



WALKERTOWN PLANNING BOARD MEETING WALKERTOWN LIBRARY AUDITORIUM

MARCH 6, 2007 3:00 P.M.

MINUTES

Chairperson Peggy Leight called the meeting to order at 3:00 p.m. A quorum, consisting of Peggy Leight, Al Slater, and Don Whitaker was present. All other board members were absent. Also present were Clerk Lynn and Attorney Bo Houff. Representing City-County Planning Board was Aaron King and for City-County Inspections, Ronnie Grubbs. In the audience were Fred and Marilyn Martin.

Motion was made, seconded, and approved for Agenda as presented: Al Slater, Don Whitaker.

Motion was made, seconded, and approved for Minutes of February 6, 2007: Al Slater, Don Whitaker.

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. **PUBLIC HEARING**
DISCUSSION AND VOTE ON:
UNIFIED DEVELOPMENT ORDINANCES (UDO)

.....Ronnie Grubbs, Inspections Division

.....Aaron King, Planning Staff

Before the Public Hearing was opened, Ronnie Grubbs from City-County Inspections, spoke on the changes to the UDO, saying that Walkertown now has its very own zoning ordinances, which is what the Planning Board and Council will be reviewing at this month's meetings. The UDO was originally adopted in 1995 by Forsyth County and Walkertown adopted it in 2002. He gave a brief history of the UDO meetings – it was determined that each town needed its own set of ordinances. The UDO book was too huge to handle and there was always the possibility of overlooking a code stipulation for a town. A UDO committee started meeting about two years ago, with Lynn attending for the Town of Walkertown. Steve Cavanaugh's firm was hired to work on splitting out all the separate towns. With all the updates, Muni-Code was hired to codify the various towns. The Town of Walkertown will need to pass a resolution approving the use of Muni-Code to take care of Walkertown's. In answer to a question, Mr. Grubbs stated that if any future amendments come up, any that would involve Walkertown would be brought to Walkertown's attention for approval. He also responded to a do-nut hole question by saying that do-nut holes would still be under Forsyth County's zoning jurisdiction. Walkertown may have to go to forced annexation of the "holes" to get them into the Town and thus under town zoning because Walkertown technically does not have the right to tell Forsyth County how to handle zoning in do-nut holes

RECOMMENDATION #1

Al Slater made a recommendation to the Town Council to approve the UDO with the stipulation that all do-nut holes be included into Walkertown. He was advised by counsel that this stipulation does not relate to the UDO and is technically out of order and not germane to the ruling. It should not be included in the recommendation. This recommendation was disregarded.

RECOMMENDATION #2

Mr. Slater then modified his first recommendation to read that the Town Council accept the UDO as presented; to which, Don Whitaker seconded. The vote was unanimous.

RECOMMENDATION #3

Another recommendation by Al Slater was that Council consider the property outside the Town be brought into the Town of Walkertown so they will be under the Town of Walkertown’s zoning jurisdiction. Don Whitaker seconded this and the vote was unanimous.

2. **WALGREEN’S & MCDONALD’S REVIEW AND UPDATE**

Informal general discussion – No action to be taken at this meeting
Discussion on the Walgreen’s and McDonalds was of little importance due to not having any more information. Aaron King said he anticipated getting the new Staff recommendations written and more information for consideration so he suggested continuing this item to the April meeting.

RECOMMENDATION #1

Al Slater recommended continuing the discussion of WA-029, Walgreen’s and McDonald’s to the April meeting. Don Whitaker seconded and the vote was unanimous to continue this to next meeting.

3. **SIDA UPDATE**AARON KING

Aaron King said he had a brief update on Kernersville’s request for more SIDA. He said that Kernersville had petitioned City-County Planning Board for a larger allotment of SIDA and that the Planning Board had voted to approve their request. This request will then go to the County Commissioners – when they decide to entertain this request, they will then vote on it. Kernersville had also prepared a little booklet backing up the amount used, requested, where it was used, etc. Mr. King said he would get the amount requested by Kernersville to Lynn so she can distribute the information to all.

4, **TRAFFIC ON NC-66**DON WHITAKER

Don Whitaker asked about truck traffic on NC-66. He stated there are a lot of trucks going down NC-66 and wondered if there could be made a “business route”. This would re-route traffic down to 52 to 40.
(NOTE: NOT SURE IF THIS IS EXACTLY WHAT WAS SAID.)

Peggy Leight asked if Aaron King could look into the process of how to do this and Mr. King agreed to do so.

PUBLIC SESSION (IF NEEDED)

Public Session was opened and closed at 3:28 p.m. with no speakers.

ANNOUNCEMENTS:

2007 MEETING SCHEDULE

LIBRARY @ 3:00 P.M.

April 3rd

May 1st

June 5th

July 3rd

*Due to July 4th holiday

August 7th

September 11th

*Due to Labor Day holiday

October 2nd

November 13th

*Due to Election Day

December 4th

Peggy Leight also announced that there would be a Walgreen's/McDonald's meeting with the Town Council on March 8th at 4:00 p.m. at the Fire Station. The public can attend but cannot have any input.

ADJOURNMENT

A motion made by Al Slater to adjourn the meeting at 3:31 p.m. was seconded by Don Whitaker and unanimously approved.

Respectfully submitted,

Lynn McKinnie
Planning Board Secretary