

**WALKERTOWN PLANNING BOARD MEETING
BOOE HOUSE
MARCH 1, 2022 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 Alternate Herman Smith, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Samuel Hunter and Town Attorney Bo Houff.

DETERMINATION OF QUORUM

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

Keith: This is the first meeting in 2022 of the Walkertown Planning Board. Planning Board members are myself, Jerry Pegram, Chuck Anas, Caroline Jones, Gary Mundy and Planning Board Alternates Herman Smith and Steve Fowler.

Bo: There is a new requirement that Planning Board members must be sworn in. I have one Bible. I will ask Jerry Pegram, Gary Mundy and Herman Smith to place your hand on the Bible and then to repeat after me the "OATH OF OFFICE".
(Steve Fowler is absent)

APPROVAL OF AGENDA

Chuck Anas moved, and Jerry Pegram seconded, for approval of the agenda as presented. The vote was unanimous.
(ANAS, JONES, MUNDY, PEGRAM)

APPROVAL OF MINUTES

1. August 3, 2021 – Planning Board Regular Meeting

Caroline Jones moved, and Gary Mundy seconded, for approval of the August 3, 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 3:04 p.m. by Chairman Keith Fulp.

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

BUSINESS AT HAND

1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD

MOTION: TO APPOINT KEITH FULP AS CHAIRPERSON OF WALKERTOWN PLANNING BOARD FOR 2022
BY: JERRY PEGRAM
SECOND: CAROLINE JONES
VOTE: UNANIMOUS
(ANAS, JONES, MUNDY, PEGRAM)

2. SELECTION OF VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD

MOTION: TO APPOINT CAROLINE JONES AS VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD FOR 2022
BY: GARY MUNDY
SECOND: JERRY PEGRAM
VOTE: UNANIMOUS
(ANAS, JONES, MUNDY, PEGRAM)

3. PUBLIC HEARING: WA-067

A petition submitted by Morris Chapel United Methodist Church, Inc. to amend the zoning Map of the Town Of Walkertown for 9.76 acres of land from IP and RS9 to IP located at 2715 Darrow Road on the east side Darrow Road, across from Dillon Street.

Keith introduces from Winston-Salem/Forsyth County Planning, Project Planner Samuel Hunter.

Samuel Hunter: The Public Hearing is WA-067, a petition to amend the Zoning Map of the Town of Walkertown for 9.76 acres of lane located at 2715 Darrow Road on the east of Darrow Road, across from Dillon Street.

(Samuel's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map and pictures of Morris Chapel UMC).

The requested change is General Use rezoning **from** IP and RS9 **to** IP.

The request is consistent with the existing zoning pattern in surrounding areas.

The request provides the church with more flexibility for institutional uses.

The request is consistent with the *Walkertown Area Plan and Legacy 2030*.

The request is not intensifying the existing zoning.

STAFF RECOMMENDS APPROVAL

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

Samuel: Any questions from the board?

Caroline: The Staff Report says a summary of the petitioner's neighborhood outreach would be attached but I don't have it.

Samuel: Neighborhood outreach was not required.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:08 to those wishing to speak for or against WA-067.

Keith: A total of 30 minutes each will be allotted to both Yea & Nay speakers. Each speaker is allowed 3 minutes.

We'll allow the petitioner to speak first.

My name is Harvey Dillon and I live at 5235 Reidsville Road in Walkertown.

The purpose of the request to change zoning to IP is to update our signs. Digital display signs are not allowed in RS9 zoning.

Keith: Is one of the signs going at the HWY 66 end of Martin Street?

Harvey: No. DOT is buying that property from Morris Chapel.

Bo: General Use IP zoning would allow IP uses of the property. You can't ask what uses.

Keith: Any other speakers wishing to speak for WA-067? *NO*

Keith: Is anyone wishing to speak against the petition? *NO*.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:15.

Keith: Any other questions from the Board? *NO*.

Do I have a motion?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-067, A PETITION SUBMITTED BY MORRIS CHAPEL UNITED METHODIST CHURCH TO AMEND THE ZONING MAP OF THE TOWN OF WALKERTOWN FOR 9.76 ACRES OF LAND FROM IP AND RS9 TO IP LOCATED AT 2715 DARROW ROAD

BY: GARY MUNDY

SECOND: CHUCK ANAS

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

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF THE RECOMMENDED PLAN CONSISTENCY STATEMENT; *THE PROPOSED ZONING MAP AMENDMENT FROM IP AND RS9 TO IP IS GENERALLY CONSISTENT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE AND LEGACY 2030, IS NOT INTENSIFYING THE EXISTING ZONING, AND IS CONSISTENT WITH THE IP PURPOSE STATEMENT*

BY: JERRY PEGRAM

SECOND: GARY MUNDY

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

ANNOUNCEMENTS:

ADJOURNMENT:

On a motion by Chuck Anas and seconded by Jerry Pegram, the meeting was adjourned at 3:41 p.m. by unanimous vote.

(ANAS, JONES, MUNDY, PEGRAM)

Submitted by: RUSTY SAWYER
Town Clerk

