

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN BOOE HOUSE
FEBRUARY 06, 2018 3:00 P.M.**

MINUTES

CALL TO ORDER

Chairman Robert Butler called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Chuck Anas, Keith Fulp, Steve Fowler, Jerry Pegram and alternate Roger Bailey, 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 and Council member Sarah Welch.

Representing THE HISTORIC RESOURCES COMMISSION, Project Planner Michelle McCullough.

DETERMINATION OF QUORUM

Yes, Chairman Robert Butler confirms a Quorum (5) is present.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. November 7, 2017

Steve Fowler moved, and Chuck Anas seconded, for approval of the November 7, 2017 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 Chairman Butler closes the **Public Session** at 3:02.

BUSINESS AT HAND

1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD

Scott: The Chairperson is elected each year for a 1 year term. We will take nominations.

**MOTION: TO NOMINATE ROBERT BUTLER AS CHAIRPERSON OF THE
WALKERTOWN PLANNING BOARD**

BY: JERRY PEGRAM

SECOND: STEVE FOWLER

**VOTE: UNANIMOUS
(ANAS, FOWLER, FULP, PEGRAM)**

2. SELECTION OF VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD

Scott: The Vice-Chairperson is elected each year for a 1 year term. We will take nominations.

MOTION: TO NOMINATE KEITH FULP AS VICE-CHAIRPERSON OF THE WALKERTOWN PLANNING BOARD

BY: JERRY PEGRAM

SECOND: CHUCK ANAS

**VOTE: UNANIMOUS
(ANAS, FOWLER, FULP, PEGRAM)**

3. ADOPTION OF 2018 WALKERTOWN PLANNING BOARD MEETING SCHEDULE

MOTION: TO APPROVE MEETING SCHEDULE OF THE WALKERTOWN PLANNING BOARD ON THE FIRST TUESDAY OF THE MONTH AT 3:00 IN THE BOOE HOUSE WITH THE EXCEPTION OF JULY WHICH WILL BE HELD ON THE 10TH

BY: JERRY PEGRAM

SECOND: CHUCK ANAS

**VOTE: UNANIMOUS
(ANAS, FOWLER, FULP, PEGRAM)**

4. PUBLIC HEARING: WA-UDO 22

AN ORDINANCE AMENDING CHAPTER C OF THE WALKERTOWN *UNIFIED DEVELOPMENT ORDINANCES* TO ALLOW GRAVEL SURFACES TO BE CONSIDERED PERVIOUS

Robert Butler introduces Project Planner Gary Roberts, with WS/FC Planning.

Gary: Congratulations Chairman Butler.

UDO-22 came before the Planning Board last November. The vote was a tie. The Town Council had the town attorney add wording allowing for a case by case special use permit.

Bo's wording "Provided, however, that in order to be exempted from treatment as "built-upon area," the use of Number 57 stone must be approved by the Elected Body in connection with a Special Use zoning application and approved site plan (including an amended site plan) pursuant to UDO Chapter B, Article VI, Sections 6-2.1.2 or 6-2.2, including a condition that the applicant provide an Engineer's certification that the installation of the number 57 stone and geotextile fabric was done in compliance with this provision."

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the Board?

Keith: Is this the same as Kernersville?

Gary: No. They follow the state definition.

Robert: Any other questions from the board? *No.*

With no more questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:15 to those wishing to speak for or against WA-UDO-22.

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

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

Then we need a motion.

Keith: I make a motion to approve WA-UDO-22.

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

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-UDO-22, AN ORDINANCE AMENDING CHAPTER C OF THE WALKERTOWN UNIFIED DEVELOPMENT ORDINANCES TO ALLOW GRAVEL SURFACES TO BE CONSIDERED PERVIOUS

BY: KEITH FULP

SECOND: CHUCK ANAS

VOTE: 3 FOR (ANAS, FULP, PEGRAM)

1 AGAINST (FOWLER)

Robert: The Planning Board recommends approval of WA-UDO-22 to the Town Council.

