

**WALKERTOWN PLANNING BOARD
SPECIAL CALLED WORKSHOP MEETING
WALKERTOWN LIBRARY AUDITORIUM
OCTOBER 6, 2009 3:00 P.M.**

MINUTES

CALL TO ORDER

Chair Al Slater called the workshop meeting to order at 2:15 p.m. Present were Mr. Slater, Peggy Leight, Robert Butler, Don Whitaker, and Kevin Briggs. Also present were Lynn McKinnie and Scott Snow. There were no audience members.

Agenda was approved by motion of Ms. Leight, seconded by Mr. Butler.

PUBLIC SESSION - Please limit your talk to 3 minutes.

Public Session was opened and closed at 2:16 p.m. There were no speakers.

BUSINESS AT HAND

1. CONTINUED DISCUSSION OF FAÇADE ORDINANCE

The Planning Board has discussed the adoption of a *façade ordinance* for quite a while. Peggy Leight and Robert Butler make up the committee charged with researching facades and regulations and designating specific areas for an overlay. Recommendations for various overlay areas were bandied about.

There was much discussion on whether or not the overlays should extend to residential, along with commercial, business and industrial, areas. The committee thought it should extend only to commercial/business/industrial districts as well as multi-family housing. A cleaner way of saying it might be "*Anything other than Single-Family residential district.*"

The overlay for the "core" Walkertown Business District was eventually described as follows:

"Main Street – from Depot Street down to Harley Drive to the underpass on NC-66, then from there on up NC-66 to Highway 158 and from Hwy-158 down to Esther Lane. Inclusive in this is the triangular area right off Main Street which is Friendly, Church, Winthrop, Sullivantown Extension", and that related area. Also included is Darrow Road, down to Poindexter to include the surrounding property area."

It was decided this applies to everything but Single-Family residences.

Because there were so many questions that Town Staff could not answer decisively, a list of questions were prepared for the Planning Board Attorney – Bo Houff – and for the Planning Board liaison – Gary Roberts. Those questions consisted of:

1. How to handle residential manufactured housing in the business overlay?
2. What about “outbuildings”? Are they – can they – be included or discluded?
3. How do we deal with school “pods”? How about tractor-trailers used for storage? What about the new “storage pods”?
4. Is there wording that can be used for future potential growth areas?
5. Should we word the ordinance by materials as ***included*** or by ***excluded***??
6. Define the wording for “***buildings***.”
7. What triggers the façade ordinance to come into play? (Is it by renovation? By percentage of renovation?)

The Board was charged with thinking about requirements and how they would relate to “old” places, such as the library, post office, etc.

The Board discussed a joint meeting with the Town Council to fine-tune the façade ordinance and get council opinions.

On another note, a couple of members’ terms will be ending December 31st – this year: Harvey Neal and Al Slater. Mr. Neal has informed the group he no longer wishes to serve on the Planning Board after his term ends. Mr. Slater said he would be willing to stay on. Alternate Mr. Briggs stated he would be interested in continuing with the Board. Alternate Larry Marshall was not in attendance, but had at one time said he would continue also. The Board should make appointment recommendations to the Council at the October council meeting so that the Council can appoint replacements and the full Board be ready to go January 1st!

ADJOURNMENT

At 3:45 p.m., Mr. Whitaker motioned to adjourn, and was seconded by Ms. Leight.

Submitted by:

**Lynn McKinnie
Planning Board Secretary**