

**WALKERTOWN PLANNING BOARD WORKSHOP MEETING**  
**WALKERTOWN TOWN HALL**  
**FEBRUARY 25, 2009      2:00 P.M.**

**MINUTES**

Chairperson Al Slater called the meeting to order at 2:00 p.m.

Present were Al Slater, Peggy Leight, Larry Marshall, Don Whitaker, Robert Butler, and Secretary Lynn McKinnie.

Also present were Attorney Bo Houff, Marilyn Martin, Wayne Hester, Randy Mendenhall and Scott Snow. Harvey Neal and Kevin Briggs were on excused absence.

Review of the proposed Walkertown High School and its effects on the Town of Walkertown was the purpose of the meeting. Mr. Slater reminded the group that most of the high school property is "out of town" (meaning in Forsyth County – not in the corporate limits of Walkertown) but there is a portion of the property located in the town's limits.

Review of the high school property was based on preliminary site plans dated 02-09-09. Ms. Leight reminded the group that City-County Planning Board had reviewed and passed the plan last week without comment. Walkertown is now reviewing.

**PROPOSED WALKERTOWN HIGH SCHOOL:**

Concerns voiced by the Planning Board included: (in no particular order or sequence)

- There will be no entry to the school property from New Street.
- Busses will come off Sullivantown Road
- There will be about 1400 students.
- Darrow Road will be a main entrance.
- There will be 3 entrances total.
- There will be a sidewalk on Ruxton Drive – and school wants it on same side as school property. At this time, it is designated to go on side of Rite Aid.
- Must put sidewalk within ¼ mile of school – or could this requirement be ½ mile?? And whose responsibility will it be to install these sidewalks?
- What about traffic on Sullivantown Road? School can only control traffic directly in front of school property.
- Someone suggested making Sullivantown and Depot one-way streets.
- Will there be a traffic light at Sullivantown Road and Depot?
- How about at Harley and Main?
- A reminder was made that with the school coming, traffic will be much expanded in Walkertown.
- Will there be a buffer between New Street and the School?
- Will there be a fence?
- There is a dedicated wetlands portion of land within the school property – this property cannot be desecrated in any way – trees, if any, will have to remain.
- There is a proposed stormwater retention pond and the school has "said" it will be fenced.

- There will be a chain link fence and holly trees to serve as a buffer between the school property and Ms. Annette Leight's property and also between the Crews' property.
- The question was asked about how big would the holly trees be that the school has planned to be planted and used as buffers?
- Several people stated that the best route for the school entrance would be extending Harley Drive across Main Street and through the woods. – straight across. (Of course, others thought differently!)
- With this thought, questions were raised as to whether the school had even considered this option and if they had checked out buying property to do this?
- The entrance located on Sullivantown Road, next to Annette Leight's property, might be moved over for a total of 30 or 40 feet from line.
- In answer to the question why not an intersection at Depot and Sullivantown, the NC-DOT has said no.
- There will be a middle lane through Sullivantown Road.
- The request was made to ask NC-DOT representative to be at the Planning Board meeting of March 3, 2009.
- The football stadium will hold 1500 people.
- There will be no fence around the entire property.
- Someone asked why there were three proposed entrances/gates? (Busses, student traffic, parking, etc.)
- In case NC-DOT didn't think of it, the traffic light at Darrow Road and NC-66 will need to be "timed" differently to handle the onslaught of new traffic!

**PROPOSED ORDINANCE REQUIRING "BRICK" FACADE:**

Chairman Al Slater has been a proponent of requiring brick or otherwise conforming façade for new businesses in the Walkertown area. The Town Council has suggested that ".....the Planning Board recommend wording for an ordinance....." on this issue.

Discussion on this requirement included comments such as:

- The town can have requirements – such as on building materials. It can limit – tell the business it can choose from a list of potential materials.
- The town can present what it won't allow – present a list of materials that the business cannot use.
- It would be very discriminatory – and possibly illegal – to look at each business on a "case-by-case" basis. And the wording in an ordinance would be astronomical.
- The town can request conformity to other buildings in same area – similar in style, materials – must fit in with surroundings.
- SIDA requests can be a "carrot" to use to get what town would prefer in looks.

Peggy Leight and Robert Butler were asked to get together and come up with the wording for this type of ordinance for the April Planning Board meeting.

**MCDONALD'S REVIEW:**

This topic was reviewed because of the building being on the setback, which was addressed in the WA-UDO-13 amendment. The amendment will be voted on at the council meeting of Feb. 26<sup>th</sup>.

Concerns discussed were:

- Did McDonald's know the building was in the setback when they built a larger building? (Consensus was "probably".)
- Did they know the original approved building size?
- Can McDonald's get a variance for this building? (Attorney says it is unlikely. Per Bo Houff, he says a variance can be granted on a technical hardship which would include an instance where property cannot be used for various reasons – such as topographical problems, lot configuration, causing someone to not be able to use the property. Another way would be a condition caused by government action. This could possibly be used by McDonald's. But even in this circumstance, the company would have to show hardship first as caused by the action. There are four other actions: in compliance with laws, it does not jeopardize health and safety, it does not injure the valuation of adjoining property, and they are in compliance with Legacy and Area Plan.)

**SIDA REQUEST:**

SIDA request that Kernersville asked for was approved. Lynn will pass out the information on SIDA request that Gary Roberts sent.

**SPEED BUMPS ON SCHOOL ROADS:**

The issue was brought up about speed bumps on roads pertaining to the school.

On a motion by Peggy Leight, seconded by Robert Butler, the workshop meeting was adjourned at 3:40 p.m.

Submitted by:

Lynn McKinnie  
Planning Board Secretary