

**WALKERTOWN PLANNING BOARD MEETING  
BOOE HOUSE  
MAY 7, 2024 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, Herman Smith, Planning Board Alternate Mickey Metcalf, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Attending from the Walkertown Town Council, Peggy Leight.

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Nick Smith and Town Attorney Elliot Fus.

**DETERMINATION OF QUORUM**

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

**APPROVAL OF AGENDA**

Mickey Metcalf moved, and Herman Smith seconded, for approval of the agenda as presented. The vote was unanimous.

**(ANAS, METCALF, PEGRAM, SMITH)**

**APPROVAL OF MINUTES**

**1. May 2, 2023 – Planning Board Regular Meeting**

Chuck Anas moved, and Jerry Pegram seconded, for approval of the May 2, 2023 minutes as written. The vote was unanimous.

**(ANAS, METCALF, PEGRAM, SMITH)**

**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.

My name is Sharron Williams and I live at 5436 Wallasey here in Walkertown. I am here to speak for my mother, JoAnn Carmichael. DOT is closing her driveway to Old Hollow Road. I would like to get approval for the driveway to connect to Payton Lane.

Keith: That isn't something the Planning Board can do. Maybe Scott can answer that.

Scott: Our engineer has listed improvements that must be made to the stream crossing before the driveway can connect to the town street, Payton Lane. These improvements have been given to your attorney.

The crossing must support emergency vehicles and trash & recycle trucks to continue backdoor pickup service.

The resident is responsible for building the driveway.

This issue doesn't come before the Planning Board or the Town Council.

With no other speakers coming forward Chairman Fulp closes the **Public Session** at 3:12.

## **BUSINESS AT HAND**

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

**MOTION: I NOMINATE KEITH FULP AS THE WALKERTOWN PLANNING BOARD**

**CHAIRMAN**

**BY: CHUCK ANAS**

**SECOND: HERMAN SMITH**

**VOTE: UNANIMOUS**

**(ANAS, METCALF, PEGRAM, SMITH)**

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

**MOTION: I NOMINATE CHUCK ANAS AS THE WALKERTOWN PLANNING BOARD**

**VICE-CHAIRMAN**

**BY: JERRY PEGRAM**

**SECOND: HERMAN SMITH**

**VOTE: UNANIMOUS**

**(ANAS, METCALF, PEGRAM, SMITH)**

### **3. PUBLIC HEARING: WA-071**

A petition requesting a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).

Nick: The Public Hearing is WA-071, a petition requesting a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).

(Nick's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations, and various pictures of the property. Letters went out to neighbors within 500' of the site).

- Petitioner: Walkertown Landing, LLC (Dunkin Restaurant)
- Site: 1.24 acres located on the east side of Reidsville Road, Between White Road and Walkertown Landing Drive.
- Request: a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).
- 1,920 sf restaurant with drive through with parking to the northeast and east
- Internal connection of sidewalks between the restaurant and Neal Trail Drive.
- Streetyards along US-158 (TO), White Road, and Neal Trail Drive.
- Remaining lot has 8,900 sq ft of buildable area and is 90' wide with no cross-access connection.
- **TO District – Shielding On-Site Utilities:** All public utilities and related facilities, heating, ventilation and air conditioning (HAVC) units, including on-ground and rooftop mechanical systems, and dumpsters, shall be so located and/or shielded so as to not be visible from the public right-of-way.
- The request is consistent with the recommendations of the Walkertown Area Plan Update and Legacy 2030
- The proposed division of the overall lot could create a difficult-to-develop remainder.
- The area plan recommends comprehensive development in the Walkertown Landing area, not a piecemeal approach
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

STAFF RECOMMENDS APPROVAL

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

Nick: Any questions from the board?

Keith: The small future site. Will there be a driveway to Neal Trail or through the Dunkin?

Nick: Exit to Neal Trail.

Herman: So no driveway to 158?

Nick: Correct.

Chuck: Where will the sign be?

Nick: South West corner. Roof AC units will be behind screening.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:27 to those wishing to speak for or against WA-071.

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

We'll allow Yea speaks first.

My name is Matt Larson. I am the Project Tech in charge of Regional Planning. We will be doing the engineering and grading. We are in favor of the petition.

Mickey: Does the town have a sign ordinance?

Keith: Yes.

Keith: Any other speakers wishing to speak for WA-071? NO

Keith: Is anyone wishing to speak against the petition?

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:32.

Keith: Any other questions from the Board?

Herman: What is the time frame?

Scott: The petition will go before the Town Council on May 23.

Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-071, A PETITION REQUESTING A SPECIAL USE REZONING FROM GB-S (Two-Phase) to GB-S (Two-Phase)**

**BY: CHUCK ANAS**

**SECOND: MICKEY METCALF**

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

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF THE RECOMMENDED PLAN CONSISTENCY STATEMENT; THE PROPOSED REQUEST FOR SPECIAL USE REZONING FROM GB-S to GB-S WITH THE FOLLOWING USES: Arts and Crafts Studio; Banking and Financial Services; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel**

or Motel; Library, Public; Museum or Art Gallery; Offices; Recreational Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center.

IS GENERALLY CONSISTANT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE AND LEGACY 2030, AND IS ALSO RECOMMENDED FOR APPROVAL DUE TO THE UNDEVELOPED BEING COMMERCIALY ZONED SINCE 2014.

BY: CHUCK ANAS  
SECOND: MICKEY METCALF  
VOTE: UNANIMOUS  
(ANAS, METCALF, PEGRAM, SMITH)

**ANNOUNCEMENTS:**

Town Council meeting May 23<sup>th</sup> @ 7:00 pm in the Booe House.  
No Planning Board Meeting in June

**ADJOURNMENT:**

On a motion by Jerry Pegram and seconded by Chuck Anas, the meeting was adjourned at 3:35 p.m. by unanimous vote.  
(ANAS, METCALF, PEGRAM, SMITH)

Submitted by: RUSTY SAWYER  
Town Clerk