

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY
APRIL 2, 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, Jerry Pegram, Vernon Brown and alternate Steve Fowler, 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 representing Mavis Discount Tire, Wyatt Bone, Town Attorney Bo Houff and Council member Peggy Leight.

DETERMINATION OF QUORUM

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. February 12, 2019

2. March 5, 2019

Jerry Pegram moved, and Vernon Brown seconded, for approval of the February 12, 2019 minutes as written. The vote was unanimous.

Steve Fowler moved, and Vernon Brown seconded, for approval of the March 5, 2019 minutes as written one correction (Keith for Robert). The vote was unanimous.

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.
Public Session was opened at 3:05 p.m. by Chairman Keith Fulp. With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:05.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-015

Final Development Plan request for a HB-S Two-Phase zoned property for the use of Motor Vehicle, Repair and Maintenance

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

Gary: Today is the Public Hearing for WA-015, the Final Development Plan request for a HB-S Two-Phase zoned property for the use of Motor Vehicle, Repair and Maintenance.

(Gary projects maps; Growth Management Areas, Activity Centers, Zoning, Area

Plan, Aerial views, street views and building foot print)

The subject property is 1.27 acres located at 3474 Pearl View Drive on the northeast corner of Old Hollow Road and Walkertown Commons Circle. The site is not located within the Salem Lake Watershed; therefore, no Special Intense Development Allocation (SIDA) is required.

The site was rezoned HB-S Two-Phase in 2004. The address assignment is 5212 Walkertown Commons Circle. The proposed site plan is for a 6,729 sq.ft. Mavis Discount Tire. The site will be the first to have curb, gutter and sidewalk on 3 sides. There will be no direct access to HWY 66. The site is within the US 158/NC 66 Activity Center and the recommended land use is commercial.

STAFF RECOMMENDS APPROVAL

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

Keith: Any questions from the board?

Steve: Were they made aware of our lighting condition?

Gary: I'm not sure. We'll make sure they are aware. I'm proud of the town for adopting a lighting ordinance.

Vernon: Will they have a place indoors to store used tires? Not out in the open.

Wyatt Bone (representing Mavis): We store the tires inside.

Bo: You could make tire storage a condition for approval.

Wyatt: We would have no problem with a tire storage condition.

Jerry: Are they required to do a traffic study?

Gary: No. The site would only generate 107 trips per day.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:17 to those wishing to speak for or against WA-015.

With no speakers coming forward Keith closes the **Public Hearing** at 3:17.

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-015, A FINAL DEVELOPMENT PLAN REQUEST FOR A HB-S TWO-PHASE ZONED PROPERTY FOR THE USE OF MOTOR VEHICLE, REPAIR AND MAINTENANCE WITH THE FOLLOWING CONDITION;
NO STORAGE OF NEW OR USED TIRES OUTSIDE**

BY: ROBERT BUTLER

SECOND: STEVE FOWLER

**VOTE: UNANIMOUS
(BROWN, BUTLER, FOWLER, PEGRAM)**

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

The **Public Session** was opened by Chairman Fulp at 3:19 pm.

With no speakers coming forward, the **Public Session** was closed by Chairman Fulp at 3:19 pm.

ANNOUNCEMENTS:

Scott: The Town Council will hear WA-015 on April 25th in the Booe House at 7 pm.

ADJOURNMENT:

On a motion by Vernon Brown and seconded by Jerry Pegram, the meeting was adjourned at 3:20 p.m. by unanimous vote.

(BROWN, BUTLER, FOWLER, PEGRAM)

REGULAR PLANNING BOARD MEETING

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

However, The **April** Planning Board Meeting will be at the Walkertown Public Library, 2969 Main Street, @ 3:00 PM.

Submitted by: RUSTY SAWYER
Town Clerk