5. PUBLIC HEARING: WA-UDO-24

AN ORDINANCE AMENDING CHAPTER B, ARTICLE IV, OF THE WALKERTOWN UNIFIED DEVELOPMENT ORDINANCES REGARDING HISTORIC LANDMARKS AND HISTORIC/HISTORIC OVERLAY DISTRICTS

Gary: UDO 24 is a two part text amendment which has been adopted by both Forsyth County and the City of Winston-Salem. UDO-259 pertains to how applicants for Certificates of Appropriateness (COAs) are notified about Commission decisions, time limits of COAs and appeals.

WA-UDO-277

Michelle McCullough: I am a Project Planner for the Historic Resources Commission and I work with Winston-Salem & Forsyth County.

The second section of this amendment (UDO-277) regards a forthcoming update to the Architectural Survey for properties in Forsyth County outside the City of Winston-Salem.

UDO 277 is a zoning text amendment to amend the historic overly

regulation to include additional small towns (Bethania, Lewisville, Rural Hall, Walkertown) within Forsyth County's Historic Resource Commission.

To apply for state matching funds, towns must join the CLG (Certified Local Government) and become part of the consolidated County CLG.

Here in Walkertown, THE CREWS HOUSE was approved as Historic by the Forsyth County Historic Resource Commission not the Town of Walkertown.

If approved request would come to Walkertown.

Only Landmarks are in Walkertown now.

Any Questions?

Bo: Is there a down side for approval?

Michelle: No.

STAFF RECOMMENDS APPROVAL

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

With no more questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:23 to those wishing to speak for or against WA-UDO-24.

Robert: Michelle, does the WAHS know?

Michelle: Yes, I have been speaking with Mike Morris.

With no other speakers coming forward Robert closes the **Public Hearing** at 3:24.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-UDO-24, AN ORDINANCE AMENDING CHAPTER B, ARTICLE IV, OF THE WALKERTOWN UNIFIED DEVELOPMENT ORDINANCES REGARDING HISTORIC LANDMARKS AND HISTORIC/HISTORIC OVERLY DISTRICTS

BY: JERRY PEGRAM

SECOND: KEITH FULP

VOTE: UNANIMOUS

(ANAS, FOWLER, FULP, PEGRAM)

6. PUBLIC HEARING: WA-052

ZONING JURISDICTION CONVERSION: PORTION OF PIN #6848-44-8264 (5171 DAVIS ROAD) AND PIN #6857-51-2531 (4620 PARADISE LANE)

Gary: The petitioners are requesting to amend the Official Zoning Maps for the subject property from County RS9 to Walkertown RS9.

Both properties were annexed by the Town in December. The Town has 60 days to change zoning.

STAFF RECOMMENDS APPROVAL

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

With no more questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:26 to those wishing to speak for or against WA-052.

With no other speakers coming forward Robert closes the **Public Hearing** at 3:26.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-052, A ZONING JURISDICTION CONVERSION: PORTION OF PIN #6848-44-8264 (5171 DAVIS ROAD) AND PIN #6857-51-2531 (4620 PARADISE LANE)

BY: STEVE FOWLER.

SECOND: KEITH FULP

VOTE: UNANIMOUS

(ANAS, FOWLER, FULP, PEGRAM)

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.
The **Public Session** was opened and closed at 3:13 p.m. with no speakers coming forward.

ANNOUNCEMENTS:

Robert: The next Planning Board meeting will be March 6th.
Scott: The Town Council will meet on February 22 @ 7:00 in the Booe House.

ADJOURNMENT:

On a motion by Chuck Anas and seconded by Steve Fowler, the meeting was adjourned at 3:28 p.m. by unanimous vote.
(ANAS, FOWLER, FULP, PEGRAM)

REGULAR PLANNING BOARD MEETING

FIRST TUESDAY OF MONTH @ the BOOE HOUSE – 3:00 PM
However, The March Planning Board Meeting will be at the Walkertown Public Library, 2969 Main Street, @ 3:00 PM.

Submitted by: RUSTY SAWYER
Town Clerk