

**WALKERTOWN PLANNING BOARD MEETING
BOOE HOUSE
APRIL 4, 2023 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 Marc Allred and Town Attorney Elliot Fus.

DETERMINATION OF QUORUM

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

Keith: This is the first meeting in 2023 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.

There is a new requirement that Planning Board members must be sworn in and the Town Clerk Rusty Sawyer will do the swearing in.

Rusty: I have one Bible. I will ask Keith Fulp, Caroline Jones and Herman Smith to come forward, Place your hand on the Bible and then to repeat after me the "OATH OF OFFICE".

(Steve Fowler is absent)

APPROVAL OF AGENDA

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

(ANAS, JONES, MUNDY, PEGRAM)

APPROVAL OF MINUTES

1. May 3, 2022 – Planning Board Regular Meeting

Jerry Pegram moved, and Gary Mundy seconded, for approval of the May 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 3:05.

BUSINESS AT HAND

1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD

MOTION: TO APPOINT KEITH FULP AS CHAIRPERSON OF WALKERTOWN PLANNING BOARD FOR 2023

BY: GARY MUNDY

SECOND: JERRY PEGRAM

**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: CHUCK ANAS

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

3. PUBLIC HEARING: WA-015

A Final Development Plan by Walkertown Landing LLC for Offices in a HB-S (Two-Phase) zoning district.

Keith introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Alred.

Marc: The Public Hearing is WA-015, a Final Development Plan by Walkertown Landing LLC for Offices in a HB-S (Two-Phase) zoning district.

(Marc's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations and various pictures of the property).

- Petitioner: Walkertown Landing , LLC
- Site: 1.5 acres located on the east side of Old Hollow Road, south of Walkertown Commons Circle
- Request: Final Development Plan for property zoned HB-S Two Phase for the use of offices.
- Request does not require a rezoning
- The request is consistent with the recommendation of Walkertown Area Plan Update.
- The request is a low- intensity land use.
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

STAFF RECOMMENDS APPROVAL

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

Marc: Any questions from the board? *NO*

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:05 to those wishing to speak for or against WA-015.

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 David Bolling and I am here representing Justin Batten. There will only be one office built for single purpose use of a dentist office.

The building will be brick matching other nearby businesses.

Keith: Any other speakers wishing to speak for WA-015? *NO*

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

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:14.

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-015, A FINAL DEVELOPMENT PLAN BY WALKERTOWN LANDING LLC FOR OFFICES IN A HB-S (TWO-PHASE) ZONING DISTRICT

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: GARY MUNDY

SECOND: JERRY PEGRAM

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

4. PUBLIC HEARING: WA-069

A Final Development Plan by Glenwood Walkertown Company, LLC for Nursery, Lawn, and Garden Supply Store in a HB-S (Two-Phase) zoning district.

Keith introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Alred.

Marc: The Public Hearing is WA-069, a Final Development Plan by Glenwood Walkertown Company LLC for Nursery, Lawn, and Garden Supply Store in a HB-S (Two-Phase) zoning district.

(Marc's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations and various pictures of the property).

- Petitioner: Glenwood Walkertown Company, LLC

- Site: 5.3 acres located on both sides of Walkertown Commons Circle, east of Reidsville Road.
- Request: Final Development Plan for property zoned HB-S Two Phase for the use of 21,930 square foot Nursery, Lawn, and Garden Supply Store, Retail
- 71 parking spots with trailer display area
- Storm water pond to the east
- Request does not require a rezoning
- The request is consistent with the recommendation of Walkertown Area Plan Update.
- SIDA has already been approved for this site
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

STAFF RECOMMENDS APPROVAL

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

Marc: Any questions from the board? *NO*

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:25 to those wishing to speak for or against WA-069.

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 Alan Mosley and I am here representing Tractor Supply. The road that goes through the property will be closed so no traffic goes through the parking lot or behind the store where trucks are unloaded.

Fencing will be 16' high.

The building will have the standard "Tractor Supply" look.

My name is Mark Dudley and I live at 5173 Davis Road. I own the property at 5138 Reidsville Road beside the Advance Auto which has a driveway easement. I want to be sure my easement will not be affected.

Alan Mosley: I am 95% sure your easement will not be affected.

My name is Jeff Saul with Magnolia Real Estate, formally Glenwood. The access easement will remain.

Keith: Any other speakers wishing to speak for WA-069? *NO*

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

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:25.

Keith: Any other questions from the Board?

Jerry: Was a traffic study done?

Marc: Already figured into the zoning.

Lee Bailey: I am with Alan Mosley. At peak time the traffic count is 68 per hour which is not high.

Keith: Do I have a motion?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-069, A FINAL DEVELOPMENT PLAN BY GLENWOOD WALKERTOWN COMPANY, LLC

FOR NURSERY, LAWN AND GARDEN SUPPLY STORE IN A HB-S (TWO-PHASE) ZONING DISTRICT

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: GARY MUNDY
SECOND: JERRY PEGRAM
VOTE: UNANIMOUS
(ANAS, JONES, MUNDY, PEGRAM)

ANNOUNCEMENTS:

Town Council meeting April 27th.
Planning Board meeting May 2nd.

ADJOURNMENT:

On a motion by Chuck Anas and seconded by Caroline Jones, the meeting was adjourned at 3:41 p.m. by unanimous vote.
(ANAS, JONES, MUNDY, PEGRAM)

Submitted by: RUSTY SAWYER
Town Clerk