

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY AUDITORIUM
APRIL 7, 2009 3:00 P.M.**

MINUTES

With Chairman Al Slater absent, Peggy Leight called the meeting to order at 3:02 p.m. Present for the Planning Board were Ms. Leight, Robert Butler, Don Whitaker, Larry Marshall, and Harvey Neal. Alternate Kevin Briggs, along with council members Marilyn Martin and Sarah Welch were in the audience. Clerk, manager, and town attorney Houff were also present.

APPROVAL OF AGENDA

By motion of Mr. Marshall and seconded by Mr. Neal, the agenda was approved as presented.

APPROVAL OF MINUTES

By motion of Mr. Marshall, seconded by Mr. Whitaker, the minutes of MARCH 3, 2009 approved as submitted.

PUBLIC SESSION - Please limit your talk to 3 minutes.

Public Session was opened and closed at 3:03 p.m. with no speakers.

BUSINESS AT HAND

**1. PUBLIC HEARING
 O'REILLY'S AUTO – FINAL DEVELOPMENT PLAN**

Gary Roberts from City-County Planning Board presented the O'Reilly's Auto plan. He stated that the site was located on the south side of Old Hollow Road, just east of Main Street. It will sit on a .68 acre site, which is undeveloped at this time. Petitioner is requesting approval of the Final Development Plan and property is zoned HB-S, TWO-PHASE. They are also requesting 70% SIDA acreage, for a total of .68 acre. The "revised" site plan meets the UDO requirements. The building would be just over 7,100 square feet (7,134) with 22 proposed parking spaces.

PUBLIC HEARING was opened at 3:20 p.m.

1. Tim Guillot
 Representing O'Reilly's
 Springfield MO

Mr. Guillot said that Gary did a pretty good job of explaining where the site and the building is as of right now. I would like to say that the entrance off Old Hollow Road is fairly important to O'Reilly's as far as how the end site is to be used as far as bringing in cars. That is part of why they have worked so hard with the DOT to get that approved. It is my understanding that when they purchased this property, that part of what they were trying to do is get this entrance off Old Hollow Road to their site. The entrance will benefit the adjacent properties.

The following were among items discussed by Planning Board members with Tim Guillot, representative for O'Reilly's:

- Is the Planning Staff okay with an entrance from NC-66 into the area and Mr. Roberts replied that if the DOT was okay with the entrances/exits as planned, so was the Planning Staff.
- Is there a sketch of the proposed building? Not at this time. But the brick and mortar would be a "dove grey" color.
- Is a retention (detention) pond required for each lot/site? Mr. Roberts said he would assume so. O'Reilly's pond is located in the southeast corner of the site.
- Are we setting a precedent for allowing O'Reilly's to have its own entrance? Site has access without drive – NC-DOT has issued a permit for it.
- Does the drain line have a trap? There is not a need for a trap.
- One concern mentioned was that one of the uses listed on the site proposal was "Motor Vehicle: Repair and Maintenance" and "Motor Vehicle: Storage Yard" – which would not be what Walkertown wanted. Attorney Houff stated that the petitioner actually requested "General Merchandise Store" in their proposal – so that's all they can use.
- Please explain the truck movements for delivery shipments. Delivery loading and unloading will be done on the side entrance of the building. Most deliveries are done after hours, so there shouldn't be an issue of the delivery trucks blocking traffic inside the parking lot area.
- Describe the sidewalk designs. How will it be accessible? The sidewalk on US 66 will have a handicap accessible ramp installed to allow access to the parking lot and storefront from the sidewalk.
- What are the hash marks shown on the site plan? That will be pavement markings indicating the path from the sidewalk to the storefront.
- What are the requirements for the storm water detention pond? We are planning on installing a fully planted detention area in the southeast portion of the property. The detention area will be planted with trees and plants that will facilitate the storm water retention process.
- Will the detention pond have a fence installed? We're not planning on installing a fence because the detention area will not be a typical "pond" style retention facility. It shouldn't have the standing water like you see in a traditional detention pond. It will have trees and plants planted in it, so there shouldn't be any danger to anyone. If DENR (Department of Environment & Natural Resources) doesn't approve our plan for this type of detention area and we are required to install a "pond" facility, we certainly would consider installing a fence if we are asked to.
- Will you know what requirements DENR will have for the retention pond before the Town Council reviews the site plans? No, we doubt we'll know exactly what DENR's requirements will be by then, so we probably won't have plans for them to review at that time.
- Do you have a picture of what the "dove grey" brick façade will look like? I brought a sample of the brick for you to review. "Dove grey" is a color O'Reilly's likes, it's kind of their signature color, to keep the store facades consistent. They do have other alternative colors to choose from if you don't approve of the "dove grey". O'Reilly's basically just likes the color.

- The Town has tried to maintain a consistency of façade colors throughout certain areas of Town, so I think we'd like to see what other colors might be an option that would make this building more consistent with the existing buildings in the area. We'd certainly be willing to provide the list of available color alternatives to the Town Council if they do not approve of the "dove grey".
- Time frame for store? As soon as it's approved, store can be built in 90 days.
- Plantings around store? Streetyard will include holly plants along frontage – burford holly and river birch trees and some additional kind of trees. Mostly holly plants – bushes keep headlights out.

No other speakers spoke at Public Hearing.

PUBLIC HEARING was closed at 3:50 P.M

**RECOMMENDATION: TO RECOMMEND TO THE TOWN COUNCIL
APPROVAL OF THE FINAL DEVELOPMENT SITE PLAN
 FOR O'REILLY'S AUTO PARTS WITH CONDITIONS AS
 FOLLOWS:**

1. COLOR OF BRICK MUST MATCH SURROUNDING BUILDINGS IN THE AREA – PETITIONER TO FURNISH A LIST OF ALTERNATIVE BRICK COLORS IN THE SPECTRUM OF RED; AND
2. IF THE PROPOSED STORM WATER DETENTION FACILITY IS NOT APPROVED BY DENR AND A "POND" STYLE FACILITY IS REQUIRED, A 4FT TALL VINYL CLAD CHAIN LINK FENCE WILL BE REQUIRED AROUND THE PERIMETER OF THE DETENTION POND.

**BY: DON WHITAKER
 SECOND: LARRY MARSHALL
 VOTE: MOTION PASSED UNANIMOUSLY**

**MOTION: TO APPROVE O'REILLY'S AUTO PARTS REQUEST FOR
 ALLOCATION OF 0.68 ACRES OF SIDA**

**BY: LARRY MARSHALL
 SECOND: HARVEY NEAL
 VOTE: MOTION PASSED UNANIMOUSLY**

**2. UPDATE ON BUILDING CONSTRUCTION AND FAÇADE
PEGGY LEIGHT AND ROBERT BUTLER**

This topic was continued due to so much inconsistency between towns concerning facades and construction.

PUBLIC SESSION (IF NEEDED)

Public Session was opened and closed with no speakers at 4:00 p.m.

ANNOUNCEMENTS:

ADJOURNMENT

MOTION: TO ADJOURN MEETING AT 4:08 P.M.
BY: ROBERT BUTLER
SECOND: LARRY MARSHALL
VOTE: MOTION PASSED UNANIMOUSLY

2009 MEETING SCHEDULE

LIBRARY @ 3:00 P.M.FIRST TUESDAY OF MONTH

MAY	5	
JUNE	2	
JULY	7	
AUGUST	4	
SEPTEMBER	1	
OCTOBER	6	
NOVEMBER	10	*Due to Election Day
DECEMBER	1	

Submitted by:

Lynn McKinnie
Planning Board Secretary