

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN BOOE HOUSE
JULY 10, 2018 3:00 P.M.**

MINUTES

CALL TO ORDER

Chairman Robert Butler called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Keith Fulp and alternates Roger Bailey and Vernon Brown, 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 and Town Council member Peggy Leight.

DETERMINATION OF QUORUM

Yes, Chairman Robert Butler confirms a Quorum (4) is present.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. June 5, 2018

Keith Fulp moved, and Roger Bailey seconded, for approval of the June 5, 2018 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 3:04 p.m. With no speakers coming forward Chairman Robert Butler closes the **Public Session** at 3:04.

BUSINESS AT HAND

1. PUBLIC HEARING: WA UDO-25

An Ordinance amending the Unified Development Ordinance amending chapter B – streets standards governing vehicle and pedestrian circulation.

Chairman Robert Butler introduces Project Planner Gary Roberts, with WS/FC Planning.

Gary: Thank you Chairman Butler.

WA UDO – 25 is a text amendment proposed by the Town Of Walkertown amending Chapter B of the Unified Development Ordinance to allow the recording of reserve strips at the end of a newly dedicated public street within the Walkertown corporate limits in an effort to focus the promotion of development within the Town limits.

Recent changes pertaining to annexation laws in North Carolina have made it harder for local governments to extend their corporate limits. This encourages municipalities

to focus more on how they can promote development within city limits and prevent urban sprawl. Controlling urban sprawl enhances the community's ability to plan for and provide the urban services in an efficient, cost effective manner. The proposed amendment would allow the creation of a five (5) foot wide reserve strip of land within the Town of Walkertown public right-of-way, at the end of a new Town of Walkertown public street that abuts an unincorporated area. This strip would be shown on the subdivision plat prior to being approved by the Town Council. The reserve strip would prevent the streets from being continued into the unincorporated area without being annexed into the Town of Walkertown. At the time the Town Council could remove the strip to allow the continuation of the street.

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the board?

Keith: Any other towns doing this?

Gary: Not Winston Salem.

Scott: Yes, Kernersville.

Bo: Winston Salem uses access to the sewer to bring property zoned Forsyth County into the city.

Scott: Does not apply to private or DOT streets. Does not apply to the existing 14 miles of Town streets. For new developments only.

Robert: Would the Town accept maintenance of a connecting street?

Scott: Not necessarily. We have minimum standards. The developer would request the Town take over the streets. The state doesn't like to takeover streets.

Bo: If a developer wants the Town to takeover streets, the developer must build the streets to DOT standards. This is another tool for towns.

Roger: Does the Town gain anything by taking over streets from developers?

Bo: Yes. Property taxes.

Scott: Also, adds to the mileage for Powell Bill money.

Robert: Any other questions for Gary from the board? *No.*

With no more questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:19 to those wishing to speak for or against WA UDO-25.

With no other speakers coming forward Robert closes the **Public Hearing** at 3:19.

Robert: Any other questions from the Board? *No.*

Then we need a motion.

Vernon: I make a motion to recommend approval of UDO 25.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA UDO-25; AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE AMENDING CHAPTER B – STREET STANDARDS GOVERNING VEHICLE AND PEDESTRIAN CIRCULATION

BY: VERNON BROWN

SECOND: KEITH FULP

VOTE: UNANIMOUS

(BAILEY, BROWN, FULP)

Robert: The Planning Board recommends approval of WA UDO-25 to the Town Council.

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

The **Public Session** was opened and closed at 3:20 p.m. with no speakers coming forward.

ANNOUNCEMENTS:

ADJOURNMENT:

On a motion by Keith Fulp and seconded by Vernon Brown, the meeting was adjourned at 3:21 p.m. by unanimous vote.

(BAILEY, BROWN, FULP)

REGULAR PLANNING BOARD MEETING

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

Submitted by: RUSTY SAWYER
Town Clerk