

**WALKERTOWN PLANNING BOARD MEETING  
TOWN CENTER PARK  
APRIL 6, 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 Alternate Herman Smith, 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.

Also attending, Town Council members Marilyn Martin & Peggy Leight.

**DETERMINATION OF QUORUM**

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

Keith: This is the first meeting in 2021 of the Walkertown Planning Board. Planning Board members are myself, Jerry Pegram, Chuck Anas, Caroline Jones, Gary Mundy and Planning Board Alternates Herman Smith and Steve Fowler.

Bo: There is a new requirement that Planning Board members must be sworn in. I have the Bible on my phone. I will ask each of you to place your hand on the phone and then to say Aye as I call out your names. Keith Fulp-Aye, Jerry Pegram-Aye, Chuck Anas-Aye, Caroline Jones-Aye, Gary Mundy-Aye, Herman Smith-Aye. (Steve Fowler is absent)

The Planning Board members read the oath together as Bo leads.

**APPROVAL OF AGENDA**

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

**(ANAS, JONES, MUNDY, PEGRAM)**

**APPROVAL OF MINUTES**

**1. December 1, 2020 – Planning Board Regular Meeting**

Caroline Jones moved, and Jerry Pegram seconded, for approval of the December 1, 2020 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 3:04 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:05.

**BUSINESS AT HAND**

**1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD**

**MOTION: TO APPOINT KEITH FULP AS CHAIRPERSON OF WALKERTOWN PLANNING BOARD FOR 2021**

**BY: JERRY PEGRAM**

**SECOND: GARY MUNDY**

**VOTE: UNANIMOUS  
(ANAS, JONES, MUNDY, PEGRAM)**

**2. SELECTION OF VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD**

**MOTION: TO APPOINT CAROLINE JONES AS VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD FOR 2021**

**BY: JERRY PEGRAM**

**SECOND: GARY MUNDY**

**VOTE: UNANIMOUS  
(ANAS, JONES, MUNDY, PEGRAM)**

**3. PUBLIC HEARING: WA-065**

A petition to amend the Zoning Map of the Town of Walkertown for 4.91 acres of lane located at 5100 Reidsville Road on the southeast side of Reidsville Road/US-158, south of Walkertown Commons Circle.

Keith introduces from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

Gray: The Public Hearing is WA-065, a petition to amend the Zoning Map of the Town of Walkertown for 4.91 acres of lane located at 5100 Reidsville Road on the southeast side of Reidsville Road/US-158, south of Walkertown Commons Circle.

(Gary's PowerPoint: Legacy Maps, GMA 3 map, zoning map, aerial view, Area Plan map, Site Plan).

The requested change in zoning **from** RS20 (Residential, Single –Family) **to** GB-S (General Business-Special Use). The petitioner is requesting the following uses: Outdoor Display Retail; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Rental and Leasing; offices; and Services, A.

The proposed auto-related uses are not compatible with the low-density residential uses permitted on the adjacent RS20 properties.

The request is consistent with the *Walkertown Area Plan Update*, which recommends commercial uses for the subject property.

A 100-foot stream buffer is required along Martin Mill Creek.

Because the proposed impervious coverage is less than 24 percent, no SIDA is requested.

Reidsville Road/US 158 is scheduled for widening to a four-lane, median divided facility. The tentative start date for construction is December 2023. Once the widening occurs, access to the site will become right-in, right-out only due to the installation of a center median.

Staff recommended a 10-foot Type 1 bufferyard in place of the standard streetyard (picture submitted by petitioner). The bufferyard standards include primary evergreen plantings which are not required in streetyards.

**Prior to the issuance of grading permits the developer shall:**

- Developer shall obtain a Watershed Permit from the Erosion Control Officer.
- Developer shall obtain a driveway permit from NCDOT for the access from Reidsville Road/US 158. Improvements shall include:
  - a. Dedication of right-of-way eighty (80) feet from the centerline of Reidsville Road/US 158.

**Prior to the issuance of Occupancy Permits:**

- Developer shall record a plat showing a forty (40) foot greenway easement along Martin Mill Creek as noted on site plan.

**Other Requirements:**

- Freestanding signage shall not be an Electronic Message Sign and shall not be internally illuminated.

STAFF RECOMMENDS APPROVAL

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

Gary R.: Any questions from the board?

Gary Mundy: You said the driveway is right-in, right-out?

Gary R.: Yes, once HWY 158 is improved.

Caroline: It looks like a single family home there.

Gary R.: Yes, next door. Same Owner. They built a new driveway to the shed behind the home.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:21 to those wishing to speak for or against WA-065.

