

**WALKERTOWN PLANNING BOARD MEETING
THE BOOE HOUSE
AUGUST 6, 2019 3:00 P.M.**

MINUTES

CALL TO ORDER

Chairman Keith Fulp called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Robert Butler, Vernon Brown, Chuck Anas, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts and Desmond Corley, Land Management, and substituting for Town Attorney Bo Houff, Amy Lanning.

Also attending, Mayor Davis and Council members Wesley Hutchins, Peggy Leight and Marilyn Martin.

DETERMINATION OF QUORUM

Yes, Chairman Keith Fulp confirms a Quorum (4) is present.

APPROVAL OF AGENDA

Robert Butler moved, and Chuck Anas seconded, for approval of the agenda as presented. The vote was unanimous. **(ANAS, BROWN, BUTLER)**

APPROVAL OF MINUTES

1. May 7, 2019

Vernon Brown moved, and Robert Butler seconded, for approval of the May 7, 2019 minutes as written. The vote was unanimous. **(ANAS, BROWN, BUTLER)**

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

Public Session was opened at 3:04 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:04.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-026

AN ORDINANCE AMENDING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO MODIFY THE USE CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS (Section One) AND THE STREET STANDARDS REGARDING SIDEWALKS (Section Two)

Chairman Fulp introduces from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

Gary: Today is the Public Hearing for WA-026, AN ORDINANCE AMENDING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO MODIFY THE USE CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS (Section One)

AND THE STREET STANDARDS REGARDING SIDEWALKS (Section Two)

Gary: WA-026 is a two part text amendment amending Chapter B of the UDO.

The *Section One* amendment clarifies the intent of the ordinance, improves the quality of open space preserved by PRDs, and enhances the compatibility of PRDs adjacent to conventional residential subdivisions.

PRDs (Planned Residential Development) primary goal in a rural setting is to maximize open space preservation. Open space within urban and suburban PRDs should balance the need for open space preservation with an increased need for integration with surrounding developments through street connectivity and compatibility with adjacent and internal land uses. The heart of the Ordinance is Common Open Space which is a percentage of the total land area. RS-20 is 20% and RM-8 is 15%.

Desmond: There are 3 types of Open Spaces: Passive, Active and Thoroughfare.

Gary: *Active Open Space* shall consist of natural and man-made features which are easily accessible to pedestrians.

Passive Open Space shall consist of natural features such as meadows, woods, agricultural land, riparian buffers and steep slopes.

Thoroughfare Open Spaces are contiguous to major or minor thoroughfares.

Density Bonus: The permitted density of a PRD may be increased beyond standard allowances if a PRD preserves more than the minimum required amount of open space for the underlying zoning district.

Front Loaded Garages: All front loaded garages shall be set back no less than 20 feet from public ROW or private access easements.

Minimum Perimeter Lot Size: A minimum 30 foot bufferyard, adjacent to the PRD perimeter on commonly owned land, is required between outermost lots within PRDs and an adjacent single family zoning district.

Gary: Any questions before we go to Part 2? *NO*.

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

Gary: The *Section Two* amendment would amend the street standards in Walkertown to require sidewalks on both sides of new cul-de-sacs, local streets, collectors and minor thoroughfares. This amendment would require a minimum planting strip of three and one half feet.

Any questions? *NO*.

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

With no questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:10 to those wishing to speak for or against WA-026.

With no speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:10.

Keith: Do I have a motion on Part one?

Robert: I don't like reducing lot size in Walkertown and increasing density. I make a motion to deny part one.

Vernon: Robert, this doesn't affect your property. This applies to new residential developments. For a slight reduction in lot size, residents' gain usable open space.

Robert: I withdraw my motion.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-026 SECTION ONE AN ORDINANCE AMENDING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO MODIFY THE USE CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS

BY: VERNON BROWN

SECOND: CHUCK ANAS

**VOTE: UNANIMOUS
(ANAS, BROWN, BUTLER)**

Keith: Do I have a motion on Part Two?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-026 SECTION TWO AN ORDINANCE AMENDING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO MODIFY THE STREET STANDARDS REGARDING SIDEWALKS

BY: VERNON BROWN

SECOND: ROBERT BUTLER

**VOTE: UNANIMOUS
(ANAS, BROWN, BUTLER)**

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

The **Public Session** was opened by Chairman Fulp at 3:17 pm.

With no speakers coming forward, the **Public Session** was closed by Chairman Fulp at 3:17 pm.

ANNOUNCEMENTS:

Scott: The Planning Board will meet September 3rd in the Walkertown Library at 3 pm.

The Town Council will meet September 22nd in the Walkertown Library at 7 pm.

ADJOURNMENT:

On a motion by Vernon Brown and seconded by Robert Butler, the meeting was adjourned at 3:18 p.m. by unanimous vote.

(ANAS, BROWN, BUTLER)

REGULAR PLANNING BOARD MEETING

FIRST TUESDAY OF MONTH @ the BOOE HOUSE – 3:00 PM

The Planning Board will meet September 3rd in the Walkertown Library at 3 pm.

Submitted by: RUSTY SAWYER
Town Clerk

