

JOINT WORKSHOP MEETING
WALKERTOWN TOWN COUNCIL
WALKERTOWN PLANNING BOARD
TUESDAY – AUGUST 6, 2019
6:00 P.M. @ BOOE HOUSE

Present: Mayor Davis, Council members: Peggy Leight, Wesley Hutchins and Marilyn Martin, Town Manager Scott Snow, and Town Clerk Rusty Sawyer.
Planning Board members: Chairman Keith Fulp, Robert Butler, Chuck Anas, Vernon Brown,
Also present, Gary Roberts, Winston-Salem/ Forsyth County Planning Department and Desmond Corley, Land Management.

Chairman Fulp calls the meeting to order at 1:30 pm.

Council and Planning Board members are in agreement to accept the Agenda.

1. REVIEW OF WA-026

Rite Aid

Gary: I would like to start with a quick review of the Rite Aid rezoning request which will come before the Planning Board in September.

Current zoning doesn't include retail. Planning has requested they add 3 trees as buffer on Main Street & Ruxton. They agreed to this. We also requested they add two pedestrian access points with ADA ramps from the sidewalks along 66 and Main thru the parking lot marked by stripes. They didn't agree but you could make it a condition.

Peggy: Isn't the bank along 66 too steep for a ramp.

Gray: I didn't think so. We'll check to make sure.

Keith: Will the widening of 66 affect the ROW?

Gray: Yes. 10' additional ROW will take the plantings. It is not dedicated ROW now.

Whitehall North

Gary leads a discussion on Whitehall Village North
DENSITY

- Current zoning of RS20 would allow 126 homes.
Petitioner asking for change in zoning to allow 228 units, 80 Town Houses & 148 single family homes. (last request was 120 single family homes & 108 multifamily homes)

CONNECTIVITY

- They have removed the bridge connector to Whitehall South. Planning would like connectivity with the bridge in the plan.

- 5' wide sidewalk to High School only (no street connection now) The school has asked for fencing going both directions to keep students from walking behind homes.
- County Planners recommend a street connect to Wickenham Rd. This would give both developments a second entrance/exit for First Responders in case of an accident at either of the Sullivantown Road entrances. This ROW is grass now.
- Sidewalks on both sides of the streets (Town requires 1 side only now) We will be discussing WA-026 next.
- Added Crosswalks

TRAFFIC

- Traffic count under current RS20 zoning would be 1100 daily trips.
- Traffic count with change in zoning to include multifamily housing increases to 1900 trips per day. Planning would like the traffic count to increase by 10% at the most (1210 trips per day). We would expect them to drop the trips per day by 600.
- County Planners recommend \$100,000.00 bond for a traffic/streetlight study, if needed, at the Whitehall Village entrance on 66. The traffic count from Whitehall would have to increase significantly to warrant a traffic study.
- DOT makes the decision to add stop lights, not the Town of Walkertown.

OPEN SPACE

Peggy: Gary, please show us on the map:

- 15% Open Space and active spaces vs passive spaces
- Recreation areas
- Berms, plantings & setbacks

Gary: Sewer capacity upgrades have been completed.

Gary: Staff recommends denial.

WA-026

Gary: UDO-026 is a two part Ordinance amending Chapter B of the UDO.

PRDs (Planned Residential Development) primary goal in a rural setting is to maximize open space preservation. Open space within urban and suburban PRDs should balance the need for open space preservation with an increased need for integration with surrounding developments through street connectivity and compatibility with adjacent and internal land uses.

The heart of the Ordinance is Common Open Space which is a percentage of the total land area. RS-20 is 20% and RM-8 is 15%

Desmond: There are 3 types of Open Spaces: Passive, Active and Thoroughfare.

Gary: *Active Open Space* shall consist of natural and man-made features which are easily accessible to pedestrians.

Passive Open Space shall consist of natural features such as meadows, woods, agricultural land, riparian buffers and steep slopes.

Thoroughfare Open Spaces are contiguous to major or minor thoroughfares.

Peggy: How much of the Open Space is active in RM-8?

Gary: Of the 15% Open Space in RM-8, 15% must be Active. (15% of 15% or

2.25% of the total area)

Density Bonus: The permitted density of a PRD may be increased beyond standard allowances if a PRD preserves more than the minimum required amount of open space for the underlying zoning district.

Front Loaded Garages: All front loaded garages shall be set back no less than 20 feet from public ROW or private access easements.

Minimum Perimeter Lot Size: A minimum 30 foot bufferyard, adjacent to the PRD perimeter on commonly owned land, is required between outermost lots within PRDs and an adjacent single family zoning district.

Section 2 is much simpler and less wordy. Sidewalks on both sides of Cul-De-Sacs, Local Streets, Collector and Minor Thoroughfares.

Vernon: Does adding additional sidewalks narrow the streets?

Gary: No. Still within the ROW.

Keith: All new streets? Industrial, commercial, residential?

Gary: Yes, any new street.

Peggy: Will Whitehall North get a pool and clubhouse?

Gary: Not required.

Keith: Why does your staff want the bridge connector added?

Gary: Walkertown's UDO requires connectivity to existing streets, but since this is a rezoning request, the Council can approve the subdivision plan without connections to existing streets.

Wesley: Travel time is why the fire department and EMS want the connection.

Scott: Without the bridge NCDOT has said they will not approve a stoplight at Old Hollow and Whitehall Village. With the bridge you could make it a condition that Keystone pay for the signal if NCDOT approves installing one. The town is starting a transportation study for Main Street now.

Doc: We will start a recreation study at the first of the year. Under use of our Whickenham Park has been a problem for 20 years.

No bridge connection would add to the traffic on Sullivantown Road.

Wesley: Gary, was density seriously discussed with Keystone?

Gary: Yes. Keystone was asked to reduce trips per day to a 10% increase over current zoning.

Peggy: At what point can Keystone ask to withdraw the petition.

Scott: Once the Planning Board public hearing advertisement is published they cannot withdraw without the Planning Board's consent. A withdrawal request would be granted if requested before the publication of the advertisement of the public hearing.

Gary: If the petition is denied he must wait 1 year to bring it back for a new rezoning request, it is a two-year period for requesting the same rezoning request that was denied. There is no time restriction on developing under the existing zoning if a rezoning petition is denied.

Peggy: The Board can also ask for a continuance to the next month.

The Joint workshop is adjourned at 2:50.

Submitted by: Rusty Sawyer

Town Clerk