

WALKERTOWN PLANNING BOARD MEETING

WALKERTOWN LIBRARY AUDITORIUM

AUGUST 2, 2011 3:00 PM

MINUTES

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

Mr. Slater, Robert Butler, Larry Marshall, Jenny Morris, Don Whitaker, Gary Garland, Bo Houff, and Rusty Sawyer.

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

The minutes of FEBURARY 1, 2011, were approved by motion of Mr. Whitaker, and 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- GOODWILL INDUSTRIES

REQUEST FOR FINAL DEVELOPMENT PLAN FOR A HB-S TWO-PHASE ZONED PROPERTY FOR THE USE OF RETAIL STORE

Gary Roberts spoke to the issue of the Goodwill Industries. The request is for a Final Development Plan for a HB-S TWO PHASE zoned property for the use of Retail Store. The store will be located on the Northeast corner of OLD HOLLOW ROAD and NEAL TRAIL DRIVE and site acreage will be approximately 2.14 acres. 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). The site plan proposes one access point onto Neal Trail Drive and two access points onto Pearl View Drive with no direct access to Old Hollow Road/NC 66. NCDOT has required road improvements to Old Hollow Road/NC66 to offset impacts from the overall Walkertown Landing development. Sidewalks are proposed along the Neal Trail Drive and Pearl View Drive street frontages.

Square footage of the building will be 12,327 sq.ft. with proposed parking spaces of 77. Appropriate zoning is in place for the proposed use and the major negative is that it will generate additional traffic in the area.

PUBLIC HEARING WAS OPENED AT 3:12

FOR THE PROJECT:

1. Mr. Bill Haymore

(Vice-President of Facility Services for Goodwill Industries)

Mr. Haymore said Goodwill Industries was pleased to be coming to Walkertown. He stated that the building would resemble the Goodwill stores in Lewisville, Clemmons and Kernersville with brick on all 4 sides. There will be no drop-off window but there will be a drop-off area contained in the building. There will not be outside drop-off boxes to avoid problems with animals or vagrants. Drop-offs will stay in the Walkertown store.

Goodwill expects to hire 15 employees from the local labor pool. Store hours are 8am to 6pm Monday thru Saturday and noon to 6pm on Sunday. Peak hours are on Friday and Saturday from 11am to 6pm. Mr. Slater questioned the number of parking spaces (77 instead of the required 41) and it was explained that it is cheaper to put them in now.

2. Mr. Jeff Saul

(Glenwood Corp.)

Mr. Saul said he represents Glenwood and thinks Goodwill would make an excellent tenant and a complement to the Shopping Center, and to Walkertown. He reminded the Board that Glenwood requires and sponsors maintenance and upkeep by the businesses. Mr. Slater complements them for their cleanliness. Mr. Whitaker points out that there is no stoplight coming out of the area. Mr. Saul says it has not been a problem.

THERE WERE NO SPEAKERS AGAINST THE PROJECT.

PUBLIC HEARING WAS CLOSED AT 3:20 P.M.

MOTION: TO RECOMMEND TO THE WALKERTOWN COUNCIL
APPROVAL OF THE GOODWILL INDUSTRIES REQUEST FOR FINAL
DEVELOPMENT PLAN FOR A HB-S TWO-PHASE ZONED PROPERTY
FOR THE USE OF RETAIL STORE

BY: JENNY MORRIS

SECOND: LARRY MARSHALL

VOTE: MOTION PASSED UNANIMOUSLY

Mr. Slater thanked Goodwill Industries publicly for the good job they had done.

PUBLIC SESSION: (If needed) Any item.

Public Session was opened and closed at 3:24 with no speakers.

ANNOUNCEMENTS: Mr. Slater reminds everyone of the joint meeting between the Walkertown Town Council and the Walkertown Planning Board on Tuesday, August 9 at 6p.m. in the Walkertown Library Auditorium.

ADJOURNMENT

On a motion by Mr. Whitaker and seconded by Mr. Marshall, the meeting was adjourned at 3:26 p.m.

**Submitted by:
Rusty Sawyer
Town Clerk**