

WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY AUDITORIUM
FEBRUARY 1, 2011 3:00 P.M.

MINUTES

Chairman Al Slater called the meeting to order at 3:00 p.m. with the following being members in attendance:

Mr. Slater, Gary Garland, Jenny Morris, Robert Butler, Lynn McKinnie, Gary Roberts, Bo Houff, and Scott Snow.

Mr. Butler moved, and Ms. Morris seconded, for approval of the agenda as presented.

The minutes of JANUARY 4, 2011, were approved by motion of Ms. Morris, seconded by Mr. Butler.

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.

Public Session was opened and closed at 3:03 p.m. with no speakers.

BUSINESS AT HAND

1. **PUBLIC HEARING #1:**

WA-015 - WAFFLE HOUSE

REQUEST FOR FINAL DEVELOPMENT PLAN FOR A RESTAURANT (W/O DRIVE-THRU) IN A HB-S TWO-PHASE ZONING DISTRICT

Gary Roberts spoke to the issue of the Waffle House. The request is for a Final Development Plan for a HB-S TWO-PHASE zoned property for use as a Restaurant – but without drive-through service. This restaurant will be located on the Northeast corner of Reidsville Road and Walkertown Landing Drive and site acreage will be approximately .54 acre. Site is a fairly level setting and will be served by public water and sewer. It is part of the Walkertown Landing development and is NOT in the Salem Lake Watershed (requiring no SIDA). Waffle House will be accessed through the internal private street network and has no direct access to Highway 158, although NC-DOT has required road improvements to Highway 158 to offset impacts from the overall Walkertown Landing project.

Square footage of the building will 1, 875 sqft with proposed parking spaces of 32. Appropriate zoning is in place for the proposed use and the major negative is that it will generate additional traffic in the area. Bufferyard and landscaping are required.

PUBLIC HEARING WAS OPENED AT 3:10 P.M.

FOR THE PROJECT:

1. Mr. Butch Baur
(Waffle House Representative)

Mr. Baur said Waffle House was very excited about coming to Walkertown. He stated the outside of the building would be brick and he brought samples of the “Quick-Brick”. He said the Waffle House letters would be “channel cut embedded in the brick”. When asked about sight problems for traffic, he replied there is a 10’ landscape buffer and trees would be centered. This will not impede traffic and Mr. Roberts stated that the stop bar is approximately 20’ from the trees – so traffic can pull past the trees to see very well to get on to Reidsville Road. Mr. Baur said this restaurant is company-owned and the company will manage it – they have a good property management company to oversee it. There are many layers of management and before deciding to come to Walkertown, they checked out the labor pool in various ways. He talked to other retail shops and restaurants. He is very happy with the labor pool in this area and hopes to hire mainly homegrown labor. This will be a 24-hour, 365 day operation and there should be a manager on each shift, barring unforeseen circumstances.

- 2. Mr. Jeff Saul
(Glenwood Corp.)

Mr. Saul said he represents Glenwood and thinks that Waffle House is a complement to the Shopping Center, and to Walkertown. He reminded the Board that Glenwood requires and sponsors maintenance and upkeep by the businesses.

THERE WERE NO SPEAKERS AGAINST THE PROJECT.

PUBLIC HEARING WAS CLOSED AT 3:19 P.M.

Mr. Slater publicly thanked the Waffle House people for their consideration of using brick and not a cheaper substance for the exterior of the building.

**MOTION: TO RECOMMEND TO THE WALKERTOWN TOWN COUNCIL
APPROVAL OF THE WAFFLE HOUSE REQUEST FOR FINAL
DEVELOPMENT PLAN FOR A RESTAURANT (W/O DRIVE-THRU)
IN A HB-S TWO-PHASE ZONING DISTRICT**
BY: JENNY MORRIS
SECOND: ROBERT BUTLER
VOTE: MOTION PASSED UNANIMOUSLY

- 2. **PUBLIC HEARING #2:**
WA-UDO-015 – UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS
PROPOSED: TO AMEND VARIOUS SECTIONS OF UDO AS RECOMMENDED
BY CITY-COUNTY PLANNING BOARD STAFF

Mr. Gary Roberts addressed the Planning Board on the UDO Text Amendments issue. He summarized the eight sections of the UDO, and these Amendments have been discussed previously in a workshop. There were no questions from the Board nor audience.

**MOTION: TO RECOMMEND TO THE WALKERTOWN TOWN COUNCIL
APPROVAL OF THE WA-UDO-015 UDO TEXT AMENDMENTS**
BY: ROBERT BUTLER
SECOND: JENNY MORRIS
VOTE: MOTION PASSED UNANIMOUSLY

PUBLIC SESSION (IF NEEDED) Any item.

Public Session was opened and closed at 3:20 p.m. with no speakers.

ANNOUNCEMENTS:

ADJOURNMENT

On a motion by Ms. Morris and seconded by Mr. Garland, the meeting was adjourned at 3:43 p.m.

**CALENDAR YEAR 2011 PLANNING BOARD
REGULAR MEETING**

FIRST TUESDAY OF MONTH
LIBRARY @ 3:00 P.M.

MARCH	1
APRIL	5
MAY	3
JUNE	7
JULY	5
AUGUST	2
SEPTEMBER	6
OCTOBER	4
NOVEMBER	1
DECEMBER	6