

**WALKERTOWN PLANNING BOARD  
SPECIAL CALLED WORKSHOP MEETING  
WALKERTOWN TOWN HALL**

**JULY 21, 2009      2:00 P.M.**

**MINUTES**

**CALL TO ORDER**

Chairperson Al Slater called the meeting to order at 2:08 p.m. A quorum consisting of Al Slater, Peggy Leight, Larry Marshall, and Don Whitaker was determined to be in effect.

Excused absentees were: Robert Butler, Harvey Neal, and Kevin Briggs. Clerk, manager and Winston-Salem Planner Gary Roberts were also in attendance

**BUSINESS AT HAND**

**1. DISCUSSION AND REVIEW:  
BUILDING FAÇADES, UPCOMING ISSUES, AND MISCELLANOUS ITEMS**

The Board discussed building facades and overlays to which the overlays would apply. At the present time, there are approximately six (6) areas which need to be reviewed:

1. NC-66 and 311 (Webster's area)
2. On NC-66 from underpass to 311
3. Old-old Shopping Center (Winn Dixie)
4. Old Shopping Center (Food Lion)
5. Hwy-158 and NC-66 area (New shopping center)
6. Hwy-158 and Old Belews Creek Road (Beltway area)

The group felt that the overlays to which the façade ordinance should apply would generally be one tier (or one lot) deep off the road listed and/or have access to the road concerned. Since numerous lots in shopping areas are more than 1 lot deep, by specifying access to the main road, this will include those lots as part of the overlay area. After much discussion, it was determined that there should be three (3) major overlays rather than the six (6) originally talked about.

**1. OVERLAY #1**

To include Main Street North, from the split at Main and Pine Hall road approximately 5326 Hwy-311), up to NC-66 (Old Hollow Road).

**2. OVERLAY #2**

NC-66 from the railroad underpass to the City limits on NC-66 past the Walkertown Commons/Landing shopping center (approximately 3590 Old Hollow). This also includes from NC-66 down Darrow Road just past Poindexter Street to about 2762 Darrow Road. This is in accordance with Sub-Section (a) of the Land Use Plan.

**3. OVERLAY #3**

Down Highway 158 from just before 5294 Reidsville Road) down to about 4855 Reidsville Road (right past Esther Lane).

Information is listed below in no specific order and **nothing** was approved – this is just discussion material:

- It should be decided as to what “triggers” the ordinance – the trigger needs to be specifically defined.
- It should be decided as to what exceptions apply to ordinance – i.e.; schools, churches, public buildings, etc.
- The façade ordinance would apply to **non-residential buildings only**; ie: commercial, industrial, office and institutional.
- Non-residential would mean industrial, commercial, etc. – no single-family residential houses.
- Ordinance would apply to buildings with access to and/or frontage on the Overlay roads listed above and would apply one tier deep.
- One **tier** would be described as one lot deep off the right-of-way.
- More succinctly described as “any property generally one tier deep, with frontage, or access to, on the road listed or with access to the road, with possibly a maximum depth of 300 to 400-foot deep but shall not be applicable to non-residential buildings any further than the depth as shown.”
- Ordinance would apply to any building/lot that becomes a part of the Town of Walkertown through annexation and resides in the overlay areas.

Once boundary lines are defined for overlay districts, work on ordinance specifications should begin.

## 2. **DISCUSSION AND REVIEW:**

**WA-038**

### **OCULUS PARTNERS, II, LLC**

This rezoning request will come before the Planning Board at their August 4<sup>th</sup> meeting and ostensibly the Town Council at their August 27<sup>th</sup> meeting.

Petitioner would like to put an optometrist office at this property, attempting to change the zoning from RS-20 (Residential, Single Family; 20,000 sqft lot) to NO-S (Neighborhood Office District) and requesting the following uses:

- Medical and Surgical offices, Professional Office; Offices, Miscellaneous, Government Office, Child Day Care Center; and Residential Building – single family.

The Planning Board received the original Site Plan and City-County Planning Board Staff Report for this property. This rezoning request is for property located at two locations – 5121 Reidsville Road and 5129 Reidsville Road and would incur a two-phase zoning. The petitioner would also require SIDA in the amount of .809 acres for Phase 1 – and later for Phase 2. At this time, only one house (5121) would be torn down – the other house would be used for rental property. There would be multiple driveways – which could encounter dangerous situations with the traffic on Hwy-158. NC-DOT is requiring the petitioner to install a left turn lane on Hwy-158, if approved. A sidewalk along Hwy-158 is required by the Town of Walkertown, and sidewalk is not shown on the original site plan.

Signage would include an 8-sqft sign and exterior lighting would be no taller than 8-feet.

After reviewing the plans, and much discussion, the Planning Board will tackle voting on this issue after a Public Hearing has been held at their August 4<sup>th</sup> meeting.

**ADJOURNMENT**

Ms. Leight motioned and Mr. Marshall seconded for adjournment at 3:55 p.m.

Submitted by:

Lynn McKinnie  
Planning Board Secretary