

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY
MARCH 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 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 and Council members Peggy Leight and Marilyn Martin.

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. February 6, 2018
Keith Fulp moved, and Chuck Anas seconded, for approval of the February 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 3:04 p.m. With no speakers coming forward Chairman Butler closes the **Public Session** at 3:04.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-053

A rezoning amendment proposed by Keystone at Walkertown Landing, LLC to rezone 6.51 acres located on the east side of US 158/Reidsville Road, north of NC 66/Old Hollow Road from GB-S to GB-S.

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

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

WA-053 is a rezoning amendment proposed by Keystone at Walkertown Landing, LLC to rezone 6.51 acres located on the east side of US 158/Reidsville Road, north of NC 66/Old Hollow Road from GB-S to GB-S to amend the approved condition language

regarding White Road and Building #7. The approved use of Residential Building, Multifamily will not change.

The site is in Growth Management Area 3 – Suburban Neighborhoods and does conform to *Legacy 2030* recommendations.

The site conforms to Area Plan 2014 recommendations.

The site is not located along a growth corridor.

The site is located within the US 158 / NC 66 Activity Center.

Proposed Conditions

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR BUILDINGS 8,9,10:**
The area around Building #7 shall be flagged in the field provided that said flagging does not impede the use of White Road and the existing access to the adjacent property PIN 6868-51-9376.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR BUILDING 7:**
Developer shall petition NCDOT for abandonment of maintenance of White Road (currently maintained by NCDOT +/- 158') and subsequent to approval of abandonment by NCDOT, Developer shall petition the Town of Walkertown to close the right-of-way for White Road.

Once said right-of-way is closed, Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show: the approved street name for the new address and utilities easement which extends from Neal Trail Drive to serve PIN 6868-51-9376, as shown on the site plan.

Developer shall construct said new access and utilities easement to serve PIN 6868-51-9376, as shown on the site plan and install required street name signs.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR BUILDINGS 8,9,10:**
The proposed multifamily buildings shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning Staff. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show: bufferyard easement on adjacent PIN 6868-52-2223.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR BUILDING 7:**
The proposed multifamily buildings shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning Staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR BUILDING 7:**
Forsyth County Fire Department shall approve the emergency access point onto Reidsville Road in front of Building #8 as shown on site plan.

DOT has voiced concerns with the Right-of-Way. However, DOT can't say how much Right-of-Way will be needed.

Site Plan meets UDO requirements.

Remains consistent with the multifamily land use recommendation of the *Walkertown Area Plan Update*.

Consistent with the previously approved Final Development Plan and maintains access to the adjacent single family homes now accessed from White Road.

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the Board?

Keith: I have a few questions for Mr. Wallace.

Robert: Any other questions for Gary 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-053.

My name is Scott Wallace and I am the manager of Keystone. Our office is at 3708 Alliance Drive in Greensboro, 27407.

We have had quite a journey getting to this point with Phase 2. Dealing with the White Road issues as well as the Withers family. Now we have a Phase 2, buildings 8, 9 & 10 & Phase 3 which will be building 7.

We feel the apartments are proving to be a great asset to the Town of Walkertown.

They are at 95% occupancy now.

Keith: How would installation of water lines, utilities etc. effect neighbor's driveway when they cross?

Scott Wallace: We would complete installation as quickly as possible.

Keith: How will you keep drivers off of White Road?

Scott Wallace: We can't. DOT is calling it a road not a driveway.

Keith: Will you be doing any grading for Building #7 in Phase 2?

Scott Wallace: It will be left basically intact.

Robert: Do you have an estimate for finishing Phase 2?

Steve Wallace: No.

Keith: Would #7 come back for a site plan approval?

Scott Snow: There are site specific conditions that must be met before grading permits are issued for Building #7.

The developer would petition NCDOT for abandonment of maintenance of White Road and subsequent to approval of abandonment by NCDOT, Developer would petition the Town of Walkertown to close White Road.

Scott Wallace: These conditions are in place to protect the residents.

Before DOT will abandon White Road, the Town Council would request or recommend closure.

Scott Snow: No. DOT has requested Walkertown to make a recommendation regarding NCDOT abandonment of maintenance of White Road, but the petition for abandonment will need to be submitted by the Developer to NCDOT.

With no other speakers coming forward Robert closes the **Public Hearing** at 3:20.

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

Then we need a motion.

Keith: I make a motion to approve WA-053.

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-053; A REZONING AMENDMENT PROPOSED BY KEYSTONE AT WALKERTOWN LANDING, LLC TO REZONE 6.51 ACRES LOCATED ON THE SOUTHEAST SIDE OF US 158/REIDSVILLE ROAD, NORTH OF NC 66/OLD HOLLOW ROAD FROM GB-S TO GB-S.

BY: KEITH FULP
SECOND: VERNON BROWN
VOTE: UNANIMOUS
(ANAS, BAILEY, BROWN, FULP)

Robert: The Planning Board recommends approval of WA-053 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 3:26 p.m. with no speakers coming forward.

ANNOUNCEMENTS:

Scott: The Town Council will meet on March 22 @ 7:00 in the Library.
DOT has a public drop in meeting on widening of HWY 66 on 3/22 from 5pm to 7 pm at Morris Chapel.

ADJOURNMENT:

On a motion by Vernon Brown and seconded by Keith Fulp, the meeting was adjourned at 3:27 p.m. by unanimous vote.
(ANAS, BAILEY, BROWN, FULP)

REGULAR PLANNING BOARD MEETING

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

Submitted by: RUSTY SAWYER
Town Clerk