

**MINUTES**  
**REGULAR MEETING OF THE**  
**TOWN OF WALKERTOWN COUNCIL**  
**FEBRUARY 26, 2009**

In the excused absence of Mayor Doc Davis, the Mayor Pro Tem, Wayne Hester, called the meeting to order at 7:00 p.m. Present with Mr. Hester were Marilyn Martin, Sarah Welch, and Randy Mendenhall. Also in attendance was Lynn McKinnie, Scott Snow, and Jennifer Kerrigan (attorney).

After Mr. Mendenhall said the invocation, the Pledge to the flag was led by Ms. Martin.

Approval of Agenda was accomplished on a motion by Ms. Martin, seconded by Mr. Mendenhall and unanimously approved.

Approval of Minutes

1. JANUARY 22, 2009 – REGULAR MEETING

Minutes were approved by motion from Mr. Mendenhall, seconded by Ms. Martin and unanimously approved.

2. FEBRUARY 19, 2009 – SPECIAL WORKSHOP MEETING

Minutes were approved by motion from Mr. Mendenhall, seconded by Ms. Martin and unanimously approved.

**PUBLIC SESSION**

THIS SESSION IS FOR NON-AGENDA ITEMS ONLY AND IS LIMITED TO 3 MINUTES PER SPEAKER. WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened at 7:02 p.m. and closed at 7:02 p.m. with no speakers.

**BUSINESS**

1. **PUBLIC HEARING**

**WA-UDO-13 – UDO TEXT AMENDMENT**

PROPOSED BY CITY-COUNTY PLANNING BOARD STAFF TO AMEND VARIOUS SECTIONS OF THE UDO TO PROVIDE NON-SUBSTANTIVE CHANGES AND SPECIFICATIONS THROUGHOUT THE ORDINANCE (W'TOWN PLANNING BOARD RECOMMENDS APPROVAL OF SECTIONS 2 THROUGH 16 ONLY)

Mr. Hester started the discussion on this issue by asking Mr. Gary Roberts to explain.

GARY ROBERTS: This is a proposed text amendment to the Unified Development Ordinance for Walkertown. It's associated with UDO-185 which was adopted by Winston-Salem City Council in April, 2008, and Forsyth County in the fall of last year. It's broken into 16 different sections dealing with zoning and subdivision regulations for the Town of Walkertown. It's called a *batch amendment* where we group several different relatively, or considered non-

substantive, text amendments together into one batch amendment for consideration, rather than bringing each one individually in separate public hearings – for convenience sake. So that’s what we have done here. What I’d like to do is just read briefly through the Staff narrative and analysis section for each one of the sixteen – won’t read over all the proposed text that specifically goes with that – but you do have that in your agenda packet; however, would be glad to go through that if you like and certainly would entertain any questions to go through that, but I think it’s important to get at least these sections, kinda, in the record there – what’s being proposed. Because there was some discussion at the Planning Board and they actually did not – they recommended approval of the whole text amendment **except for Section #1** – perhaps it would be good to start with Section #2, go through that and then see if there’s any questions – then go back to the one where there’s discussion at the Planning Board, if that’s okay with you.

Mr. Hester agreed to this action.

INCLUDED BELOW IS THE TEXT AMENDMENT IN ITS ENTIRETY – ANY QUESTIONS OR COMMENTS WILL BE IN ITALICS. (Lynn)

### **STAFF REPORT**

**DOCKET #** WA UDO-13  
**STAFF:** Gary Roberts, Jr, AICP

### **REQUEST**

This UDO text amendment is proposed by City-County Planning Board staff to amend various sections of the *Unified Development Ordinances*. The purpose of this amendment is to make non-substantive changes and corrections to errors, omissions, or ambiguities in the ordinance discovered by Planning and Inspections staff during the past year. This amendment is associated with the Winston-Salem/Forsyth County text amendment, UDO-185, which was adopted by the Winston-Salem City Council on April 7, 2008. Obviously, the Town of Walkertown is not obligated to adopt any of this proposed amendment. As stated, it is staff’s opinion that these are non-substantive and are therefore grouped together into one amendment. However, if the Town of Walkertown does not feel comfortable with any of the proposed 16 changes, it is free to simply not adopt that section. For further information purposes, the section which pertains to the setback for the recently constructed McDonalds accessory building is Section 1.

### **BACKGROUND**

Since the adoption of the UDO, several clean-up text amendments have been presented to the Planning Board. These amendments address conflicts or practical difficulties discovered by City-County staff through daily use of the ordinance. The changes in this text amendment have been collected over the past year with the intent of being presented as one unified text amendment. These modifications do not substantively change the ordinance, but improve its clarity and remove conflicting or outdated regulatory language.

## ANALYSIS

This text amendment consists of 16 separate sections. Please note that items to be deleted are indicated with a ~~strikeout~~; items to be added are indicated with an underscore. Each of the sections are described below:

Section 1. This section amends the definition of streets for the purpose of determining setbacks. Private streets which serve office, commercial, industrial, utility, and institutional uses which are located on the same zoning lot, and private access easements on commercial, office, industrial, utility, and institutional use sites recorded solely to provide cross-parcel access between zoning lots are exempt from the setback requirements which would otherwise affect these streets. This change would allow buildings within developments consisting of multiple zoning lots to be placed closer to each other to achieve an urban form.

Section 2. Section 2 clarifies the definition for a bona fide farm by explaining that only farm use structures and activities taking place on a bona fide farm are exempt from local zoning regulations.

*Mr. Roberts: What I'll just do is I'll just pause and if there's any questions about that, just please ask, otherwise, I'll go on to the next section and then once I'm finished, obviously, you would hold the Public Hearing.*

Section 3. Section 3 makes a correction to the use "Services, Business A" in the permitted use table which previously was listed as "Service, Business A". *This was just a typo – adding a letter "s" to Services.*

Section 4. This section adds the use "Building Contractors, General" to the uses permitted with a zoning permit in the MU-S district. The more intense use "Building Contractors, Heavy" (*whereas we can have outside storage of backhoes and other heavy equipment, etc.*) is already allowed with a zoning permit in the MU-S district, and as such staff believes it was an oversight that this use was not included in the permitted uses for the district. *So that's just adding Building Contractors, General.*

Section 5. This section removes the uses "Shooting Range, Indoor" and "Shooting Range, Outdoor" from the permitted use table for the Walkertown zoning jurisdiction. While these uses have been included in the UDO since its adoption, the Town Code prohibits shooting ranges inside the city limits (*and the same with the City of Winston-Salem*). Turkey Shoots would still be allowed as a Temporary Use Permit granted by the Inspections Division as per Chapter B, Article II, Section 2-7.2 (E) of the UDO.

Section 6. Section 6 adds the use "School, Vocational or Professional" to the uses permitted with a zoning permit in the GI zoning district. This use is currently allowed in the CI (*which there is none in Walkertown*) and LI zoning districts with a zoning permit and staff believes extending this use to the GI zoning district (*which is actually the more intensive district*) would be beneficial. This change would allow for vocational training opportunities in the same location as manufacturing or other industrial operations which are zoned GI.

