and 66. Ms. Leight said that if we adopt this plan, it includes specific areas where we designate there should be sidewalks and our current ordinance would no longer be necessary.

**PUBLIC HEARING** was opened at 3:08 p.m. and there were no speakers so was closed at 3:08 p.m.

The Planning Board agreed to set up a Special Called Meeting to discuss this Plan more thoroughly.

The meeting will be held Wednesday, February 14, 2008, at 3:30 p.m. at Town Hall.

**MOTION:** TO RECOMMEND TO THE TOWN COUNCIL TO ADOPT THE WINSTON-SALEM URBAN AREA SIDEWALK AND PEDESTRIAN FACILITIES PLAN WITH THE PROVISION THAT THE PLANNING BOARD CAN MAKE RECOMMENDED CHANGES TO THE SIDEWALK AREAS BEFORE IT IS PRESENTED TO THE TOWN COUNCIL

**BY:** ROBERT BUTLER  
**SECOND:** LARRY MARSHALL  
**VOTE:** MOTION PASSED UNANIMOUSLY

**2. PUBLIC HEARING #2  
WA-009 BOJANGLES RESTAURANT  
FINAL DEVELOPMENT PLAN**

Mr. King presented a concise overview of the Final Development plan request by Bojangles Restaurant.

This restaurant will be located in the Walkertown Commons Shopping Center next door to the car wash. Property is currently zoned HB-S Two-Phase. It's a 1.18 acre site with a 3,550 square foot building and is in the Salem Lake Watershed but no additional SIDA is involved as it is covered under a previously approved request. The City-County Staff recommends approval. Ms. Leight asked about the type of buffer required and Mr. King said there is not really a buffer – it's more of a street yard. It is a commercial property to be built among other commercial properties so buffers are not required. He said sidewalks were not included because:

- (1) It was submitted before the Pedestrian Plan was adopted; and
- (2) There were no original conditions of approval involving sidewalks required.

**PUBLIC HEARING** was opened at 3:20 p.m. One speaker:

- (1) Claude Clark  
With Bojangles Restaurant  
9432 Southern Pines Blvd.  
Charlotte NC

Mr. Clark said he would be glad to answer any questions. Ms. Leight asked about a specific area and was told it would be a landscaped area – two trees and some grass.

**PUBLIC HEARING** was closed at 3:21 p.m.

**MOTION:** TO RECOMMEND APPROVAL TO THE TOWN COUNCIL OF  
FINAL DEVELOPMENT PLAN FOR  
WA-009 – BOJANGLES RESTAURANT WITH CONDITION:  
(1) PRIOR TO BUILDING PERMITS, THE BUILDING SHALL BE  
CONSTRUCTED IN CONFORMITY WITH BUILDING ELEVATION  
**BY:** DON WHITAKER  
**SECOND:** ROBERT BUTLER  
**VOTE:** MOTION PASSED UNANIMOUSLY

**3. PUBLIC HEARING #3  
WA-033 – WILLIAM GRUBBS ET AL  
REZONING REQUEST TO ADD USES**

Mr. King presented this request to the Planning Board by telling them it was currently zoned HB-S – the petitioner just wants to add a couple of permitted uses to the list for that site; those uses to be:

- (1) Furniture and Home Furnishings store
- (2) Restaurant without Drive-Through service

Previously, this site was approved for furniture and home furnishings store but was left off in that rezoning list of uses at some point. This site is located at southwest corner of Old Hollow Road and Morris Street. Mr. King reiterated that this is not a change of anything to this site – only to add uses listed above. The City-County Staff recommends approval. He did mention that some neighbors had called and stated that they were in support of this request.

There were some questions about signs and street yard and those have been worked out with Inspections and D.O.T. Mr. Grubbs said if he were to get another sign (permanent), he would need to get another site plan and go through the process again – which he does not plan to do!

