

**WALKERTOWN PLANNING BOARD MEETING  
TOWN CENTER PARK  
JULY 7, 2020 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: Chuck Anas, Caroline Jones and Jerry Pegram, 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.

Also attending, Town Council member Peggy Leight.

**DETERMINATION OF QUORUM**

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

**APPROVAL OF AGENDA**

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

**(ANAS, JONES, PEGRAM)**

**APPROVAL OF MINUTES**

**1. March 3, 2020 – Planning Board Regular Meeting**

Chuck Anas moved, and Jerry Pegram seconded, for approval of the March 3, 2020 minutes as written. The vote was unanimous.

**(ANAS, JONES, PEGRAM)**

**2. April 7, 2020 - Planning Board Regular Meeting**

Caroline Jones moved, and Chuck Anas seconded, for approval of the April 7, 2020 minutes as written. The vote was unanimous.

**(ANAS, JONES, PEGRAM)**

**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-064**

Request to amend the Official Zoning Maps for the subject property 4405 Poindexter Street(future) for Special Use rezoning from LO-S (Two-Phase) to LO-S.

Gray: The Public Hearing is WA-064, a Special Use rezoning request from LO-S (Two-Phase) to LO-S (Limited Office – Special Use). The petitioner is requesting the following uses: Veterinary Services; Kennel, Indoor; Offices; Museum or Art Gallery;

Police of Fire Station; Recreation Facility, Public; Child Day Care Center; and Government Offices, Neighborhood Organization, or Post Office.

(Gary's PowerPoint: GMA 3 map, zoning map, aerial view, Area Plan map, Site Plan with elevations.

The 1.45 acre site is located at the Northeast corner of Poindexter Street and Rocky Branch Road. The site has been zoned LO-S since 2002. Because the proposed impervious coverage is less than 24 percent, SIDA is not required. The proposed site plan shows a single access drive from Poindexter Street. Existing sidewalks along Poindexter Street and Rocky Branch Road currently terminate at the edges of the site. Sidewalks will be continued along both street frontages and street trees on Poindexter. LO-S zoning will generate a minimal 70 trips per day. There will be no outside dog runs.

We did receive a letter in opposition to the zoning from a neighbor. Board members have a copy of that letter.

#### STAFF RECOMMENDS APPROVAL

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

Keith: Any questions from the Board?

Jerry: You say no dog runs. Could they be added later?

Gary: It would require a Site Plan amendment.

Caroline: Is the Site Plan showing the parking lot facing the Church's Daycare?

Gary: Yes.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:03 to those wishing to speak for or against WA-064.

My name is Shawn Rainey and I am speaking in favor of WA-064. I represent the Design/Build firm of "Blue Frog" located in Georgia. I design veterinary and medical offices. We know neighbors are concerned about noise. The outside area is small, 2 to 3 dogs with handlers max. It is surrounded with a wooden privacy fence that pets can't see through. This cuts down on barking. The building itself has sound insulation.

Dr. Fox: I own the Veterinary Clinic on Old Hollow Road. We have very little noise.

Mostly dogs are barking to get food. No dogs are allowed to run loose. I have a small staff of 2 or 3.

Keith: Dr. Fox, do you board dogs 7 days a week?

Dr. Fox: Yes. They are taken outside for walking twice a day.

Keith: Are they housed in the rear?

Dr. Fox: Yes.

Keith: Anyone wishing to speak in opposition?

We did receive a letter in opposition from Rebecca White.

(Keith reads the letter aloud.)

Gary: The uses in the letter of opposition have been allowed in the current zoning since 2002.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:20.

Keith: Any questions from the Board? *NO*.  
Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-064 A REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR THE SUBJECT PROPERTY 4405 POINDEXTER STREET (FUTURE) FOR SPECIAL USE REZONING FROM LO-S (TWO-PHASE) TO LO-S.**

**BY: JERRY PEGRAM**  
**SECOND: CHUCK ANAS**  
**VOTE: UNANIMOUS**  
**(ANAS, JONES, PEGRAM)**

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

The **Public Session** was opened by Chairman Fulp at 3:21 pm.

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

**ANNOUNCEMENTS:**

Scott: The Town Council will meet July 23<sup>rd</sup> to hear WA-064.

**ADJOURNMENT:**

On a motion by Chuck Anas and seconded by Caroline Jones, the meeting was adjourned at 3:25 p.m. by unanimous vote.  
**(ANAS, JONES, PEGRAM)**

Submitted by: RUSTY SAWYER  
Town Clerk