Section 7. This section clarifies the signage requirements for home occupations. In keeping with the purpose of home occupations, which must have minimal impact on their residential context, illuminated and neon signs visible from the exterior of buildings containing home occupations are prohibited.

Section 8. Section 8 clarifies regulations for the front yard requirements of double frontage lots. (*Double frontage lots are where you have back of the lot and front of the lot – both fronting on public streets*). Currently, double frontage lots are required to provide a front yard abutting each fronting street. This new provision would remove the requirement for a front yard for the second frontage street which does not provide access, such as an interstate, expressway, or other controlled access highway. Additionally, this exception would apply to roads that will not be issued driveway permits.

Section 9. (*There is a typo on the 2<sup>nd</sup> line*) This section makes several minor changes to the on-premises sign regulations for the Winston-Salem (*Should read Walkertown*) zoning jurisdiction which have been requested by the City/County Inspections Division. First, this section prohibits the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations (See Section 7 above). Second, this section expands the ordinance language for temporary special event signage for non-profit organizations to include educational and governmental uses. It was the intent of this ordinance provision to allow temporary special event signage for educational and governmental uses, and this change make that intent clear. This section also clarifies that signs inside of buildings are not regulated by this ordinance, except where otherwise prohibited. Lastly, this section clarifies that an electronic time, date, and temperature sign is not allowed to display any other information unless it is part of an electronic message board sign.

Sections 10, 11, 12, 13, and 14. These sections remove the Corporate Park Industrial (CPI) zoning district from the UDO. (*And there is none of that designation in Walkertown*). This zoning district has been in the ordinance since its adoption in 1995, yet has never been used. Staff believes better tools exist for accommodating industrial park development, and recommends the removal of this district.

Section 15. This section adds requirements for the PB zoning district to the “Other Dimensional Requirements” table, Table B.3.4. This table summarizes requirements for minimum lot size and width, minimum setbacks, maximum building height, and maximum impervious coverage.

Section 16. Section 16 clarifies the advertising requirements of the UDO for zoning map and text changes. Currently, two sections of the UDO which refer to advertising requirements are in conflict with each other. One section indicates that advertising must occur once in a newspaper of general circulation in the adopting jurisdiction at least ten days prior to a public hearing, while the other indicates advertising must happen twice. The actual ordinance requirement is that advertising must occur only once, and this section corrects the conflicting language.

## RECOMMENDATION

### APPROVAL

MR. ROBERTS: Are there any questions on these sections?

MS. MARTIN: On Section 7, about signs and home occupations - - I think we discussed this at the Planning Board - - - does that mean they could have illuminated signs inside their windows.....?

MR. ROBERTS: .....Yes.....

MS. MARTIN: .....It says “outside” so they could put whatever they want if they put it inside.

MR. ROBERTS: That’s correct. I’ll read that section again:  
[Section 7. This section clarifies the signage requirements for home occupations. In keeping with the purpose of home occupations, which must have minimal impact on their residential context, illuminated and neon signs visible from the exterior of buildings containing home occupations are prohibited.](#)  
Let’s go to that text section.....

MS. MARTIN: You think they’d put the flashing neon signs inside the window and it could be seen. Okay. That’s all I - - - I just wanted to clarify it.

MR. ROBERTS: Nope. And, again, the text says “.....Additional use of neon or illuminated signs, which are visible from the exterior buildings containing home occupations...” I’d have to defer that specific interpretation to the Inspections Dept. – how they would interpret that. And you could read that to where it says “visible from the exterior” so even if it is interior, you could make an interpretation that that is included, therefore, they wouldn’t be able to have these type of signs inside. But another part of the ordinance, and I think it was Section 9 that follows that, clarifies – at least for commercial uses – that “if it’s inside the glass of your storefront, it’s not regulated”. So, I need to defer to the Inspections Dept. to see how they would enforce that.

MS. MARTIN: .....Probably do that on an individual basis, as it occurs.

MR. ROBERTS: Right. Any other questions about those 15 sections? Okay.

MS. MARTIN: On Section 9, where it says, “...[This section also clarifies that signs inside of buildings are not regulated by this ordinance, except where otherwise prohibited....](#)” So it would have to be something that we have in our sign ordinance if .....

MR. ROBERTS: .....That would go back and cover inside.....

MS. MARTIN: .....That would go back and cover.....

MR. ROBERTS: .....I’m not familiar with any provision that does, but.....

MS. MARTIN: .....I’m not either....

MR. ROBERTS: .....I’m not as familiar with the sign ordinance as the Inspections Staff so right off, I can’t think of that. Maybe that’s just kind of a “catch all” phrase that was put in there.  
Okay. Going to Section 1 – back on Page 1 of the Staff Report.  
[Section 1. This section amends the definition of streets for the purpose of determining setbacks. Private streets \(again – this is \*\*private\*\* streets!\) which serve office, commercial, industrial, utility, and institutional uses which are located on the same zoning lot, and private access easements on commercial, office, industrial, utility, and institutional use sites recorded solely to provide](#)

cross-parcel access between zoning lots are exempt from the setback requirements which would otherwise affect these streets. This change would allow buildings within developments consisting of multiple zoning lots to be placed closer to each other to achieve an urban form.

This was adopted by the County Commissioners and the City Council – already in Walkertown, private streets within residential developments, multi-family developments – do not have to meet the setback requirements. They are \_\_\_\_\_ to apartment complex. So this just extends this to other non-residential uses, such as commercial, institutional, parks, developments similar to Walkertown Commons and Walkertown Landing. The specific case that brought this text amendment, really, to the forefront, as you are probably familiar, is the McDonald's site on 158. So let's bring that image up and get familiar with a specific case in Walkertown that's related to this request. Corner of NC-66 and Highway 158 – overall development – zoned HB-S. They came in for a final development plan in late 2007 for this 1.3 acre outparcel – received approvals, Planning Staff reviewed the site plan, recommended approval, submitted it to the Planning Board. They recommended approval and the Town Council approved the site plan. This is the actual site plan that was approved. Just to get oriented here, this is north here – this is Highway 158 here – this is the front of McDonald's. This is a private access easement – both of these two interior streets are private access easements so these are really related to what we are talking about here in Section 1. There is a 40-foot front yard setback for Highway Business – and right now there is a 20-foot side street setback – and that's really what we're talking about now. And that's based upon the edge of this easement – I think the easement width here is 25 or 30 feet in width – so there's a 20-foot side street setback and you can see that dotted line there. And this is really the area in question. Right here you have a dumpster enclosure, standard on-site feature – that's encroaching into this 20-foot setback and that's because it's not a roofed building – it's considered a structure but not a building, so it doesn't have to meet the 20-foot building setback line. What Staff missed was this small 8 x 16 utility closet, kind of connected to the dumpster enclosure here. But this does have a roof on it so this is supposed to be outside of this 20-foot setback. We missed it – the plan was adopted like this. At this time, when we were reviewing it, Winston-Salem had already adopted the amendment that would have allowed that to go up to the property line but what actually got built was a little bit bigger than that. A little bit different scale here but still you can see by the scale. Again, this is Highway 158 – this is the McDonald's building here – 40-foot setback, front setback line – you have the two access easements surrounding the sites and here we are again, this is the dumpster enclosure. It's hard for you to see at this scale, I know, but what actually got built was an 16 x 16 foot building instead of an 8 x 16 foot building – so it's about twice as big as what was shown on the approved site plan. And, because of that, and the sheer fact that it's encroaching on the setback, the Inspections Staff went out to the site, issued a Certificate of Occupancy. They detected that this is encroaching in the setback and also that was twice as big as what ya'll approved on their site plan. So, they could not issue a Certificate of Occupancy until we did a Staff change on this. We talked it over. We felt comfortable issuing a temporary Staff change to allow them to go ahead and open up the restaurant, but, as I've noted here, and I did this back in December, it was contingent upon the adoption of this text amendment. So, they were able to go ahead and open up the restaurant and they have a temporary Certificate of Occupancy that I think is good until around March 2<sup>nd</sup>. And the

