



**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY AUDITORIUM**

AUGUST 5, 2008 3:00 P.M.

DRAFT - MINUTES

CALL TO ORDER

Chairperson Peggy Leight called the Planning Board meeting to order at 3:00 p.m. Serving on the Board were Ms. Leight, Don Whitaker, Robert Butler, Al Slater, and Harvey Neal. In attendance were alternates, Kevin Briggs and Larry Marshall, and Planning Board Secretary Lynn McKinnie. Alternate Brenda Mabe was absent due to being out of town. Also present were Town Attorney Bo Houff, Marilyn Martin and Scott Snow.

The agenda was unanimously approved on a motion by Robert Butler, seconded by Harvey Neal.

The Planning Board minutes of July 8, 2008 were unanimously approved on a motion by Al Slater, seconded by Harvey Neal.

PUBLIC SESSION - Please limit your talk to 3 minutes.

Public Session was opened and closed at 3:02 p.m. with no speakers.

BUSINESS AT HAND

1. PUBLIC HEARING

WA-034 – WALKERTOWN PHARMACY

REZONE TWO TRACKS OF PROPERTY

FROM: PB-S AND RS-20

TO: PB-S AND RS-15

(ADVERTISED 07-24-08)

At 3:02 p.m., Winston-Salem Planning Board Staff member, Gary Roberts spoke on the request by Walkertown Pharmacy to rezone the two tracts of property next to the Pharmacy located on the northeast corner of NC-66 and Darrow Road, and backing up to the south side of Ruxton Drive. The area involved is approximately ±1.28 acres. This site is not within a water supply watershed although certain properties around this property are boundaries of Salem Lake Watershed. There are two housing structures which could possibly be affected now or in the future. The proposed area would be used for asphalt parking for the existing Walkertown Family Pharmacy.

PUBLIC HEARING WAS OPENED AT 3:18 P.M.

1. John Wakefield (co-owner of pharmacy)

Mr. Wakefield stated that the pharmacy needed additional parking spaces and this would be the proper way to add parking – by converting a portion of the surrounding lots to parking. It would increase his parking from 11 spaces to about 30 or 31. He mentioned that the house the pharmacy has purchased on Ruxton has an elderly couple living there and they were real nervous about having to move – they are not

in the best of health – but Mr. Wakefield assured them they could stay in the house as long as they wanted. The parking and driveway for future commercial business could be a problem but it's something that would be faced in the future.

PUBLIC HEARING WAS CLOSED AT 3:22 P.M.

Comments from the Planning Board included, "...don't see a negative impact..." "...Doesn't change use of the building..." "...Proud to see that he is doing so well that he needs more parking space....." "...It is honorable of him to let the elderly couple stay in the home...." "...The Ruxton property bothers me because it's all residential around there..." To this comment, Ms. Leight responded that the zoning itself would not change – the Ruxton property would remain residential - just changing size of lot from RS-20 to RS-15 and not to commercial.

RECOMMENDATION: TO RECOMMEND APPROVAL TO THE TOWN COUNCIL OF WA-034 WALKERTOWN PHARMACY REZONING FROM PB-S AND RS-20 TO PB-S AND RS-15
BY: AL SLATER
SECOND: HARVEY NEAL
VOTE: MOTION PASSED UNANIMOUSLY

2. PUBLIC HEARING

WA-035 (1) 920 WALKERTOWN-GUTHRIE ROAD

WA-035 (2) 5004 OLD BELEWS CREEK ROAD

TO CHANGE JURISDICTION FROM FORSYTH COUNTY TO TOWN OF WALKERTOWN FOR RECENTLY ANNEXED PROPERTY
(ADVERTISED 07-24-08)

At 3:26 p.m., Gary Roberts, City Planner, explained this request. These two properties had been annexed into the Town of Walkertown from Forsyth County. This action today is a formality to change the jurisdiction from Forsyth County to Town of Walkertown. Attorney Bo Houff explained that the Town must take over jurisdiction of the two recently annexed properties; otherwise, the property owners can put anything they want to in their property. This way, the Town can enforce the town's zoning and other regulations.

PUBLIC HEARING FOR BOTH PROPERTIES WAS OPENED AT 3:28 P.M.

There were no speakers.

PUBLIC HEARING FOR BOTH PROPERTIES WAS CLOSED AT 3:28 P.M.

RECOMMENDATION: TO RECOMMEND APPROVAL TO THE TOWN COUNCIL OF WA-035(1) – 920 WALKERTOWN-GUTHRIE ROAD WA-035(2) – 5004 OLD BELEWS CREEK ROAD
BY: DON WHITAKER
SECOND: AL SLATER
VOTE: MOTION PASSED UNANIMOUSLY

3. GENERAL DISCUSSION: (TIME PERMITTING)

THESE ITEMS MAY OR MAY NOT BE DISCUSSED:

- Project F-1502 – Zoning on Vance Road (Comments requested)
The Town has no jurisdiction over this property – it is outside town limits; but the City-County Planning Board would take into consideration any comments the Town has about this property. Walkertown is encouraged to attend the C-C Planning Board meeting on August 14th. This request is basically asking to rezone one lot from RS-20 to HB-S. The HB-S would be limited to eight uses, which include Professional Office, Personal Services, Miscellaneous Office, Non-Store Retailer, Business Services, Medical and Surgical Offices, Health Services Miscellaneous, and General Merchandise Store.

RECOMMENDATION: TO RECOMMEND DENIAL OF REZONING REQUEST OF F-1502

BY: ROBERT BUTLER

SECOND: DON WHITAKER

VOTE: MOTION PASSED 4 to 1

**TO DENY REQUEST: BUTLER
WHITAKER
LEIGHT
NEAL**

TO ALLOW REQUEST: SLATER

- D.O.T. projects – Let Walkertown know in advance!
The Planning Board members would like to know more information about when D.O.T. plans its projects, how, where, and when. The Town Staff would need to follow up on this – City-County Planning Dept. has no control over this.
- Review Walkertown Landing plans (Sidewalks, curb & gutter, general requirements)
This is an ongoing discussion concerning whether or not sidewalks would be required in the Walkertown Landing shopping center. The “core area” needs to be defined. The sidewalk ordinance passed by Town of Walkertown should be determined as to when it’s effectiveness took place.

PUBLIC SESSION (IF NEEDED)

Public Session was opened and closed at 3:55 p.m. with no speakers.

ANNOUNCEMENTS:

2008 MEETING SCHEDULE

LIBRARY @ 3:00 P.M.

SEPTEMBER

September 9TH

*Due to Labor Day

OCTOBER

October 7th

NOVEMBER

November 11th

*Due to Election Day

DECEMBER

December 2nd

ADJOURNMENT

The Planning Board meeting was adjourned at 3:58 p.m. on a motion by Don Whitaker, seconded by Al Slater and unanimously approved.

Respectfully submitted,

Lynn McKinnie
Planning Board Secretary