**PUBLIC HEARING** was opened at 3:30 p.m.

- (1) Bill Grubbs  
4200 Camp Betty Hastings Rd.  
Walkertown NC

Mr. Grubbs said the reason for the restaurant request in this zoning was because request for zoning is \$2,000+ to add a request – and he’s already spent \$10,000 on add-ons and hasn’t got any more than what he started with! He’s not planning on putting a restaurant there – but this is for “*just in case*” it ever comes up. It would have to be a take-out, ice cream, hot dogs only. It couldn’t be over 900 square foot – only 1 to 75 people – 12 parking spaces. Sign is not on right-of-way – Town Council said he didn’t have to move that sign unless required by D.O.T. or the street yard. He talked to Jeff Turner, who will confirm what he is telling the Board. Mr. Grubbs said that sign right now is not on the right-of-way – but when he signs off on that 10-foot, then it would be. Then, he would have to move the sign, which he said he would do. Mr. Turner has no problem with the street yard but he doesn’t have the final say – the gentleman with the Planning Board does! Mr. Grubbs told him he was going to see if he can get a variance to leave it there. If he can’t, then it will be moved – in a heartbeat!

- (2) Marilyn Martin  
2733 Martin St.

Walkertown NC

She stated that Mr. Grubbs has bent over backwards to do what the Planning Board and the Town Council wants. She sees no problem with what he wants to do.

**PUBLIC HEARING** was closed at 3:35 p.m.

**MOTION:**                **TO RECOMMEND TO THE TOWN COUNCIL**  
**APPROVAL OF WA-033 SPECIAL USE ZONING TO ADD USES**  
**(1) FURNITURE AND HOME FURNISHINGS STORE**  
**(2) RESTAURANT WITHOUT DRIVE-THROUGH SERVICE**  
**BY:**                        **DON WHITAKER**  
**SECOND:**                **LARRY MARSHALL**  
**VOTE:**                    **MOTION PASSED UNANIMOUSLY**

**PUBLIC SESSION**    (IF NEEDED)

Public Session was opened at 3:36 p.m.

(1)     Fred Martin  
         2733 Martin St.  
         Walkertown NC

Mr. Martin asked if the drainage pond in the new shopping center off 158 required a fence? No one knew the answer to his question but Aaron King said he would find out and let Lynn know.

**NOTE: ---- ANSWER TO ABOVE QUESTION:**

Aaron:

You are right! There is no requirement for fencing or any other protection around these ponds.

Jeff

Jeff Kopf [\[JEFFK@cityofws.org\]](mailto:JEFFK@cityofws.org)

Public Session was closed at 3:39 p.m.

**FOR INFORMATIONAL PURPOSES:**

- Welcome to the two new Planning Board alternates for 2008:
  1. Brenda Mabe
  2. Kevin Briggs
- Planning Board Requirements Resolution #07-048 Attached
- Updated Planning Board Member Information Sheet
- **DON'T FORGET: TRAINING SESSION MEETING**  
**WEDNESDAY, FEBRUARY 27, 2008, 6:00 P.M. AT THE LIBRARY**  
**FOR TOWN COUNCIL AND PLANNING BOARD MEMBERS**

**ANNOUNCEMENTS:**

**2008 MEETING SCHEDULE**

LIBRARY @ 3:00 P.M.

MARCH	March 4 <sup>th</sup>	
APRIL	April 1 <sup>st</sup>	
MAY	May 6 <sup>th</sup>	
JUNE	June 3 <sup>rd</sup>	
JULY	July 8 <sup>TH</sup>	*Due to Independence Day
AUGUST	August 5 <sup>th</sup>	
SEPTEMBER	September 9 <sup>TH</sup>	*Due to Labor Day
OCTOBER	October 7 <sup>th</sup>	
NOVEMBER	November 11 <sup>th</sup>	*Due to Election Day
DECEMBER	December 2 <sup>nd</sup>	

**ADJOURNMENT**

**MOTION: TO ADJOURN MEETING AT 3:40 P.M.**  
**BY: DON WHITAKER**  
**SECOND: LARRY MARSHALL**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**Submitted by:**

**Lynn McKinnie**  
**Planning Board Secretary**