Inspections Dept. is willing to work with them to extend that if the Council is still considering this text amendment. But March 2<sup>nd</sup> is when that expires. So, basically, the adoption of this text amendment that's proposed here – Section 1 – would exempt the 20-foot setback in this scenario from having to be met along these private streets. Again – these are not public streets – these are private! It's already allowed in multi-family development – Planning Staff thinks it's a good thing – it allows some more urban form. Hypothetically, all the internal streets have to meet the building setback – it takes more land to do what is shown here, therefore, you could make the case that you're using up more farmland. It kind of perpetuates suburban sprawl rather than allowing a little bit more compact form – making a more intensive use of property, which is already urban, it's just maximizing it in a way. So, that's Staff's position. There was considerable discussion at the Planning Board. They recommended approval on all the remaining text – but 4 to 1 – one not supporting the recommendation and four in support was to recommend denial of Section 1. So, four recommended denial of Section 1 – the majority – and one recommended, basically, for keeping Section 1 in place. So, of course, this text amendment not only applies to this site, it would apply to the rest of your jurisdiction from now on – if you adopt it. Course you could always go back and change it, so I didn't want to focus on this site too much because it's not just related to that, it would impact any other commercial institutional (?) development but for contextual purposes, I wanted to give the examples.

MS. MARTIN: But that's on private streets only.....?

MR. ROBERTS: .....Yes, ma'am. And that's the whole key.....

MS. MARTIN: .....and these are streets that Walkertown will never have jurisdiction, I mean, as far as upkeep and all?

MR. ROBERTS: ...I guess you could.....in the future.....but.....

MS. MARTIN: .....We could.....but normally.....we don't.

I'll put it that way.....

MR. ROBERTS: .....Right..... Right.....Especially with something that's only 25-feet in width. Right.

MS. MARTIN: I've looked at that building and I think all of us have driven down and looked it and I don't see that big a problem with it.

MR. HESTER: Now, you said that would include all ..... Now, this - - - I read one thing you said, that if we did that, it would only be for this zoning lot – would that mean just that one shopping center? Another shopping center we built in another area of Walkertown, it would not include that?

MR. ROBERTS: No. It would. It would be applicable to your entire jurisdiction. Not just in Walkertown Landing or Walkertown Common – but any other future institutional or commercial development that has private streets.

MR. HESTER: Any other questions? Thank you, Gary. Okay. Now we will have the Public Hearing on this.

PUBLIC HEARING WAS OPENED AT 7:25 P.M.

1. Cheryl Honeycutt  
McDonald's rep

I'm an area construction manager with McDonald's out of the Raleigh region. We opened this store on January 2<sup>nd</sup> and what I've given you are some pictures that I've taken within the last two weeks, of the existing trash corral and storage shed. And then on the right side of your packet, we have, in succession, the plans that

we've submitted as we were going through the permitting process. So, you have the original civil, the civils that were permitted for the building, and then the last one in the group is the revised trash and storage shed – that shows a larger storage shed than what was originally permitted. When we received our permits on this, it wasn't disapproved – and it is not unusual, building McDonald's with a storage shed and the trash corral – that the municipalities allow us to build in the setback areas because it's not considered a permanent structure. I understand that, as we went through the final C.O. to get out Certificate of Occupancy, that Walkertown views this storage shed as a "structure" because it has a roof on it. It surprised all of us – because nowhere during the construction did we get rejected in getting this built there. So, it is absolutely true that this shed turned from eight foot wide to sixteen foot wide, but if you'll look on your plans there, it's a hatch line that Mr. Roberts was referring to, the storage shed is the same depth in the setback line. We went wider – not deeper! So, with that being said, the reason that we went wider from an operational standpoint, and we talk about volume and customer count and all that, so the Britts, as the franchise owners, were looking ahead to try to accommodate Walkertown and the traffic flow that they would see in serving the community. So, what we have in the storage shed is nothing perishable – all dry goods – Christmas decorations, things that you would typically store outside of the restaurant. If I have anything that I have not answered ... if you have questions about anything and you would like to ask me a question, I'd be glad to answer it.

MR. HESTER:                      The building is a permanent – it's set on a cement slab and it sits there?

MS. HONEYCUTT:                It absolutely is, yes. And you have structural detail of that trash corral and storage shed in that packet that I gave you.

2. Jessie Lester  
601 N. Trade St.  
Winston-Salem

I work for Stimmel Associates – we're the landscape architects and civil engineers who produced the first final development plan that came in front of Planning Board and Council in 2007 – and then up – subsequently did the construction documents that had it permitted for construction. I really don't have anything specific to add that Ms. Honeycutt didn't already mention, but just as the designers of record and familiar with the process, just really here for support and to answer any questions that anyone might have.

3. Judy Slater  
764 Conestoga Trail

I'd like to speak to thank McDonald's Restaurant for adding a fine facility to our town. My husband, Al, whom you all know, and I have been in McDonald's in various parts of the world – a 15-register one in Singapore, one in the upscale city of Geneva, Switzerland, another in Hong Kong, and many other places. We have never seen a better McDonald's than ours here in Walkertown. That's really saying something! Coming soon to our town will be a new Walkertown High School will 1400 students and 200 faculty and staff. These students will be far safer driving close to home than going to Kernersville, or Winston, or somewhere else, to get their after-ballgame food and after-school drinks – whatever! Our town is well-served to have this new business. The facility is attractive. It's nicely

landscaped, provides good food, and good service – and the kid’s area is fabulous! I want my grandson to come play in that!! Our citizens will frequent McDonald’s – keeping their purchase dollars in our town. In addition, McDonald’s has 101 employees – 90% of whom live in Walkertown. You know, in a time when employment’s tough to get, that’s good, too. Of those in favor of the UDO-13 amendment, Section 1 will show that our town supports McDonald’s and other businesses to come to our town. Thank you.

MR. HESTER: I’ll ask our attorney, Jennifer, if there is anything you can add to this or that you would say about it at this time?

MS. KERRIGAN: I would just say that this Section 1 amendment only applies to private streets. I know there was a concern that it eliminated all setback requirements but this only applies to private streets. All public streets will have to continue to abide by the setback requirement.

PUBLIC HEARING WAS CLOSED AT 7:31 P.M.

