

**WALKERTOWN PLANNING BOARD MEETING
TOWN CENTER PARK
AUGUST 3, 2021 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: Jerry Pegram, Chuck Anas, Caroline Jones, Gary Mundy, 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 Town Attorney Bo Houff.

DETERMINATION OF QUORUM

Yes, Chairman Keith Fulp confirms a Quorum (5) is present.

APPROVAL OF AGENDA

Caroline Jones moved, and Chuck Anas seconded, for approval of the agenda as presented. The vote was unanimous.

(ANAS, JONES, MUNDY, PEGRAM)

APPROVAL OF MINUTES

1. June 1, 2021 – Planning Board Regular Meeting

Gary Mundy moved, and Jerry Pegram seconded, for approval of the April 6, 2021 minutes as written. The vote was unanimous.

(ANAS, JONES, MUNDY, PEGRAM)

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

Public Session was opened at 3:01 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:01.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-066 – 4985 AND 4991 REIDSVILLE ROAD

Request to amend the Official Zoning Maps for the subject property **from** LO-S (Limited Office – Special Use – Veterinary Services; Kennel, Indoor; Offices; Bed and Breakfast; and Church or Religious Institution, Neighborhood) **to** GB-S (General Business – Special Use).

Keith: I would like to introduce from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

Gary: Thank you Mr. Chairman.

Petitioner: PK Boydston, LLC

- Site: 2.68 acres located on the northwest side of Reidsville Road, south of Darrow Road

- Request: Special Use rezoning **from LO-S** (Veterinary Services; Kennel, Indoor; Offices; Bed and Breakfast; and Church or Religious Institution, Neighborhood) and RS9 **to GB-S** (Bed and Breakfast Veterinary Services; Kennel, Indoor; Offices; Church or Religious Institution, Neighborhood; Adult Day Care Center; Child Care, Drop In; Child Care Institution; Child Care, Sick Children; Services A; Services B; Arts and Crafts Studio; Building Materials Supply; Building Contractors, General; and Storage Services, Retail

(Gray shows the Legacy map, the location map, aerial image, street views, the Area Plan map and the Site Plan)

As of now, DOT says they will not need additional ROW. 158/Reidsville Road will be 4 lanes with a right in - right out only.
 The southernmost driveway will be removed.
 Additional Type 4 landscaping with 18 evergreens is required.
 The dumpster will be relocated. Some outside storage is needed.
 No SIDA is required.

- The area plan does not support business zoning on this site
- May lead to other non-residential zoning requests along this section of Reidsville Road
- Site is adjacent to RS9-zoned properties on three sides and several of the proposed uses may generate some off-site, auditory impacts

STAFF RECOMMENDATION: Denial

Site Plan meets UDO requirements.

Keith: Any other questions from the Board?

Gary M.: Is the building currently up to code?

Gary R.: No. Not recently. Maybe not for 15 years.

Gary M.: Would approval encourage other commercial zoning?

Gary R.: Yes and it is not needed here. Will affect traffic.

Caroline: Under the current zoning, can they still operate?

Gary R.: They are in violation and will require proper permits and bring the building up to code.

Caroline: They have agreed to no sweepstakes?

Gary R.: Correct. Also no electronic sign.

Jerry: Is the car lot across the street grandfathered in?

Gary R.: The car place is zoned HB. No expansion is recommended.

Chuck: Will DOT take the lot?

Gary R.: Some for sure. Don't know how much.

Caroline: What effect on residential property?

Gary R.: Most improvements will be on the west side of 158.

Caroline: Any petitions against?

Gary R.: No petitions and no phone calls.

Keith: Any other questions from the Board? NO.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:25 to those wishing to speak for or against WA-066.

I am requesting a change in zoning at 4985 & 4991 Reidsville Road and my name is Simon Shaw. I have lived in King and Kernersville. I intend to be a good neighbor and improve the looks of the property and make it look more professional.

The existing use of the Indoor Dog Kennel-Daycare/Grooming facility is still included. Additionally I am seeking some broader options such as, Veterinary services, Offices, Church or religious institution (neighborhood), Adult Daycare, Childcare, Services A & Services B, (These uses can include establishments that provide "services" to businesses and individuals such as Plumbing, Electrical, HVAC, Insulation, Pest Control, Waterproofing, Building Contractors), Arts and Craft Studio, Building materials supply, Storage services and Bed & Breakfast.

Please rest assured that I have no intention of rezoning this property for any sweepstakes activities, bars, pub, brewery, club or any type of use that would be considered by many to be objectionable or not in good taste.

Gary M.: What do you do?

Simon: Pest Control with 35 employees. This will be the headquarters.

Keith: How many vehicles?

Simon: 30 – 35

Gary R.: Mostly vans.

Simon: Small vehicles, 1 box truck, 1 small dump truck.

We don't mix any chemicals on site.

Caroline: Will the vet be staying?

Simon: Possibly. I'll let him answer.

We have 1200 positive google reviews.

I am on the Professional Pest Control Board in Raleigh.

My name is Phillip Boydston, the petitioner and current owner. The Covid virus crippled my business. We will lose much of our parking lot to DOT ROW. Please consider the petition. I am trying to bring the building up to code using licensed contractors.

Thank you.

Keith: Anyone wishing to speak against?

With no speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:40.

Caroline: What happens if denied?

Gary R.: If the Town Council were to deny, current zoning would stay in place.

Caroline: With council approval, what would be the conditions?

Gary R.: That would be up to the Town Council. No bars or pubs. No sweepstake activities. The petitioner would have to agree to any conditions.

Gary M.: Gary, are you worried about additional commercial zoning request south of this property?

Gary R.: Yes.

Jerry: No neighbors have objected?

My name is Joyce Larrimore and I am a neighbor and I would object to bars, pubs and sweepstake activities.

Gary R.: Restaurants, bars and sweepstakes are not included in the zoning request.

There will be no Planning Board meeting for September or October.

Keith: Any other comments? NO.

Do I have a motion to recommend approval to the Town council?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-066 – 4985 AND 4991 REIDSVILLE ROAD; A REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR THE SUBJECT PROPERTY FROM LO-S (LIMITED OFFICE – SPECIAL USE – VETERINARY SERVICES; KENNEL, INDOOR; OFFICES; BED AND BREAKFAST; AND CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD) TO GB-S (GENERAL BUSINESS – SPECIAL USE)

BY: GARY MUNDY

SECOND: KEITH FULP

**VOTE: UNANIMOUS
(ANAS, JONES, MUNDY, PEGRAM)**

ANNOUNCEMENTS: Town Council meeting August 26 @ 7:00 @ TCP

ADJOURNMENT:

On a motion by Chuck Anas and seconded by Jerry Pegram, the meeting was adjourned at 3:47 p.m. by unanimous vote.

(ANAS, JONES, MUNDY, PEGRAM)

Submitted by: RUSTY SAWYER
Town Clerk