

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN BOOE HOUSE
OCTOBER 2, 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: Keith Fulp, Chuck Anas 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.

DETERMINATION OF QUORUM

Yes, Chairman Robert Butler confirms a Quorum (4) is present.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. July 10, 2018

Keith Fulp moved, and Jerry Pegram seconded, for approval of the July 10, 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 3:03 p.m. With no speakers coming forward Chairman Robert Butler closes the **Public Session** at 3:03.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-055

A rezoning amendment proposed by the Town of Walkertown to rezone 9.05 acres located east of US 158/Reidsville Road between NC 66/Old Hollow Road and Vance Road from Forsyth County RS20 to Walkertown RS20.

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

Gary: Thank you Chairman Butler.

WA-055: The petitioner is requesting to amend the Official Zoning Maps for the subject 9.05 acre property from County RS20 to Walkertown RS20. The two zoning classifications are essentially equivalent and there are no changes in development rights or constraints.

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the board? *No.*

With no questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:06 to those wishing to speak for or against WA-055.

With no speakers coming forward Robert closes the **Public Hearing** at 3:06.

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

Then we need a motion.

Jerry: I make a motion to recommend approval of WA-055 to the Town Council.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-055; A REZONING AMENDMENT PROPOSED BY THE TOWN OF WALKERTOWN TO REZONE 9.05 ACRES LOCATED EAST OF US 158/REIDSVILLE ROAD BETWEEN NC 66/OLD HOLLOW ROAD AND VANCE ROAD FROM FORSYTH COUNTY RS20 TO WALKERTOWN RS20

BY: JERRY PEGRAM

SECOND: CHUCK ANAS

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

Robert: The Planning Board recommends approval of WA-055 to the Town Council.

2. PUBLIC HEARING: WA-056

A REZONING AMENDMENT PROPOSED BY KEYSTONE AT WALKERTOWN LANDING, LLC TO REZONE 15 ACRES LOCATED ON THE EAST SIDE OF US 158/REIDSVILLE ROAD BETWEEN NC 66/OLD HOLLOW ROAD AND VANCE ROAD FROM GB-S AND RS20 TO GB-S

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

Gary: Thank you Chairman Butler.

Gary shows WA-056 parcel on the *WALKERTOWN AREA PLAN UPDATE, 2014* map and the *GROWTH MANAGEMENT AREA 4 ZONING* map. Also, an aerial view of both WA-055 & WA-056.

The petitioner, Keystone at Walkertown Landing, LLC, is requesting to amend the Official Zoning Maps for the 15 acre property from RS20 and GB-S to GB-S for Residential Building, Multifamily (no other uses).

The site plan drops building 4 and leaves White Road intact.

Elevations stay the same.

There will be no new access points to US 158/Reidsville Road.

Due to topography, gravity sewer cannot be extended to serve the subject property.

The site will be served with private sewer lines which would drain downward to the eastern portion of the site to a private lift station.

The site is not located within the Salem Lake water supply watershed.

Existing zoning would create 1,060 total trips per day. Proposed zoning would increase trips per day to 1,317, mostly during peak hours. The site plan proposes 130 parking spaces more than are required. The section of the site which is currently zoned GB-S is recommended for multifamily land use in the *Walkertown Area Plan Update*. The request would accommodate additional growth to the Town of Walkertown at a location which has minimal impact to adjacent single family homes. The request would place additional housing within either walking distance or a short drive to basic services. The site is partially within and adjacent to an activity center. The proposed site plan includes large variety tree plantings.

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the board?

Robert: Is the site in the watershed requiring SIDA? *No.*

With no other questions from the Board, the **Public Hearing** is opened by Chairman Butler @ 3:20 to those wishing to speak for or against WA-056.

Scott Wallace: I would be glad to answer any questions. *None.*

With no other speakers coming forward Robert closes the **Public Hearing** at 3:21.

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

Then we need a motion.

Keith: I make a motion to recommend approval of WA-056 to the Town Council.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-056; A REZONING AMENDMENT PROPOSED BY KEYSTONE AT WALKERTOWN LANDING, LLC TO REZONE 15 ACRES LOCATED ON THE EAST SIDE OF US 158/REIDSVILLE ROAD BETWEEN NC 66/OLD HOLLOW ROAD AND VANCE ROAD FROM GB-S AND RS20 TO GB-S

BY: KEITH FULP

SECOND: CHUCK ANAS

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

Robert: The Planning Board recommends approval of WA-056 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 3:21 p.m. with no speakers coming forward.

ANNOUNCEMENTS:

The Planning Board recommendations will be heard at the next Town Council meeting 10/25.

2018 NINTH ANNUAL FALL FESTIVAL OCTOBER 12 & 13

ADJOURNMENT:

On a motion by Keith Fulp and seconded by Chuck Anas, the meeting was adjourned at 3:22 p.m. by unanimous vote.

(ANAS, FULP, PEGRAM)

REGULAR PLANNING BOARD MEETING

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

Submitted by: RUSTY SAWYER
Town Clerk