**MOTION: TO APPROVE WA-UDO-13 – UDO TEXT AMENDMENT  
PROPOSED BY CITY-COUNTY PLANNING BOARD  
STAFF SECTIONS 1 THROUGH 16**  
**BY: RANDY MENDENHALL**  
**SECOND: MARILYN MARTIN**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**WA-UDO-13  
AN ORDINANCE PROPOSED BY CITY-COUNTY PLANNING STAFF  
AMENDING AND CLARIFYING VARIOUS PROVISIONS  
OF THE *UNIFIED DEVELOPMENT ORDINANCES***

Be it ordained by the Town Council of the Town of Walkertown, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

**Section 1.** Chapter A, Article II - Definitions is hereby amended as follows:

**STREET.** A public right-of-way or private easement which affords traffic circulation and a means of access to abutting property. Exempt from this definition for the purposes of setbacks are private streets which serve duplex or multifamily residential units that are located on the same zoning lot or twin home, townhouse or urban residential units that are located in developments that have common open space areas owned by the same homeowners association. Also exempt from this definition for the purposes of setbacks are private streets which serve office, commercial, industrial, utility, and institutional uses which are located on the same zoning lot, and private access easements on commercial, office, industrial, utility, and institutional use sites recorded solely to provide cross-parcel access between zoning lots. The term *street* includes road, avenue, place, way, drive, lane, boulevard, highway, and any facility principally designed for motor vehicle traffic, except an alley or an easement solely for utilities or pedestrians.

**Section 2.** Chapter A, Article II - Definitions is hereby amended as follows:

**FARM, BONA FIDE.** Any parcel of land containing at least three (3) acres which is used in the raising of agricultural, dairy, or forest products, or livestock, poultry, or fur-bearing animals. (Any farm use activities and structures of a bona fide farm are and which is exempt from any local zoning regulations.)

**Section 3.** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

## **2-4 PERMITTED USES**

### **2-4.1 TABLE B.2.6**

Table B.2.6 displays the principal uses allowed in each zoning district and references use conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

Said table is amended by modifying the use “Service, Business A” under the Business and Personal Services heading to read “Services, Business A”.

**Section 4.** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by adding a “Z” under the use “Building Contractors, General” under the Business and Personal Services heading for the MU-S zoning district.

**Section 5.** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by deleting the entire row “~~Shooting Range, Indoor~~” and “~~Shooting Range, Outdoor~~”.

**Section 6** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by adding a “Z” Under the use “School, Vocational or Professional” under the Institutional and Public Uses heading for the GI zoning district.

**Section 7.** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

## **2-6 ACCESSORY USES**

### **2-6.4 USES WHICH MAY ONLY BE ACCESSORY TO PRINCIPAL USES**

#### **(D) Home Occupation**

(3) **Conditions.** The following conditions apply to home occupations.

- (g) Signs. No sign announcing the presence of a home occupation shall be permitted other than one ~~non-illuminated~~ occupancy sign not more than one hundred forty-four (144) square inches in area. Additionally, the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations, including signs inside buildings, shall be prohibited.

**Section 8.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

### 3-1.2 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

- (L) **Double Frontage Lots**  
Double frontage lots shall provide a front yard abutting each fronting street, in the depth as required in the applicable district, except where the second frontage is on a street without any access such as an interstate, expressway, or other controlled access highway or roadway, or any road that will not be issued a driveway permit by local or state officials.

**Section 9.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

### 3-2.1 SIGN REGULATIONS

- (D) **Signs Allowed in Any District Without a Zoning Permit.** The following signs or uses of signs which meet the additional provisions of this Section are permitted in any zoning district, unless otherwise specified, with no zoning permit required:
  - (1) **Local, State, National, Corporate, and Organizational Flags.** Local, state, and national flags shall have no size limitations. Additionally, one (1) corporate logo flag or organizational flag may exist on premises where an American Flag is flown. A corporate logo or organizational flag shall be no larger than the American Flag with which it is flown.
  - (2) **Government Approved Signs.** A sign required by law; emergency, safety, warning, or traffic sign; or a sign installed by, at the direction of or with the approval of a governmental authority shall have no size requirements. Such signs include signs approved by a governmental authority which promote special points of interest and events, including but not limited to decorative banners in conformance with Section 70-14 of the City of Winston-Salem Code.
  - (3) **Historical Marker.** A historical marker erected or placed by a historical nonprofit corporation, the Forsyth County Historic Resources Commission or other governmental authority with a maximum area of twelve (12) square feet.
  - (4) **Church Directional Signs.** A sign in conformance with Article IV, Section 70-101 of the Code of Ordinances for the City of Winston-Salem.
  - (5) **Gasoline Pump, Automatic Teller, and Vending Machine Sign.** A sign that displays prices or the name,

trademark or logo of the company or brand it advertises provided the sign is an integral part of the permitted gasoline pump, automatic teller or vending machine.

- (6) **Menu Board at Fast Food Restaurant.** A menu board for a permitted restaurant with drive-through service shall be located in such a way as to be viewed from a designated drive-through lane and not located within the required front, side, or rear yard. In no case shall a menu board exceed thirty two (32) square feet in area.
- (7) **Vehicular Entrance and Exit Signs.** One (1) vehicular entrance and one (1) vehicular exit sign containing a maximum of six (6) square feet each and a maximum height of three (3) feet shall be permitted per driveway. Vehicular entrance and exit signs shall contain no commercial content other than a symbol, name or logo of the establishment it serves.
- (8) **Incidental Sign.** Such on-premises signs include, but are not limited to, pedestrian entrance and exit signs, building numbers and addresses, private parking signs, no trespassing signs or dangerous animal signs. An incidental sign shall contain a maximum of twelve (12) square feet, be a maximum of six (6) feet in height, and shall contain no commercial content other than a symbol, name or logo of the establishment it serves.
- (9) **Information, Direction, and Identification Signs.** Information, direction, and identification signs installed by or at the direction of a governmental authority or with its approval shall be allowed. Such sign shall have a maximum area of thirty six (36) square feet and a maximum height of six (6) feet except where health, safety and welfare issues require increased sign height, and shall contain no commercial content other than a symbol, name or logo of the establishment it serves. Any symbol, name, or logo shall not comprise more than twenty (20) percent of the sign area of the Information, Direction, and Identification Sign it is associated with.
- (10) **Home Occupation sign.** An on-premises home occupation sign shall be limited to one (1) sign per dwelling unit or principal use, and shall not exceed one (1) square foot in area. Additionally, the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations, including signs inside buildings, shall be prohibited.
- (11) **Sandwich Board Sign.** A sandwich board sign shall meet the following provisions:
  - (a) The sign shall be used in conjunction with a non-residential use within the CB, PB, NB, and MU-S Districts where the sidewalk is wide enough to allow for at least five (5) feet of width for unrestricted pedestrian movement with the sandwich board sign in place and as per City code requirements.

