

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY AUDITORIUM**

JULY 6, 2010 3:00 P.M.

MINUTES

The Planning Board meeting was called to order at 3:00 p.m. by Chairman Al Slater. Along with Mr. Slater, those present and serving on the Board were Jenny Morris, Larry Marshall, Robert Butler, and Kevin Briggs. Attorney Bo Houff, Planning Staffer Gary Roberts, and Staff Lynn McKinnie and Scott Snow were also in attendance. In the audience were Wendy Dudley and councilmember Sarah Welch. Representing Gospel Light Church was Jake Moser and Kent Barney from Landmark Builders.

Agenda was approved as presented by motion of Kevin Briggs, and seconded by Robert Butler.

Approval of minutes for **March 10, 2010** was on a motion by Kevin Briggs, and seconded by Jenny Morris.

NOTE:

1. NO **APRIL** MINUTES – MEETING WAS CANCELED
2. NO **MAY** MINUTES – MEETING WAS CANCELED
3. NO **JUNE** MINUTES – MEETING WAS CANCELED

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.

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

BUSINESS AT HAND

**1. SITE PLAN REVIEW
WA-PBR-10-01 - GOSPEL LIGHT BAPTIST CHURCH**

- Request for new 24,093-sf building on Gospel Light campus.
- No Legal Ad required.
- Location: SW corner of Walkertown-Guthrie/Gospel Light Church Rds.

Gary Roberts gave a brief presentation on the Gospel Light Church request for Site Plan Review. He said this does not go to the Town Council for review – only to the Planning Board. It is requested by a Community Scale Church with greater than 600 seats for a 24,000+ square foot family life center. The entire property is within the Town of Walkertown and is approximately 36 acres in size. Surrounding the property is mostly Single-Family Residential properties. Location of site is at the southwest corner of Walkertown-Guthrie Road and Gospel Light Church Road. Mr. Kent Barney, of Landmark Builders is the site plan preparer for the owner, which is Gospel Light Baptist Church, represented at this meeting by Mr. Jake Moser. The pastor's house is located adjacent to the property; it is in the Town limits; but is not a part of this review. He said that in 1996, Gospel Light applied and received approval for a Community Scale Church.

CONDITIONS:

(These conditions are additional requirements for development. All other city or county code regulations still apply.)

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain driveway permits from NCDOT. Required improvements include but are not limited to: driveway closings, right of way dedication and sidewalks along both Walkertown-Guthrie Road and Gospel Light Road.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All requirements of the NCDOT driveway permit shall be completed.
 - b. Developer shall demonstrate compliance with the landscaping plan approved as part of the original request, PBR 96-51.

Question was asked if NC-DOT had any plans to close any entrances and the answer was their plan was to close one entrance on Gospel Light Church Road and one entrance on Walkertown-Guthrie Road. (There are 5 entrances on Gospel Light Church Road and 3 entrances on Walkertown-Guthrie Road.)

This property is in the Salem Lake watershed area.

There is no rezoning of property required – it remains at IP, and RS9.

The property is on an earlier approved landscape plan.

Sidewalks will be required on the entire frontage – entire campus property.

No new sign would be required.

Mr. Jake Moser asked what the reason for the sidewalk requirement would be, since they don't anticipate many walkers. He was told that it is a Town of Walkertown ordinance requirement. They have to install sidewalks before they will be able to get Occupancy Permit.

MOTION: TO APPROVE SITE PLAN REVIEW AS REQUESTED BY GOSPEL LIGHT BAPTIST CHURCH WA-PBR-10-01 CONSISTING OF 36.33 ACRES WITH CONDITIONS AS LISTED ON SITE PLAN.

CONDITIONS:

(These conditions are additional requirements for development. All other city or county code regulations still apply.)

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - A. Developer shall obtain driveway permits from NCDOT. Required improvements include but are not limited to: driveway closings, right of way dedication and sidewalks along both Walkertown-Guthrie Road and Gospel Light Road.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - A. All requirements of the NCDOT driveway permit shall be completed.
 - B. Developer shall demonstrate compliance with the landscaping plan approved as part of the original request, PBR 96-51.

BY: JENNY MORRIS

SECOND: LARRY MARSHALL

VOTE: MOTION PASSED UNANIMOUSLY

PUBLIC SESSION - (IF NEEDED) Any item.

Public Session was opened and closed at 3:26 p.m. with no speakers.

ANNOUNCEMENTS:

Chairman Slater thanked Ms. Welch for attending the Planning Board meeting; and thanked the Planning Board members; then thanked Mr. Roberts for his fine work on presenting the review.

Mr. Roberts said that he would like to set up a joint meeting with the Town Council and the Planning Board, as we have done before, to consider a batch of text amendments he is working on for Town of Walkertown to consider at a future meeting. He hoped to get the amendments ready for an August meeting but would get with Lynn to set up meeting dates.

ADJOURNMENT

At 3:30 p.m., Mr. Marshall moved to adjourn with Mr. Butler seconding, and the Board approving.

2010 MEETING SCHEDULE - TO BE DECIDED AT MEETING

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

AUGUST
SEPTEMBER
OCTOBER
NOVEMBER
DECEMBER

*Change - Due to Election Day

Submitted by:

**Lynn McKinnie
Planning Board Coordinator**