

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY AUDITORIUM**

FEBRUARY 3, 2009 3:00 P.M.

MINUTES

CALL TO ORDER

Chairman Al Slater opened the Planning Board meeting at 3:00 p.m. In attendance were Mr. Slater, Harvey Neal, Robert Butler, Don Whitaker, Peggy Leight, attorney Bo Houff, and Secretary Lynn McKinnie. Also, present were Larry Marshall, Kevin Briggs, and Scott Snow.

The agenda was approved by motion of Peggy Leight and seconded by Don Whitaker.

The minutes of JANUARY 6, 2009 were approved by motion of Peggy Leight, seconded by Robert Butler.

PUBLIC SESSION - Please limit your talk to 3 minutes.

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

BUSINESS AT HAND

1. PUBLIC HEARING

WA-UDO-13 – UDO TEXT AMENDMENT

PROPOSED BY CITY-COUNTY PLANNING BOARD STAFF TO AMEND VARIOUS SECTIONS OF THE UDO TO PROVIDE NON-SUBSTANTIVE CHANGES AND SPECIFICATIONS THROUGHOUT THE ORDINANCE

Gary Roberts spoke on this item, saying this was a “clean-up” item and also known as a non-substantive item. The Winston-Salem City council adopted this in April, 2008. He stated that he would like to read through the “Analysis” section of the Staff Report which clarifies any changes and then compare it to the actual ordinance for those changes. Section 1 is the section that would affect the McDonald’s restaurant as this change would determine setbacks for private streets that serve office, commercial, industrial, utility and institutional uses. Ms. Leight asked what is the current setback footage and what would it be reduced to by the ordinance amending it? Mr. Roberts answered that the current setback is 20-feet and it would be reduced down to zero setback. The members of the Planning Board discussed Item #1 at length and were concerned that in reducing the setback from 20-feet to zero-feet, it would allow buildings to be placed right on top of lot lines. This topic is relevant to McDonald’s in that the restaurant would be affected because they have a non-permanent building situated on the setback portion of their property. Discussion of the entire ordinance continued with Mr. Roberts going through Sections 2 through 16 and how the changes would affect each section. (NOTE: The changes are included in the attached STAFF REPORT. They relate to the attached ordinance titled: WA-UDO-13 AN ORDINANCE PROPOSED BY CITY-COUNTY PLANNING STAFF

AMENDING AND CLARIFYING VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCES.

Discussion of the other sections in the ordinance was completed and Mr. Roberts brought the dialogue back to Item #1 for final thoughts. Ms. Leight said she had problems with doing away with the setbacks. Mr. Slater asked the attorney that if, from a legal standpoint, the site plan was passed, and it showed the little building with no dimensions on it – then could they build a building of just about any size – and attorney Houff said that was correct. Mr. Butler said he agreed with Ms. Leight and asked if the Planning Board could send their recommendations to the Town Council. Mr. Whitaker agreed with the other two. Mr. Neal said he thought a setback was definitely needed – but he did not know how much it should be.

PUBLIC HEARING WAS OPENED AND CLOSED AT 3:19 P.M. WITH NO SPEAKERS.

RECOMMENDATION: TO RECOMMEND TO THE TOWN COUNCIL APPROVAL OF SECTIONS 2 THROUGH 16 OF THE ORDINANCE PROPOSED BY CITY-COUNTY PLANNING STAFF AMENDING AND CLARIFYING VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCES.

**BY: PEGGY LEIGHT
SECOND: DON WHITAKER
VOTE: MOTION PASSED 4 to 1
(PEGGY LEIGHT, DON WHITAKER, HARVEY NEAL AND ROBERT BUTLER)**

AL SLATER VOTED FOR PASSAGE OF ALL SECTIONS INCLUDING SECTION #1.

2. PUBLIC HEARING

**5028 WRANGLER DRIVE
TO CHANGE ZONING JURISDICTION FROM FORSYTH COUNTY TO WALKERTOWN**

This topic is just routine follow-up for the annexation of 5028 Wrangler Drive. Lynn said that in annexing the property, moving the zoning jurisdiction from Forsyth County to the Town of Walkertown is necessary to ensure that the new property follows the code and zoning of the Town.

PUBLIC HEARING WAS OPENED AND CLOSED AT 3:51 P.M. WITH NO SPEAKERS.

RECOMMENDATION: TO RECOMMEND TO THE TOWN COUNCIL APPROVAL OF ORDINANCE TO CHANGE ZONING JURISDICTION FROM FORSYTH COUNTY TO TOWN OF WALKERTOWN JURISDICTION.

**BY: PEGGY LEIGHT
SECOND: HARVEY NEAL
VOTE: MOTION PASSED UNANIMOUSLY**

PUBLIC SESSION (IF NEEDED)

PUBLIC SESSION WAS OPENED AT 3:53 P.M. WITH ONE SPEAKER:

- 1. Marilyn Martin
2733 Martin St.
Walkertown

Ms. Martin said that she understood O'Reilly's was expecting to come before the Board next month. She wanted to make sure that everyone knew that their buildings around the area are pre-fab and other types of material that would not be suited for Walkertown. She asked that the Planning Board consider making sure that O'Reilly's build something nice.

Mr. Slater said he recalled the Planning Board asking some time last year that the Town Council consider passing an ordinance that all new buildings build a brick façade. He said Council might consider that again – maybe at the upcoming work session.

PUBLIC SESSION WAS CLOSED AT 3:57 P.M.

ANNOUNCEMENTS:

UPCOMING IN MARCH:

1. WALKERTOWN HIGH SCHOOL

NOTE: This does not have to go before the Town Council – it does go to the Planning Board for review for compliance. Town Council should be encouraged to attend the March Planning Board meeting.

2. UPDATE ON KERNERSVILLE SIDA AND REQUEST FOR MORE SIDA BY WALKERTOWN

Kernersville did receive their SIDA request and now Walkertown can follow through on their request.

3. O'REILLY'S AUTO

O'Reilly's comes up for review.

ADJOURNMENT

MOTION: TO ADJOURN MEETING AT 4:05 P.M.
BY: DON WHITAKER
SECOND: PEGGY LEIGHT
VOTE: MOTION PASSED UNANIMOUSLY

Respectfully submitted,

**Lynn McKinnie
Planning Board Secretary**

2009 MEETING SCHEDULE

LIBRARY @ 3:00 P.M.FIRST TUESDAY OF MONTH					
MARCH	3	JULY	7	NOVEMBER	10
APRIL	7	AUGUST	4	*Due to Election Day	
MAY	5	SEPTEMBER	1	DECEMBER	1
JUNE	2	OCTOBER	6		