



**WALKERTOWN PLANNING BOARD MEETING  
WALKERTOWN LIBRARY AUDITORIUM**

**FEBRUARY 6, 2007      3:00 P.M.**

**MINUTES**

**PROTOCOL:**

The Planning Board meeting was called to order at 3:00 p.m. by Chairperson Peggy Leight. Sitting for the Board were Ms. Leight, Marilyn Martin, Al Slater, Larry Marshall, and Don Whitaker. Present in the audience for the Planning Board was Robert Butler.

Also in attendance were Aaron King, Lynn, Bo Houff, and Ron Bell, along with council members Brenda Mabe and Sarah Welch.

On a motion by Al Slater, seconded by Marilyn Martin, the Agenda was unanimously approved.

On a motion by Marilyn Martin, seconded by Larry Marshall, the Planning Board minutes of January 9, 2007, were unanimously approved.

**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**

**1. WALKERTOWN MIDDLE SCHOOL MODULAR CLASSROOM  
ADDITION (See Map)**

**....Aaron King**

Mr. King spoke on the Walkertown Middle School modular classroom building that the WS/FC School System had requested. A map was included with the agenda packet showing the exact location of this small building. Ms. Leight asked if the two previous requested pods had been placed and was answered in the affirmative. Wayne Loflin with the WS/FC School System said this pod was for a special program – Child and Family Support Staff. He said the next request would probably be for enrollment purposes.

**MOTION: TO APPROVE THE WALKERTOWN MIDDLE SCHOOL  
MODULAR CLASSROOM ADDITION**  
**BY: LARRY MARSHALL**  
**SECOND: AL SLATER**  
**VOTE: MOTION PASSED UNANIMOUSLY**

## **2. UNIFIED DEVELOPMENT ORDINANCES (UDO)**

### **....Aaron King**

Mr. King spoke briefly on this issue. Each Planning Board member received a copy of the UDO with their agenda packet. Background information consisted of Mr. King saying the UDO started in 1995 – it included basically all the ordinances for development – environmental, signs, watershed, zoning, subdivisions – a developer with questions could get all the information from one book. Forsyth County went a step further – they incorporated all the municipalities into that one UDO (Kernersville, Lewisville, Clemmons, Walkertown, Forsyth County, Winston-Salem) with the thought being that once text amendments were proposed, they would be adopted and be uniform throughout. Of course, that proved not to be the case. One entity would adopt one version, with another entity adopting a different version so updates would be so cumbersome that no one – including the Planning Staff - could keep up with all the changes and maintain a current book. In July, 2005, the Planning Staff budgeted money to separate all towns from the UDO. Each municipality would have its own set of ordinances – its own UDO. The County put up the fees to start the process. Walkertown is the last municipality to finish up its UDO. Lynn attended the UDO meetings in Winston-Salem concerning the various changes and additions being made to the UDO. The version included with today's agenda shows the corrections and changes that have been made. Since Walkertown adopted the UDO in December, 2002, the County has adopted quite a number of Text Amendments that Walkertown has not heard yet so Mr. King and Ronnie Grubbs picked out the ones that are perfect for Walkertown – about 35 of those – and they are included in this amendment also. This UDO is a cleaned up version with text amendments added. It is important to the Planning Staff and to the Inspections Division to get Walkertown's amendments consistent with Forsyth County and that's what the text amendments do.

Mr. King said this ordinance is for the group to read through over the next month and if there are any questions, to call him. At March's meeting, Ronnie Grubbs and Mr. King will be at the meeting to answer any further questions on this and it will be brought to a vote from the Planning Board and the Council in March. Once the UDO has been approved by Walkertown, they will be left with their own UDO – specific to development of subdivisions, zoning, environmental, watershed section. It will be Walkertown's UDO. After that, there will probably be a contract with **MUNI-CODE** – to be able to maintain the ordinance. It's a matter of checking with them and getting the contract started. (Walkertown already has had a contract with them for the Town's code.) The UDO only applies to

property under Walkertown's zoning jurisdiction. (ie: does not apply to do-nut holes.)

**NO ACTION WAS REQUIRED FOR THIS ITEM.**

**3. GENERAL DISCUSSION CONCERNING WALGREENS AND MCDONALD'S PROJECT**

General discussion by the Planning Staff centered around the proposed Walgreen's and McDonald's for the intersection of Highway 158 and NC-66. No action was taken on any issue involving this project. This discussion included traffic issues, SIDA, and road-work.

**PUBLIC SESSION** (IF NEEDED)

Public Session was opened and closed at 3:38 p.m. with no speakers.

**ANNOUNCEMENTS:**

**2007 MEETING SCHEDULE**

LIBRARY @ 3:00 P.M.

March 6<sup>th</sup>

April 3<sup>rd</sup>

May 1<sup>st</sup>

June 5<sup>th</sup>

July 3<sup>rd</sup>

\*Due to July 4<sup>th</sup> holiday

August 7<sup>th</sup>

September 11<sup>th</sup>

\*Due to Labor Day holiday

October 2<sup>nd</sup>

November 13<sup>th</sup>

\*Due to Election Day

December 4<sup>th</sup>

**ADJOURNMENT**

**MOTION: TO ADJOURN PLANNING BOARD MEETING AT 3:39 P.M.**

**BY: MARILYN MARTIN**

**SECOND: DON WHITAKER**

**VOTE: MOTION PASSED UNANIMOUSLY**

Respectfully submitted,

Lynn McKinnie  
Planning Board Secretary