

**WALKERTOWN PLANNING BOARD MEETING
BOOE HOUSE
MARCH 1, 2022 3:00 P.M.**

MINUTES

CALL TO ORDER

Vice Chairwoman Caroline Jones called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Jerry Pegram, Chuck Anas, 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 Marc Allred and filling in for Town Attorney Bo Houff, Attorney Elliot Fus

DETERMINATION OF QUORUM

Yes, Vice Chairwoman Caroline Jones confirms a Quorum (5) is present.

APPROVAL OF AGENDA

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

(ANAS, MUNDY, PEGRAM, SMITH)

APPROVAL OF MINUTES

1. March 1, 2022 – Planning Board Regular Meeting

Gary Mundy moved, and Chuck Anas seconded, for approval of the March 1, 2022 minutes as written. The vote was unanimous.

(ANAS, MUNDY, PEGRAM, SMITH)

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.

Public Session was opened at 3:02 p.m. by Vice Chairwoman Caroline Jones.

With no speakers coming forward Vice Chairwoman Caroline Jones closes the **Public Session** at 3:03.

BUSINESS AT HAND

1. PLANNING BOARD REVIEW: WA-PBR 2022-01

Planning Board Review of 20-unit Planned Residential Development located at the southern terminus of Morris Street south of Old Hollow Road proposed by Walkertown Shopping Center Inc. (Harpers Landing).

Caroline introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Allred.

Marc Allred: The Planning Board Review of 20-unit Planned Residential Development located at the southern terminus of Morris Street south of Old Hollow Road proposed by Walkertown Shopping Center Inc. (Harpers Landing).

- Petitioner: Jeff Guernier, True Homes LLC

- Site: 46.4 acres in between New Walkertown Rd. and Old Hollow Rd.
41.1 Acres are in Forsyth County
5.4 Acres are in the Town of Walkertown
- Request: Applicant is requesting a Planning Board Review of a planned residential development. The portion within the Town of Walkertown's limits is a 20-unit townhomes zoned RM12.

(Marc's PowerPoint: Aerial overview of current area, Site Plan, Entrance view, New Walkertown Rd. looking north, New Walkertown Rd. looking south, map of private drive, residential, active area and storm water, Street view of Townhomes (Density Requirement: 12 units / acre, Density proposed: 3.7 units / acre)

- Development meets UDO requirements
- Impervious surface is below 24%, water does not need to be treated, nor is SIDA required.
- Private, gated, 137 foot emergency street will be maintained by HOA and developer will pave. The emergency gate will be a Fire Marshall approved, keyed, electric gate with wheel.

Caroline: How often will the gate be used by the fire department?

Scott: Hopefully never.

Scott: The development will be built to town specs with sidewalks on both sides of the streets except for the emergency street.

The developer shall dedicate a 40 foot wide Greenway Easement located 10 feet from the top of bank along the entire frontage of Lowery Mill Creek.

The developer shall close the public right-of-way for the unopened portion of Morris Street.

The Planning Board has the final say on WA-PBR 2022-01. It will not be heard by the Town Council.

STAFF RECOMMENDS APPROVAL

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

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

Do I have a motion?

MOTION: THE WALKERTOWN PLANNING BOARD APPROVES WA-PBR 2022-01, A PLANNING BOARD REVIEW OF 20-UNIT PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT THE SOUTHERN TERMINUS OF MORRIS STREET SOUTH OF OLD HOLLOW ROAD PROPOSED BY WALKERTOWN SHOPPING CENTER INC. (HARPERS LANDING) WITH EMERGENCY GATE ACCESS AND 137 FOOT EMERGENCY ROAD TO BE PAVED BY DEVELOPER & MAINTAINED BY THE HOA

BY: JERRY PEGRAM

SECOND: GARY MUNDY

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

ANNOUNCEMENTS:

ADJOURNMENT:

On a motion by Gary Mundy and seconded by Chuck Anas, the meeting was adjourned at 3:23 p.m. by unanimous vote.

(ANAS, MUNDY, PEGRAM, SMITH)

Submitted by: RUSTY SAWYER
Town Clerk