Keith: A total of 30 minutes each will be allotted to both Yea & Nay speakers. Each speaker is allowed 3 minutes.

We'll allow the petitioner to speak first.

Mika Mikkola: Good afternoon. My name is Mika Mikkola, and this is my mother, Tuula.

I was raised in this area and always dreamed of one day owning this property in Walkertown. Mr. Willard Watson would allow me to sell my cars in the front yard when I was first starting in the car business. Over the years I have watched this great town develop and grow. I have also invested in other properties here in town and would love to invest in more in the future.

In June of 2018, I was lucky enough to purchase the 5100 Reidsville Rd. property; only by the means of my amazing parents believing and investing in me. It was one of my Dad's last wishes to have my very own car lot.

I graduated from East Forsyth High School in 2002. In 2003 I attended Forsyth Technical Community College and received Auto Body & Auto Tech certifications and also Electrical Wiring certification. Then went to Florida to attend the American Motorcycle Institute in 2004, where I received many certifications including Ducati, Yamaha, Personal Watercraft, Mercruiser, out board motors and dyno tuning. I have invested in a lot of tools and gathered knowledge on how to fix almost anything on any given vehicle.

I look forward to being the only used car lot in this area come 2024 after the widening of HWY 158. I will stand tall behind every vehicle I will put up to sell because I know

that I am selling good, dependable and good conditioned cars at an affordable price, in a clean, reputable and friendly environment.

I am extremely passionate and very genuine. I plan to be a lifelong Walkertown resident.

By approving the zoning of my property, not only will Walkertown be proud to have my car lot a part of the community, but you will be making my lifelong dream become a reality.

Thank you.

Keith: What is the ratio of selling cars to working on cars?

Mika: Half & half. I would mostly be working on my own cars. I hope to have the minimum buffer. I have pictures of what it will look like. (Passes out pictures to council of the finished look) I'll be the only car lot after HWY 158 is widened.

Caroline: Are you taking 158 improvements into your plan?

Mika: Yes.

Aden Stoltzfus: I am Aden Stoltzfus with Stoltzfus Engineering located at 747 Park Lawn Court, Kernersville. I will be answering technical questions. We will be adding a fire hydrant. We have spoken with DOT and realize site elevations will have to be adjusted.

Keith: Which direction will the rainwater flow?

Aden: Toward the Martin Mill Creek. There will be a 40' greenway easement.

Jerry: Will tires and car parts be visible from the road?

Mika: No. There will be fencing.

Caroline: Looks like a nice improvement to undeveloped land.

How will you provide security?

Mika: Fencing & lighting.

Gary R.: They will have to comply with the Lighting requirement in the UDO.

Scott: Is the bufferyard included?

Bo: Has the petitioner agreed to the Type 1 bufferyard?

Gary: The petitioner has chosen not to incorporate this recommendation into the site plan.

Bo: This is a process.

- First, the developer makes a proposal.
- Then, planning staff makes sure the proposal is UDO compliant.
- The planning board may wish to seek conditions. They cannot impose these conditions on the developer.
- The developer then decides yes or no to the conditions to improve the odds of approval.
- The conditions must be on the Site Plan and the plans must be signed.

Scott: The pictured elevations passed out by Mika are not part of the Site Plan.

Bo: Mika, as petitioner, would you agree to make the elevations part of the Site Plan?

Mika: Yes.

Bo: The pictured elevations would be a required part of the petition and the motion.

Keith: Is anyone wishing to speak against the petition? *NO*.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:34.

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

Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-065, A PETITION TO AMEND THE ZONING MAP OF THE TOWN OF WALKERTOWN FOR 4.91 ACRES OF LAND LOCATED AT 5100 REIDSVILLE ROAD WITH THE ADDED CONDITION THAT THE PICTURED ELEVATIONS BE INCLUDED IN THE PETITION AND ON THE SIGNED SITE PLAN**

**BY: JERRY PEGRAM**

**SECOND: GARY MUNDY**

**VOTE: UNANIMOUS  
(ANAS, JONES, MUNDY, PEGRAM)**

**ANNOUNCEMENTS:**

Scott: The Town Council will meet April 22nd in the gazebo at Town Center Park at 7 pm.  
The Planning Board will hold a UDO Public Hearing in June.

**ADJOURNMENT:**

On a motion by Chuck Anas and seconded by Jerry Pegram, the meeting was adjourned at 3:41 p.m. by unanimous vote.  
**(ANAS, JONES, MUNDY, PEGRAM)**

Submitted by: RUSTY SAWYER  
Town Clerk