- (b) One (1) sandwich board sign per principal use shall be permitted. A sandwich board sign shall not exceed eight (8) square feet in area and four (4) feet in height.
  - (c) The sign shall be moveable and shall not be illuminated or permanently attached to the building, sidewalk, street furniture, other signs, street trees, landscaping, utility poles or other appurtenances.
- (12) **Construction, Development, and Lender Sign.** Construction, Development, and Lender Signs will be permitted one temporary on-premises sign per development under construction, not to exceed thirty two (32) square feet in area and ten (10) feet in height for developments of five (5) acres or less and sixty four (64) square feet for developments of more than five (5) acres. Developments of five (5) acres or more with five hundred (500) feet or more of linear frontage shall be permitted an additional on-premises sign of the same dimensions. Construction and Development signs shall not be illuminated.
- (13) **Real Estate Sign.** An on-premises real estate sign for properties smaller than two (2) acres in the YR, AG, MH, RS and RM Districts shall have a maximum area of six (6) square feet. A sign in the YR, AG, MH, RS, and RM Districts for properties two (2) acres or more in size shall have a maximum area of thirty two (32) square feet in area and ten (10) feet in height. In all other districts, on-premises real estate signs shall not exceed thirty two (32) square feet in area and ten (10) feet in height. Lead-in (directional) off-premises real estate signs are permitted from Friday noon to Monday noon. Real Estate signs shall not be illuminated.
- (14) **Builder Sign.** An on-premises sign indicating the builder(s) of individual residential units, either within the context of a larger development project or as an individually constructed unit, shall be permitted. A Builder Sign shall have a maximum area of six (6) square feet and a maximum height of six (6) feet in all zoning districts. A Builder Sign shall be removed upon sale of the property it is associated with.
- (15) **Agricultural Sign.** A maximum of two (2) off-premises directional signs are permitted for agricultural produce grown and sold on the premises.
- (16) **Political Sign.** A political sign shall not exceed two (2) square feet in size. Within the City of Winston-Salem, additional provisions of Section 38-25 of the Code of Ordinances of the City of Winston-Salem shall apply.
- (17) **Yard Sale Sign.** An on-premises sign advertising a yard or garage sale shall not exceed two (2) square feet in size and shall be limited to one (1) sign per lot. Such signs may be erected seven (7) days prior to the event and shall be removed within two (2) days after the event. Lead-in

(directional) off-premises yard sale signs are permitted from Friday noon to Monday noon.

(18) **On-premises temporary special event signs or banners for religious, charitable, civic, educational, fraternal, governmental, or similar non-profit organizations.**

Temporary signage for the previously stated groups is allowed provided:

- (a) No more than one (1) sign per street frontage shall be permitted per event.
- (b) The sign/banner shall be located on the property on which the event will occur.
- (c) The sign/banner shall be erected no sooner than fourteen (14) days before and removed three (3) days after the event.
- (d) A period of no fewer than seven (7) days shall exist between the removal of one sign/banner and the installation of another.
- (e) The specific date or time period of the event being advertised shall be present on the sign/banner.

(19) **Signs Inside Buildings.** Signs, including Electronic Message Board Signs, located inside buildings which are visible through doors or windows shall not be regulated by this ordinance, except for signs prohibited by Section B.3-2.1(D).

(F) **Signs Allowed *With* a Zoning Permit.** The following signs are allowed with a zoning permit in any zoning district where the specified uses are permitted.

- (1) **Electronic Time, Date, Temperature Sign.** An electronic time, date and temperature sign may be applied to a freestanding or attached sign of any permitted nonresidential use. An electronic time, date, and temperature sign shall ~~not~~ be included in the calculation of total sign area permitted for freestanding and attached signs. Electronic time, date and temperature signs shall not display any image, text or graphic other than the time, date and temperature if separate from an Electronic Message Board sign.

**Section 10.** Chapter B - Zoning Ordinance Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

## 2-1.4 INDUSTRIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

The following industrial districts are established:

Table B.2.3  
Industrial Zoning Districts

Symbol	District Name
LI LI-S	Limited Industrial Limited Industrial - Special
CPI CPI-S	Corporate Park Industrial Corporate Park Industrial - Special
GI GI-S	General Industrial General Industrial - Special
CI CI-S	Central Industrial Central Industrial - Special

### (B) ~~CPI Corporate Park Industrial District Reserved~~

~~(1) Purpose. The CPI District is intended to accommodate a wide range of assembling, fabricating, and light manufacturing activities, and such ancillary industrial activities as warehousing and distribution. Commercial uses are also permitted accessory to industrial development. The district is established to provide locations for industrial development which have little or no impact on adjoining properties. The district is intended for application in GMAs 2, 3, 4, Metro Activity Centers, and other large sites with direct access to thoroughfares, which are included in the inventory of prime industrial sites referenced in Legacy.~~

### ~~(2) General Dimensional Requirements - CPI.~~

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
CPI	2000 <sup>2</sup>	150 <sup>2</sup>	30	40	20	20	20	70	70

~~1. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.~~

~~2. For outparcels with internal access to the property provided, the minimum lot size is twenty thousand (20,000) square feet; the required minimum lot width is reduced to one hundred (100) feet; and the interior rear and side yard requirements are deleted, except that any side yard provided adjacent to an interior lot line shall not be less than twelve (12) feet. Negative access along external roads must be provided and on record.~~

### ~~(3) Supplementary District Requirements.~~

~~(a) Limited Commercial Uses Allowed. Commercial uses permitted in the LO and LB Districts are permitted in the CPI District and limited to fifteen percent (15%) of the total building square footage of the zoning lot.~~

- (b) ~~Bufferyard. A minimum forty (40) foot wide type IV bufferyard shall be required wherever the CPI District abuts RM or RS Districts, as required in Section B.3-5.~~
- (c) ~~Size. CPI Districts shall equal thirty (30) acres or more of contiguous area with a minimum of two hundred (200) feet of frontage along a major or minor thoroughfare.~~
- (d) ~~Driveway Access. Driveway access to public streets shall be a minimum of two hundred (200) feet apart.~~
- (e) ~~Vehicular Access. Vehicular access onto a major or minor thoroughfare or onto a road improved to necessary standards as determined by the Director of Public Works for the City of Winston-Salem or the North Carolina Department of Transportation.~~

**Section 11.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

Table B.3.2

Nonresidential Districts General Dimensional Requirements <sup>1,2</sup>

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>8</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
NO	6,000	65	--	20	25	7	20	60	40
LO	10,000	100	--	20	20	5	20	75	40
CPO	--	250 <sup>4</sup>	10	60	40	40	40	80	60/unlimited <sup>3</sup>
GO	10,000	75	--	20	--	--	20	80 <sup>5</sup>	60/unlimited <sup>3</sup>
NB	6,000	65	--	10	25	7	20	60	40
PB <sup>10</sup>	--	--	--	--	--	--	--	--	60
LB	10,000	100	--	20	5	0.5/12 <sup>6</sup>	20	75	40
NSB	--	250 <sup>4</sup>	4	40	40	40	20	75	40
HB	20,000	100	--	40	20	0.5/12 <sup>6</sup>	20	85	60
GB	10,000	75	--	20	--	--	20	--	60/unlimited <sup>3</sup>
CB	--	--	--	--	--	--	--	--	--
MRB-S <sup>9</sup>	--	--	10	40	20	0.5/12 <sup>6</sup>	20	85	60
LI	10,000	100	--	20	20	0.5/12 <sup>6</sup>	20	90	70/unlimited <sup>3</sup>
GPI	--	150 <sup>4</sup>	30	40	20	20	20	70	70
GI	43,560	150	5	40	20	0.5/12 <sup>6</sup>	20	--	70/unlimited <sup>3</sup>
CI	--	--	--	--	--	--	--	--	--
IP	10,000	65	--	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70 <sup>7</sup>	40/75 or 60/unlimited <sup>3</sup>
MU-S	--	--	--	--	--	--	--	--	--

