



WALKERTOWN PLANNING BOARD MEETING WALKERTOWN LIBRARY AUDITORIUM

DECEMBER 4, 2007 3:00 P.M.

MINUTES

CALL TO ORDER

Chairperson Peggy Leight called the meeting to order at 3:00 p.m. Serving on the Board were Ms. Leight, Don Whitaker, Robert Butler, Al Slater, and Larry Marshall. Staff present was Lynn McKinnie; attorney Bo Houff was in attendance along with City-County Planning Staff member Aaron King. Present in the audience were council members Sarah Welch and Wayne Hester and council member elect Marilyn Martin.

On a motion by Al Slater, seconded by Robert Butler, the agenda was approved as presented.

On a motion by Larry Marshall, seconded by Don Whitaker, the minutes of November 13, 2007, were approved as presented.

PUBLIC SESSION - Please limit your talk to 3 minutes.

Public Session was opened and closed at 3:02 p.m. with no speakers.

BUSINESS AT HAND:

WELCOME TO NEWEST PLANNING BOARD MEMBER, ROBERT BUTLER

Chairperson Leight welcomed the newest regular member of the Planning Board, Robert Butler. He replaces Marilyn Martin, who was recently elected to the Walkertown Town Council. Mr. Butler will serve until December 31, 2010.

1. **PUBLIC HEARING:**
DISCUSSION AND VOTE ON:
FINAL SITE PLAN FOR MCDONALDS-WALKERTOWN
****PLANNING BOARD MEMBERS BRING YOUR SITE PLAN!!!**

DISCUSSION:

Aaron King gave a brief presentation on the Final Site Plan for McDonald's. His comments included:

- Located on the east side of Reidsville Road, north of Old Hollow Road, on 1.34 acres.
- Site is currently undeveloped but is in process of being graded for development to start.
- Site plan is for approximately 4,200 square foot McDonald's restaurant with double drive-thru. Has 72 parking spaces. Two access points into the property – one off Neal Trail Drive (internal private road that will serve these sites). No access permitted on to 158 and they have shown sidewalks along both internal roads.

Mr. King reminded the Board that this is a discussion about Site Plan Review – not debating whether the zoning is appropriate for this site – that’s already been decided by the Town Council back in 2004. Not talking about whether McDonald’s is appropriate for this site – this was decided and approved by Town Council back in 2004 – they approved the uses for this Special Use Zoning. Today was strictly looking at the site plan review of this request. Staff has reviewed and recommends APPROVAL of this final development plan request.

More discussion ensued on this proposed restaurant. Jesse Lester, of Stimmel Associates, spoke briefly saying the building would be brick. He had no elevations or drawings ready for this meeting but would have some ready for the Town Council meeting that would show both the style of architecture and also the colors of the brick. Street yard trees would be a large variety, Alley Lace Bark (?) elm trees. Ms. Leight recommended alternating the elm trees with red maple trees. Petitioner would agree to alternate trees if requested.

There will be no sidewalks along Highway 158.

Ditch on 158 will not be leveled out – D.O.T. requires having a “swell” so when it rains, water will run off the road and follow ditch line.

Traffic issues were discussed briefly – with the developer of the property, Patrick Hennigan saying D.O.T. regulates traffic requirements but that his company would monitor future traffic developments.

Wayne Hester asked if signage would be in accordance with the UDO and Mr. King answered with a yes. Ms. Leight said there is a single 6-foot high monument sign on 158.

Public Hearing was opened at 3:16 p.m.

- (1) Patrick Hennigan
107 Tisbury Ct.
Mooresville NC

We are excited about this McDonald’s as the first user in our project. We’ve been working on the project, as many of you know, for many years and I was in audience when McDonald’s were trying to go with the first location that I didn’t think made a lot of sense, but I didn’t say anything – I didn’t say much. And that kind of worked itself out. And now I think they’re back at a more sensible location – a location that the town approved back in 2004. The traffic situation, with all the turning lanes and the raised medians, is all in place – we don’t have any crazy U-turns like they had at the previous one. At least, I thought they were kind of crazy. It all seems to lay out pretty well – we’re all squared away with McDonald’s. I think it’ll be a great way to usher in this project and bring more quality operators to Walkertown. It’s a real, kind of “*Good Housekeeping Seal of Approval*”. When we’re out trying to lease the shopping center or trying to get other people to pay attention to Walkertown, sometimes it’s hard and that’s why the property’s been empty for however many years it has been empty. But, when we have McDonald’s there in a beautiful new brick building, then the best way to phrase it, that’s kind of the “*Good Housekeeping Seal of Approval*”!! And people will say, *Well, if it’s good enough for McDonald’s – we need to take a look at it.* So, we’re excited about it and hopefully everything will go okay. Thanks.

Mr. Butler asked that without a picture of the building, if the Planning Board approves this today, it still goes to Town Council, could the engineers have a building prepared for presentation to them. Mr. Hennigan agreed to do this

Mr. Whitaker asked if there would be room between the street and the building if there ever were wanted a bike trail beside the highway? Mr. Hennigan said that would be a D.O.T. but he thought there’s a right-of-way between the curb and property line where D.O.T. could do something like that if they ever decided to.

Ms. Leight asked about the double drive-through and was told this is just the normal standard now for McDonald’s.

