

**WALKERTOWN PLANNING BOARD MEETING
BOOE HOUSE
MAY 3, 2022 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: Caroline Jones, 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 Town Council members Peggy Leight and Vernon Brown.

DETERMINATION OF QUORUM

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

APPROVAL OF AGENDA

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

(ANAS, JONES, MUNDY, PEGRAM)

APPROVAL OF MINUTES

1. April 5, 2022 – Planning Board Regular Meeting

Chuck Anas moved, and Gary Mundy seconded, for approval of the March 1, 2022 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 3:01 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Keith Fulp closes the **Public Session** at 3:02.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-009

A final development plan proposed by ModWash RC, LLC for car wash in a HB-S zoning district.

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

Marc: Thank you Chairman Fulp.

Today's Public Hearing is a final development plan proposed by ModWash RC, LLC for car wash in a HB-S zoning district.

The petitioner is Glenwood Walkertown Land Company, LLC.

The site is .92 acres located on the east side of Martins Trail Lane, west of Old Hollow Road.

The request is for the Final Development Plan for property zoned HB-S Two Phase

for the use of a Car Wash.

(Marc's PowerPoint includes: Legacy map, Location map, Aerial image, Area Plan, picture of: Martins Trail looking northwest, Pinecrest Apartments to the south, Old Hollow Road looking northwest, Site Plan, Elevations)

The request does not require a rezoning.

The use and SIDA have already been approved for this site.

The request is consistent with the commercial land use recommended for the site in the area plan update.

The Site Plan meets Walkertown UDO requirements. Lighting and trees are the same as Walkertown Commons with Type 4 bufferyard on apartment side.

The dumpster is enclosed. No Old Hollow Road access.

STAFF RECOMMENDS APPROVAL

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

With no questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:12 to those wishing to speak for or against WA-067.

My name is Josh Ligon, Development Project Manager representing Mod Wash.

We are happy to be coming to your town.

We operate mostly east of the Mississippi. There is a high demand for a quick express car wash with all the extras. We keep a manager on site. We will have one employee directing traffic and another employee as cashier. The customer can clean the inside of their car or pay one of our people to do it for them. We have lots of extras available. We have 3 vacuums.

We have 3 levels of car wash. We have monthly plans available.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:16.

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-009, A FINAL DEVELOPMENT PLAN PROPOSED BY MODWASH RC, LLC FOR CAR WASH IN A HB-S ZONING DISTRICT

BY: CAROLINE JONES

SECOND: GARY MUNDY

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

ANNOUNCEMENTS: Town Council meeting May 26 @7:00pm @ the Booe House.
No June Planning Board meeting.

ADJOURNMENT:

On a motion by Chuck Anas and seconded by Jerry Pegram, the meeting was adjourned at 3:18 p.m. by unanimous vote.

(ANAS, JONES, MUNDY, PEGRAM)

Submitted by: RUSTY SAWYER
Town Clerk