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Certain districts have an option for height (e.g., 60/unlimited). The first number indicates the maximum height allowed at the minimum setback required adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Heights may be increased according to the provisions of Sections B.3-1.2(D) and (E). Height limits for the C District vary per GMAs; see Section B.2-1.5(B)(2).
4. Minimum area and width requirements may be reduced for the CPO, ~~and NSB, and CPI~~ Districts under the respective subsections of Section B.2-1.
5. The eighty percent (80%) limit applies only in GMA 3, per Section B.2-1.3(D).
6. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.
7. The seventy percent (70%) limit does not apply to GMAs 1 and 2, per Section B.2-1.5(B)(2).
8. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
9. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.

**Section 12.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

### **3-5.2 DETERMINATION OF BUFFERYARD**

#### **(A) Procedure**

The type of bufferyard required shall be determined as follows:

- (1) Identify the Zoning Type for the Proposed Project and all adjacent properties, excluding properties across a public right-of-way. The zoning types are defined as follows for the purposes of this section only.
  - (a) Single Family Residential (SFR) Zoning Types. Single family residential zoning types include the H, YR, AG, all RS Districts (including RSQ).
  - (b) Multifamily Residential (MFR) Zoning Types. Multifamily residential zoning types include all RM Districts and the MH District where a manufactured housing development is involved.
  - (c) Low Intensity Commercial (LIC) Zoning Types. Low intensity commercial zoning types include the LO, PB, LB, IP, and C Districts.
  - (d) High Intensity Commercial (HIC) Zoning Types. High intensity commercial zoning types include the CPO, GO, NSB, HB, GB, CB, and MU-S Districts.
  - (e) Industrial (IND) Zoning Types. Industrial zoning types include the LI, ~~CPI~~, GI, and CI Districts and certain uses which require outdoor storage, have high trip generation rates, or have the potential for nuisance to adjacent properties due to noise, light and glare, or typical hours of operations. The following list of specific uses identified in Table B.2.6 shall be classified as industrial zoning types for bufferyard purposes.

- (i) Banking and Financial Services, with drive-through facilities;
- (ii) Car Wash;
- (iii) Convenience Store with Gasoline Sales;
- (iv) Implement Sales and Service;
- (v) Kennels, Outdoor (F) (See Section B.2-5.39.1(B));
- (vi) Outdoor Display Retail;
- (vii) Motor Vehicle Repair and Maintenance;
- (viii) Motor Vehicle Storage Yard;
- (ix) Outdoor Display Retail;
- (x) Recreational Vehicle Park;
- (xi) Recreation Services, Outdoor;
- (xii) Restaurants (with drive-through service);
- (xiii) Storage and Salvage Yard; and,
- (xiv) Dirt Storage Sites (See Section B.2-5.27(E)).

**Section 13.** Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

## 2-4 PERMITTED USES

### 2-4.1 TABLE B.2.6

Table B.2.6 displays the principal uses allowed in each zoning district and references use conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

Said table is amended by deleting the entire “CPI” column representing the Corporate Park Industrial Zoning District.

**Section 14.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

### 3-2.1 SIGN REGULATIONS

<b><u>TABLE B.3.6</u></b>					
<b>On-premises Freestanding Sign Provisions</b>					
<b>Zoning Districts</b> <small>(c)</small>	<b>Uses</b> <small>(as listed in UDO Table B.2.6 Permitted Use Table)</small>	<b>Maximum Height</b> <small>(feet)</small>	<b>Maximum Area</b> <small>(square ft)</small>	<b>Maximum Number of Signs Per Street Frontage</b>	
				<b>&lt;300 ft</b>	<b>&gt; 300 ft</b>
NSB, HB, GB, LI, CPI, GI, C, MRB-S	All permitted uses <sup>(a)</sup>	15	75	1	2 <sup>(d)(g)(h)</sup>
LB, CI, GO, CPO, IP	All permitted uses <sup>(a)</sup>	8	50	1	2 <sup>(d)(g)(h)(i)</sup>
LO, CB, PB	All permitted uses <sup>(a)</sup>	6	36	1	2 <sup>(d)(h)(i)</sup>

NB <sup>(e)</sup>	All permitted uses <sup>(a)</sup>	6	Total freestanding and attached signs: 8 in GMA 1, 2, 3 18 in GMA 4 or 5		1	1
NO <sup>(e)</sup>	All permitted uses <sup>(a)</sup>	6	Total freestanding and attached signs: 8		1	1
MU-S <sup>(b)</sup>	All permitted uses <sup>(a)(b)</sup>	(b)	(b)		(b)	(b)
All RS and RM Districts, MH, YR, AG <sup>(e)</sup>	<ul style="list-style-type: none"> <li>Church or Religious Institution, Community or Neighborhood</li> <li>School, Private or Public</li> </ul>	6	Lot frontage < 100 ft	Lot frontage ≥ 100 ft	1	2 <sup>(d)</sup>
			36	50		
	All Recreational Uses	6	36		1	2 <sup>(d)</sup>
	<ul style="list-style-type: none"> <li>Residential Subdivision</li> <li>Multifamily Development</li> <li>Planned Residential Development</li> <li>Manufactured Housing Dev.</li> <li>Congregate Care Facility</li> <li>Life-care Community</li> </ul>	6	36		2 Signs at each principal entrance, not to exceed 2 per street frontage <sup>(f)</sup>	
	All individual residential uses	X	X		X	X
	All other permitted uses	6	18		1	1

**TABLE B.3.6b**

**On-premises Attached Sign Provisions**

<b>Zoning Districts</b>	<b>Uses - as listed in UDO Table B.2.6 Permitted Uses</b>	<b>Maximum Area (square feet) (a)(b)(c)(d)(e)</b>	<b>Conditions (d) (e)</b>
RS, RM, MH, YR, AG	Individual residential units or manufactured homes	X	X
	All other residential uses and nonresidential uses	5% of wall	Internally illuminated signs are prohibited. Only one freestanding or attached sign is permitted.
NO	All permitted uses	total for freestanding and attached signs = 8	Internally illuminated signs are prohibited
NB	All permitted uses	total for freestanding and attached signs = 8, GMA 1,2,3 18, GMA 4,5	Internally illuminated signs are prohibited
LO, GO, CPO, IP	All permitted uses	10% of wall	<b>Theater, Recreational Services, Indoor, Limited to SIC 792 (Theatrical Producers), Stadium, Coliseum, and Exhibition Building.</b> A Theater, Stadium, Coliseum, or Exhibition Building may apply a changeable copy and/or an electronic message sign to a freestanding and/or attached sign, with the total area of freestanding and attached changeable copy and/or electronic message signage not to exceed two hundred (200) square feet.
PB, LB, CB, HB, GB, NSB, LI, C <del>P</del> , GI, CI, C, MRB-S	All permitted uses	15% of wall	
MU-S	All permitted uses	individual basis	Individual basis

