

**WALKERTOWN PLANNING BOARD MEETING  
WALKERTOWN BOOE HOUSE  
JUNE 05, 2018 3:00 P.M.**

**MINUTES**

**CALL TO ORDER**

Vice Chairman Keith Fulp called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Steve Fowler 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.

**DETERMINATION OF QUORUM**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. March 6, 2018

Steve Fowler moved, and Roger Bailey seconded, for approval of the March 6, 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 3:02 p.m. With no speakers coming forward Vice Chairman Keith Fulp closes the **Public Session** at 3:03.

**BUSINESS AT HAND**

1. **PUBLIC HEARING: WA-054**

A rezoning amendment proposed by All in Self Storage of Walkertown, LLC to rezone 8.59 acres located on the southeast side of Rocky Branch Road, north of Poindexter Street from HB-S to HB-S to allow for a pervious gravel parking area.

Vice Chairman Keith Fulp introduces Project Planner Gary Roberts, with WS/FC Planning.

Gary: Thank you Vice Chairman Keith Fulp. (Gary uses the projector to show Growth Management Areas and Activity Centers, arial view of the property included in request and property within 500' mail notification radius not included request. Arial view of Walkertown Area Plan Update, 2014)

The petitioner, All In Self Storage of Walkertown, is requesting a Site Plan Amendment for HB-S zoned property at 2875 Rocky Branch Road to add pervious gravel parking areas to an existing Storage Services, Retail facility. The 8.59 acre

property is located at the southeast side of Rocky Branch Road, north of Poindexter Street.

Because the site plan proposes an impervious coverage amount which is less than 24%, no Special Intense Development Allocation (SIDA) is needed. Two small areas totaling ~ ½ acre are to be graveled.

The proposed site plan amendment is in response to the recently adopted text amendment which allows some gravel surface applications within the Salem Lake Watershed, to be considered as pervious through the special use rezoning process (WA UDO-22). The approved uses and the HB-S zoning designation will not change with the current request.

The text amendment includes installation specifications for *pervious* gravel areas along with a post installation engineered certification that the gravel areas were installed correctly.

Site Plan Amendment meets UDO requirements.

The request is consistent with the commercial land use recommended for the site in the area plan update.

The existing trees on the eastern portion of the site will remain undisturbed.

The developer shall install Primary Evergreen Plants along the western edge of the new 22,230 sf gravel parking area at seven feet on center as shown on the site plan.

#### STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the Board?

Vernon: Will you be adding a chain link fence around the parked campers?

Scott Kehiaian (All In Self Storage): Yes. The fence is already there.

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

With no more questions from the Board, the **Public Hearing** is opened by Vice Chairman Keith Fulp @ 3:14 to those wishing to speak for or against WA-054.

With no speakers coming forward Keith closes the **Public Hearing** at 3:14.

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

Then we need a motion.

Vernon: I make a motion to approve WA-054.

Bo: If I might make a suggestion in the wording Vernon. "A motion to recommend approval to the Town Council".

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-054; A REZONING AMENDMENT PROPOSED BY ALL IN SELF STORAGE OF WALKERTOWN, LLC TO REZONE 8.59 ACRES LOCATED ON THE SOUTHEAST SIDE OF ROCKY BRANCH ROAD, NORTH OF POINDEXTER STREET FROM HB-S TO HB-S TO ALLOW FOR A PERVIOUS GRAVEL PARKING AREA.**

**BY: VERNON BROWN**

**SECOND: STEVE FOWLER**

**VOTE: UNANIMOUS  
(BAILEY, BROWN, FOWLER)**

Keith: The Planning Board recommends approval of WA-054 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 3:15 p.m. with no speakers coming forward.

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

On a motion by Steve Fowler and seconded by Vernon Brown, the meeting was adjourned at 3:17 p.m. by unanimous vote.  
**(BAILEY, BROWN, FOWLER)**

**REGULAR PLANNING BOARD MEETING**

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

Submitted by: RUSTY SAWYER  
Town Clerk