

**WALKERTOWN PLANNING BOARD MEETING
TOWN CENTER PARK
JUNE 1, 2021 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 Alternates Steve Fowler and Herman Smith, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Also in attendance, Town Attorney Bo Houff.

DETERMINATION OF QUORUM

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

APPROVAL OF AGENDA

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

(ANAS, JONES, MUNDY, PEGRAM)

APPROVAL OF MINUTES

1. April 6, 2021 – Planning Board Regular Meeting

Caroline Jones moved, and Chuck Anas seconded, for approval of the April 6, 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 3:01 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:01.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-160D

Amendment to the Walkertown Unified Development Ordinance to meet 160D standards set by the State of North Carolina.

Keith: Benchmark has reviewed the Town of Walkertown’s Unified Development Ordinance for consistency with the statutory changes mandated through the adoption of NCGS160D. “The results of our review are presented in the attached documents for consideration by the Town as it moves forward with the amendment of its UDO. In reviewing the ordinance, we have also proposed several amendments that address statutory consistency with prior changes in state land use law, federal housing law, and superfluous regulations that are not applicable in the Town. Recent amendments to the County UDO were also reviewed and incorporated, as appropriate, for general administrative consistency”.

Bo: Leads the discussion and gives a brief history of zoning in general.

In 2019 NCGS 160D was passed, which required all definitions to read the same way in all municipalities and counties by 7/1/2020. A one year extension was added because of COVID. We must pass WA 160D to bring the town into compliance.

No more protest petitions. No more 2/3 vote to pass, now a simple majority.

Keith: Conflict of interest standards were added for elected and appointed bodies.

Matters brought by immediate family members or you have personal financial interest.

If questionable, you must not participate.

Scott: Oaths for the Planning Board members is new, which we did at the first meeting of the year.

Bo: A statutory requirement.

Caroline: How often do we have UDO amendments?

Bo: As often as towns see things differently. They make changes.

Scott: Our UDO is still in place.

Bo: Keeping special use district zoning with site plan.

Variations stay the same.

No forced down zoning.

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

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:33 to those wishing to speak for or against WA-160D.

With no speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:33.

Do I have a motion to recommend approval to the Town council?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-160D, AN AMENDMENT TO THE WALKERTOWN UNIFIED DEVELOPMENT ORDINANCE TO MEET 160D STANDARDS SET BY THE STATE OF NORTH CAROLINA

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 3:35 p.m. by unanimous vote.

(ANAS, JONES, MUNDY, PEGRAM)

Submitted by: RUSTY SAWYER
Town Clerk