**Section 15.** Chapter B, Article III - Other Development Standards is hereby amended as follows:

Table B.3.4

Other Dimensional Requirements<sup>1</sup>

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	Side				
					One Side (ft)	Combined (ft)	Street (ft)		
Single Family Residences in NO, NB, PB and MU-S Districts									
NO, NB	6,000	50	20	10	5	15	20	70	40
PB <sup>2</sup>	--	--	--	--	--	--	--	--	--
MU-S	--	--	--	--	--	--	--	--	--
Duplexes in MU-S, <u>PB</u> and NO Districts									
MU-S	--	--	--	--	--	--	--	--	--
<u>PB</u> <sup>2</sup>	--	--	--	--	--	--	--	--	--
NO	--	--	20	20	10	25	20	--	--
Twin Homes in MU-S, <u>PB</u> and NO Districts									
MU-S	--	--	--	--	--	--	--	--	--

			Minimum Setbacks						
PB <sup>2</sup>	--	--	--	--	--	--	--	--	--
NO	--	--	20	20	0	25	20	--	--
Multifamily Developments in GB, CB, PB, MU-S, NO, and LO Districts									
GB	20,000	100	20	--	--	--	20	85	60
CB	--	--	--	--	--	--	--	--	--
PB <sup>2</sup>	--	--	--	--	--	--	--	--	--
MU-S	--	--	--	--	--	--	--	--	--
NO, LO	--	--	20	20	10	25	20	--	--

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.
2. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.

**Section 16.** Chapter B, Article VI – Administration and Amendments is hereby amended as follows:

## 6-2 Ordinance Amendments: Zoning Text and Official Zoning Maps

### 6-2.1 GENERAL USE DISTRICTS

#### (A) General Procedures

Proposals to amend, supplement, change, modify, or repeal any of the regulations or the district boundaries established by this Ordinance, or hereafter established, may be initiated by the Elected Body, by the Planning Board, or by petition of any interested person.

- (1) **Petition Submitted.** A petition by an interested person to amend or change the regulations or district boundaries shall be submitted to the Elected Body through and reviewed by the Planning Board which shall consider its merit and make a recommendation to the Elected Body.
- (2) **Public Hearing.** In no case shall final action by the Elected Body be taken amending, changing, supplementing, modifying, or repealing the regulations established by this Ordinance, or changing the district boundaries hereby established until a public hearing has been held by the Elected Body at which parties in interest and citizens shall have an opportunity to be heard.
- (3) **Notice.** A notice of each public hearing shall be given once a week for two (2) successive calendar weeks in a newspaper of general circulation in the adopting jurisdiction, the first publication of said notice being not less than ten (10) days prior to the date fixed for the hearing.

**Section 17.** This ordinance shall be effective upon adoption.

**2. PUBLIC HEARING**

5028 WRANGLER DRIVE  
ORDINANCE – TO CHANGE ZONING JURISDICTION FROM  
FORSYTH COUNTY TO WALKERTOWN  
(W'TOWN PLANNING BOARD RECOMMENDS APPROVAL)

**DISCUSSION:**

MS. MARTIN: This is just a formality to get this property into our jurisdiction so we can have control.

LYNN: This resolution is coming before you for your approval and is just a formality as Ms. Martin said. You just need to open the Public Hearing first to listen to any comments.

PUBLIC HEARING WAS OPENED AND CLOSED AT 7:33 P.M. WITH NO SPEAKERS.

**MOTION: TO APPROVE ORDINANCE #09-004 TO CHANGE ZONING JURISDICTION FROM FORSYTH COUNTY TO WALKERTOWN FOR PROPERTY LOCATED AT 5028 WRANGLER DRIVE**  
**BY: RANDY MENDENHALL**  
**SECOND: MARILYN MARTIN**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**3... ANNEXATION ISSUE**

1943 OLD HOLLOW ROAD  
1. RESOLUTION - CERTIFICATE OF SUFFICIENCY  
THIS PROPERTY IS CONIGUOUS TO TOWN PROPERTY  
2. RESOLUTION – TO SET DATE OF PUBLIC HEARING FOR  
MARCH 26, 2009 TO ANNEX PROPERTY

**DISCUSSION:**

LYNN: This is where I'm telling you guys that this property is available to be annexed – it meets the requirements of being annexed. You guys just need to vote on the resolution setting the date of the public hearing. And I just put the March meeting as the public hearing but you can change the date to what you want. It won't actually be annexed until June 30<sup>th</sup> of this year.

**MOTION: TO APPROVE CERTIFICATE OF SUFFICIENCY #09-003 FOR ANNEXATION OF 1943 OLD HOLLOW ROAD**  
**BY: MARILYN MARTIN**  
**SECOND: RANDY MENDENHALL**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**MOTION: TO APPROVE RESOLUTION #09-004 TO SET DATE OF PUBLIC HEARING FOR MARCH 26, 2009 FOR ANNEXATION OF 1943 OLD HOLLOW ROAD**  
**BY: MARILYN MARTIN**  
**SECOND: RANDY MENDENHALL**  
**VOTE: MOTION PASSED UNANIMOUSLY**

4. **ANNEXATION ISSUE**

3799 PINE HALL ROAD

3. RESOLUTION - CERTIFICATE OF SUFFICIENCY  
THIS PROPERTY IS CONIGUOUS TO TOWN PROPERTY
4. RESOLUTION – TO SET DATE OF PUBLIC HEARING FOR  
MARCH 26, 2009 TO ANNEX PROPERTY

**DISCUSSION:**

LYNN: This is the same situation as the prior annexation issue. This is that piece of property that Ron Conrad bought and it's surrounded by his property. This is my formal reply to his asking to be annexed – and I'm telling you the property is "available" to be taken into the town. Then, you are going to set the date for a public hearing and then to formally annex it.

**MOTION: TO APPROVE CERTIFICATE OF SUFFICIENCY #09-005  
FOR ANNEXATION OF 3799 PINE HALL ROAD**

**BY: RANDY MENDENHALL**

**SECOND: MARILYN MARTIN**

**VOTE: MOTION PASSED UNANIMOUSLY**

**MOTION: TO APPROVE RESOLUTION #09-006 TO SET DATE OF  
PUBLIC HEARING FOR MARCH 26, 2009 FOR  
ANNEXATION OF 3799 PINE HALL ROAD**

**BY: MARILYN MARTIN**

**SECOND: RANDY MENDENHALL**

**VOTE: MOTION PASSED UNANIMOUSLY**

5. **TO SET DATE OF PUBLIC HEARING TO HEAR RESIDENT  
COMMENTS PRO AND CON TO PAVE MELVIN LANE**

**DISCUSSION:**

MR. HESTER: And, now we need to set a date for public hearing to hear resident comments, pro and con, to pave Melvin Lane. And – if you want to set that at the same time?