- (2) Judy Slater
764 Conestoga Trl
Winston-Salem

Just wanted to tell you briefly my experience this morning that I mentioned to Patrick a few minutes ago. Al had surgery and so I'm trying not to be out of home very long and I had some errands. And I needed to go to a hardware store and the post office and a UPS store and a grocery store. And thanks to some of the moves that have already been made in Walkertown, Walkertown Commons, we have a UPS – right here in Walkertown! I was able to go to Websters, to our own little post office – which I love – the UPS store and right next to it, Lowe's Foods. With gas at \$3.00 a gallon – or at \$6.00, if it goes to \$6.00 – I'm thrilled to stay right here close and with Al having been sick, I needed to be home in time to bring him here. So I was grateful for the improvements we've made in Walkertown and I am delighted to see Walkertown Commons. I'm just thrilled to see what's happening and I just want to encourage you to keep on doing a good job.

- (3) David Bohannon
5014 Sheffield Place Dr.

I'm not technically Kernersville.... I'm not technically Walkertown – I'm somewhere in the middle, I guess, or just outside the limits. I live through the woods from this new site – about 2/3 of a mile – so I guess I just have questions as to kind of the aesthetics and then the impact on the residing neighborhoods. You know you're talking about, I guess for us, it's egress and kind of getting to work now is a chore. It takes me ten minutes to go about a mile so just getting off Vance Road coming on to 158 – and are they doing anything to widen the roads...building in stoplights, any of that stuff to facilitate traffic movement at this point? Because I can just imagine that this is just going to add to the complexity of that whole issue that we have currently.

Mr. Hennigan stated that his company was spending about a half a million dollars on improving 66 and 158. He had offered to install either one or two traffic lights at different areas but that is a D.O.T. decision – and they have said traffic does not warrant a stop light.

Another item discussed was whether or not there would be a curb on 158 – there will be none. Ms. Leight said D.O.T. has a 150-foot easement on 158.

Public Hearing was closed at 3:31 p.m.

RECOMMENDATION: APPROVAL
AL SLATER RECOMMENDED THAT THE SITE PLAN WA-015 FOR MCDONALD'S BE ACCEPTED AS IT STANDS WITH THE CONDITION THAT THEY BRING A PICTURE TO THE COUNCIL OF WHAT THE BUILDING WILL LOOK LIKE.
DON WHITAKER SECONDED THE RECOMMENDATION.

Before the RECOMMENDATION was approved, however, Attorney Houff said that while the petitioners have agreed to bring an elevation, he was not sure that it was a condition that could be imposed upon them.

At this point, Mr. Slater **WITHDREW** his earlier RECOMMENDATION and **AMENDED** it.

RECOMMENDATION: APPROVAL
AL SLATER RECOMMENDED APPROVAL OF THE SITE PLAN WA-015 FOR MCDONALD'S AS IS.
DON WHITAKER SECONDED THE RECOMMENDATION.
VOTE WAS UNANIMOUS FOR THIS RECOMMENDATION.

2. **FOR DISCUSSION AND/OR ACTION:**

ED MCMAHON VIDEO PRESENTATION.....AARON KING

Mr. King asked that this video presentation be delayed until ***after*** today's meeting has concluded.

3. **FOR DISCUSSION AND/OR ACTION:**

- ELECT: PLANNING BOARD CHAIRPERSON
- ELECT: PLANNING BOARD VICE-CHAIRPERSON

Ms. Leight said this was the last meeting she would serve as Chair (*or so she thought!*) Al Slater is the current Vice-Chair.

MOTION: TO KEEP THE CHAIRPERSON AND VICE-CHAIRPERSON AS IT IS
BY: DON WHITAKER
2ND: ROBERT BUTLER
VOTE: MOTION PASSED 4 TO 1
YES - WHITAKER
YES - BUTLER
YES - MARSHALL
ABSTAIN SLATER (COUNTS AS "YES")
NO - LEIGHT

FOR THE YEAR 2008, THE CHAIRPERSON IS PEGGY LEIGHT AND THE VICE-CHAIRPERSON IS AL SLATER.

4. **FOR DISCUSSION AND/OR ACTION:**

DETERMINE IF PLANNING TRAINING SESSION IS NEEDED FOR PLANNING BOARD FOR A FUTURE MEETING

Ms. Leight asked if a training session for both the Planning Board and the Town Council would be in order, with new council members and new Planning Board members to go over general planning rules, planning information, SIDA, maybe more information like the Ed McMahan video.

The Planning Board agreed that a training session between the Town Council and the Planning Board would be needed and set up.

5. **OR DISCUSSION AND/OR ACTION:**

ORGANIZE COMMITTEE TO GATHER IDEAS FOR REGULATING FACADES (Per prior information from Al Slater)

PLANNING BOARD MEMBERS BRING YOUR INFORMATION

Mr. Slater felt that with all the overlay work done by other towns, he would like to send a proposal to the Town Council and ask if they are interested whereby they could control the construction of buildings in Walkertown. He thought the committee should involve professional people and with legal advice.

MR. SLATER RECOMMENDED ASKING THE TOWN COUNCIL IF THEY WOULD BE INTERESTED IN A COMMITTEE FOR REGULATING FACADES IN WALKERTOWN; AND IF SO, SELECTING COMMITTEE MEMBERS ALONG WITH A COUPLE OF PLANNING BOARD MEMBERS.

LARRY MARSHALL SECONDED VOTING WAS UNANIMOUS

PUBLIC SESSION (IF NEEDED)

Public Session was opened and closed at 3:41 p.m. with no speakers.

ANNOUNCEMENTS:

2008 MEETING SCHEDULE

LIBRARY @ 3:00 P.M.
1ST TUESDAY OF MONTH

ADJOURNMENT

**MOTION: TO ADJOURN MEETING AT 3:40
WITH ED MCMAHON VIDEO TO BE PLAYED**
BY: LARRY MARSHALL
SECOND: AL SLATER
VOTE: UNANIMOUS

PRESENTATION OF ED MCMAHON VIDEO.....

Submitted by:

Lynn McKinnie
Planning Board Secretary