

**WALKERTOWN PLANNING BOARD MEETING  
WALKERTOWN LIBRARY  
MAY 7, 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, Roger Bailey, 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, Town Attorney Bo Houff, Mayor Davis and Council member Marilyn Martin.

**DETERMINATION OF QUORUM**

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

**APPROVAL OF AGENDA**

Vernon Brown moved, and Robert Butler seconded, for approval of the agenda as presented. The vote was unanimous.

**APPROVAL OF MINUTES**

**1. April 2, 2019**

Robert Butler moved, and Vernon Brown seconded, for approval of the April 2, 2019 minutes as written. The vote was unanimous.

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

**Public Session** was opened at 3:02 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:02.

**BUSINESS AT HAND**

**1. PUBLIC HEARING: WA-059**

Special Use rezoning from IP-S to LO-S: Mari-Lu Investments, LLC – 4991 Reidsville Road

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

Gary: Today is the Public Hearing for WA-059, Special Use rezoning from IP-S to LO-S: Mari-Lu Investments, LLC – 4991 Reidsville Road

(Gary projects maps; Growth Management Areas, Activity Centers, Zoning, Area Plan, Aerial views, street views and building Site Plan)

The subject property is 1.6 acres located at 4991 Reidsville Road.

In the '80's, the site was zoned industrial. It was purchased by the Walkertown Civic Club in 2012 and rezoned Institutional. It has been vacant for several years.

Public water is available to the site. The site currently utilizes a private septic system.

Because no building expansion is proposed, no sidewalks are required. The subject

request should generate a relatively small amount of additional traffic. The petitioner will be required to obtain an updated driveway permit from DOT. Due to the forthcoming (2021) median-divided widening of Reidsville Road, future access to the site will be right-in, right-out only.

Some existing gravel areas may need to be removed to accommodate the required 15 foot Type 2 bufferyard and streetyard plantings.

The site is located within the Salem Lake Watershed; however the site is in compliance with watershed requirements therefore, no Special Intense Development Allocation (SIDA) is required.

The site is within the Suburban Neighborhoods GMA and within a generally residential area.

**STAFF RECOMMENDS APPROVAL**

(For more information visit [www.cityofws.org/planning](http://www.cityofws.org/planning))

Keith: Any questions from the board?

Vernon: Since all they have now is a private septic tank system, shouldn't they be required to hook up to the available sewer system?

Gary: Since there is no building expansion, they are not required to hook up.

Robert: I see Bed & Breakfast listed as possible uses. Is that coming too?

Gary: No. It is unusual but allowed in LO zoning.

Robert: I have a concern about the safety of the driveway. It's not wide enough to be safe.

Gary: Actually DOT would require the driveway to be reduced to no more than 36' wide to reduce confusion.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:18 to those wishing to speak for or against WA-015.

My name is Jerry Beeson and I live at 105 Croyden Court, Kernersville. I am speaking for approval. I am a graduate of East Forsyth. The veterinarian in City View does emergency surgery and is losing his kennel to DOT. He has a small operation with one veterinarian. No outside kennels. Our building is very well insulated to reduce sound. About the septic system. Mari-Lu had 53 employees with no septic problems.

With no other speakers coming forward Keith closes the **Public Hearing** at 3:21.

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-059 A SPECIAL USE REZONING FROM IP-S TO LO-S: MARI-LU INVESTMENTS, LLC – 4991 REIDSVILLE ROAD**

**BY: ROBERT BUTLER**

**SECOND: VERNON BROWN**

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

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

The **Public Session** was opened by Chairman Fulp at 3:22 pm.

With no speakers coming forward, the **Public Session** was closed by Chairman Fulp at 3:22 pm.

**ANNOUNCEMENTS:**

Scott: The Town Council will hear WA-059 on May 23<sup>rd</sup> in the Booe House at 7 pm.

**ADJOURNMENT:**

On a motion by Vernon Brown and seconded by Roger Bailey, the meeting was adjourned at 3:23 p.m. by unanimous vote.

**(BROWN, BUTLER, BAILEY)**

**REGULAR PLANNING BOARD MEETING**

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

However, there will be no **JUNE** Planning Board Meeting.

Submitted by: RUSTY SAWYER  
Town Clerk