**MOTION: TO APPROVE RESOLUTION #09-007 TO SET DATE OF  
PUBLIC HEARING FOR MARCH 26, 2009 TO HEAR  
RESIDENT COMMENTS, PRO AND CON, FOR PAVING  
MELVIN LANE**

**BY: RANDY MENDENHALL**

**SECOND: MARILYN MARTIN**

**VOTE: MOTION PASSED UNANIMOUSLY**

LYNN: And I did put some information in the agenda packet for what the town requires residents to pay on their portion for paving. (Resolutions 07-009 and 07-021). And we will discuss that at .....

MR. HESTER: .....And money will have to be paid upfront before the town will accept the paving job. Residents will have to pay their part before we pave.

**6. FINANCIAL STATEMENTS FOR – JANUARY, 2009**

MR. HESTER: Your financial statements are in the packet. Any comments on it?

**MOTION: TO ACCEPT THE FINANCIAL STATEMENTS AS PRESENTED BY THE TOWN CLERK**  
**BY: MARILYN MARTIN**  
**SECOND: RANDY MENDENHALL**  
**VOTE: MOTION PASSED UNANIMOUSLY**

**7. SET RETREAT MEETING DATE – AND LOCATION**

**8. SET WORKSHOP MEETING DATE FOR MARCH , 2009**

**DISCUSSION:**

MR. HESTER: Now, we need to get down to some work. We need to set a date for the retreat meeting and the location of it.

MR. MENDENHALL: Tentatively, the 21s?

MS. MARTIN: 21<sup>st</sup> of March? How does that sound.....?

MR. MENDENHALL: .....At the Booe house....

MR. HESTER: .....We have items 7 and 8 – we could incorporate both of those and settle for the same day. We could have the retreat meeting and the workshop meeting on the same day.

MR. MENDENHALL: Let's do that.

MS. MARTIN: That's fine. We'll do both.

MR. MENDENHALL: Let's set that tentatively for March 21<sup>st</sup> at the Booe house. Does that work?

LYNN: We can't use the Booe house for meeting.

MR. MENDENHALL: Okay?? Town hall???

LYNN: Umm hmmm.

MR. HESTER: Town hall. March 21<sup>st</sup>. Is that good for.....?

MS. WELCH: .....Oh. Since the economy is so bad, we're not going to drive no where???

MR. HESTER: .....Well, we're going to take up things that it would be good to.....

MR. MENDENHALL: .....I said "tentatively".....

MR. HESTER: .....Be here in Walkertown – lovely.

MR. MENDENHALL: .....And we could go to McDonald's!!

MR. HESTER: .....So if we set the retreat meeting and the workshop for March 21<sup>st</sup> – what time do we want to start? 9:00???

MR. MENDENHALL: Sounds good.....

LYNN: .....The day is *half over* at 9:00!!!!!!

MR. HESTER: 8:00 ???

LYNN: Yep. That's good.

THE RETREAT / WORKSHOP MEETING WAS TENTATIVELY DECIDED TO BE HELD ON

**SATURDAY, MARCH 21<sup>ST</sup> AT 8:00 A.M. AT TOWN HALL.**

MAYOR DAVIS WILL NEED TO BE CONTACTED TO MAKE SURE IT'S A GOOD DATE FOR HIM.

## **PUBLIC SESSION**

THIS SESSION IS FOR ANY TOPIC AND IS LIMITED TO 3 MINUTES PER SPEAKER  
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

PUBLIC SESSION WAS OPENED AT 7:43 P.M.

1. Al Slater  
764 Conestoga Trl

Since we have a good group of people attending the council meeting tonight, I would like to extend an invitation to them to the Planning Board meeting this coming Tuesday, at 3:00 p.m., here in the Library. We'll be discussing the new high school that's going to be coming to Walkertown. We will be making some decisions on the area that will be within the Walkertown town limits. We would like to open the session – and I will, informally – where you can be recognized and ask questions about the plan that will be presented by Mr. Roberts. I know all our council members and the mayor are planning to be there that day because this is a very important situation coming to our town. I think everyone will welcome to have a new high school and we would like to have your input and any questions or concerns of yours of the surrounding area of this new high school. And we would welcome you to the meeting at 3:00 Tuesday here in the library. Thank you.

MS. MARTIN: And I would tell them, too, that they said they would probably start construction this summer – late summer – and it will be a two-year project. That's what they're telling us now. We'd like to have a lot of people there.

MR. HESTER: Said they would probably start July or August on the construction.

PUBLIC SESSION WAS CLOSED AT 7:45 P.M.

## **REGULAR MONTHLY AND COMMITTEE UPDATES**

**NOTE: COMMITTEE UPDATES MAY NOT BE AVAILABLE IF NO MEETING WAS HELD**

1. STREETS AND ROADS COMMITTEE  
NOTHING NEW TO REPORT
2. CONTRACT SERVICES COMMITTEE  
MS. WELCH STATED THAT STILL EVERYONE LIKES WHAT WE'VE GOT. SHE'S HAD NO COMPLAINTS.
3. HOUSING CONSORTIUM COMMITTEE  
MS. WELCH SAID LYNN HAD PROVIDED MINUTES IN THE AGENDA PACKET. SHE SAID WE DO HAVE A CLIENT – WHO NEEDS THE HELP AND HOPES SHE CAN GET IT.  
MR. HESTER SAID ANYONE THAT NEEDS HELP WITH THAT, WE WILL BE GLAD TO TAKE THEIR NAME AND GIVE IT TO COUNCIL MEMBER WELCH AND GO FROM THERE.

## **MINUTES AND OTHER INFORMATION:**

1. PLANNING BOARD MINUTES OF JANUARY 6, 2009
2. PLANNING BOARD MINUTES OF FEBRUARY 3, 2009
3. HOUSING CONSORTIUM MINTUES OF FEBRUARY 17, 2009

## **ANNOUNCEMENTS**

### **Recycling – every other week – Monday**

MARCH      **ROUTE A** – 9<sup>TH</sup> AND 23<sup>RD</sup>  
                 **ROUTE B** – 2<sup>ND</sup> 16<sup>TH</sup> 30<sup>TH</sup>

TOWN HALL IS ROUTE B

Town Council meetings:

Fourth Thursday @ 7:00 p.m.

<b>MARCH</b>	<b>26</b>	<b>APRIL</b>	<b>23</b>
<b>MAY</b>	<b>28</b>	<b>JUNE</b>	<b>25</b>
<b>JULY</b>	<b>23</b>	<b>AUGUST</b>	<b>27</b>
<b>SEPTEMBER</b>	<b>24</b>	<b>OCTOBER</b>	<b>22</b>
<b>NOVEMBER</b>	<b>19</b>	– CHANGED DUE TO THANKSGIVING HOLIDAY	
<b>DECEMBER</b>	<b>17</b>	– CHANGED DUE TO CHRISTMAS HOLIDAY	

Planning Board meetings:

Walkertown Library @ 3:00 on 1<sup>st</sup> Tuesday    - - - - **MARCH 3, 2009**

**MOTION:                    TO ADJOURN THE MEETING AT 7:47 P.M.**  
**BY:                            SARAH WELCH**  
**SECOND:                    MARILYN MARTIN**  
**VOTE:                        MOTION PASSED UNANIMOUSLY**

**Submitted by:**

**Lynn McKinnie**  
**Town Clerk**