



MINUTES  
REGULAR MEETING OF THE TOWN  
OF WALKERTOWN TOWN COUNCIL  
APRIL 27, 2023 @ 7:00 P.M.: BOOE HOUSE

Mayor Doc Davis **called the meeting to order** at 7:00 p.m. Present were the Mayor, Council Members Marilyn Martin, Peggy Leight, Vernon Brown, Wesley Hutchins, and Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Attending from the Walkertown Planning Board, Chairman Keith Fulp and Caroline Jones.

**The Invocation** was given by Mayor Davis.  
**The Pledge of Allegiance** was led by Peggy Leight.

Doc: Any additions to the agenda from council? *NO*

**THE AGENDA WAS APPROVED AS WRITTEN BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY MARILYN MARTIN.**  
**THE VOTE WAS UNANIMOUS.**  
(BROWN, HUTCHINS, LEIGHT, MARTIN)

**APPROVAL OF MINUTES**

- **MARCH 23, 2023**
- **APRIL 13, 2023**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY VERNON BROWN AND SECONDED BY WESLEY HUTCHINS.**  
(BROWN, HUTCHINS, LEIGHT, MARTIN)

**PUBLIC SESSION**

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

Mayor Davis opens the **Public Session @ 7:02.**

With no speakers coming forward, the Mayor closes the **Public Session @ 7:03.**

**BUSINESS FOR DISCUSSION AND/OR ACTION:**

**1. PUBLIC HEARING: WA-015**

A Final Development Plan by Walkertown Landing LLC for Offices in a HB-S (Two-Phase) zoning district.

Mayor Davis introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Alred.

Marc: The Public Hearing is WA-015, a Final Development Plan by Walkertown Landing LLC for Offices in a HB-S (Two-Phase) zoning district.

(Marc's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations and various pictures of the property).

- Petitioner: Walkertown Landing , LLC
- Site: 1.5 acres located on the east side of Old Hollow Road, south of Walkertown Commons Circle
- Request: Final Development Plan for 6200 sq. ft. brick & stone property zoned HB-S Two Phase for the use of offices.
- Request does not require a rezoning
- The request is consistent with the recommendation of Walkertown Area Plan Update.
- The request is a low- intensity land use with 27 parking spaces
- Storm water update: the site will now use the existing storm water pond by piping storm water to the pond
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements
- Planning Board recommended approval

#### STAFF RECOMMENDS APPROVAL

(For more information visit [www.cityofws.org/planning](http://www.cityofws.org/planning))

Marc: Any questions from the Town Council?

Wesley: Any DOT consideration?

Marc: NO.

Doc: Timeline?

David Bolling: Construction will start in June and completed by the end of the year.

Peggy: There is a tight turn coming in.

Marc: Reviewed by fire officials. The width is actually 26'.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:16 to those wishing to speak for or against WA-015.

With no speakers coming forward Mayor Davis closes the **Public Hearing** at 7:16.

**MOTION: TO APPROVE WA-015 A FINAL DEVELOPMENT PLAN BY WALKERTOWN LANDING LLC FOR OFFICES IN A HB-S (TWO PHASE) ZONING DISTRICT**

**BY: PEGGY LEIGHT**

**SECOND: WESLEY HUTCHINS**

**VOTE: UNANIMOUS**

(BROWN, HUTCHINS, LEIGHT, MARTIN)

## 2. **PUBLIC HEARING: WA-069**

A Final Development Plan by Glenwood Walkertown Company LLC for nursery, lawn and garden supply store in a HB-S (two Phase) zoning district

Mayor Davis introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Alred.

Marc: The Public Hearing is WA-069, a Final Development Plan by Glenwood Walkertown Company LLC for Nursery, Lawn, and Garden Supply Store in a HB-S (Two-Phase) zoning district.

(Marc's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations and various pictures of the property).

- Petitioner: Glenwood Walkertown Company, LLC
- Site: 5.3 acres located on both sides of Walkertown Commons Circle, east of Reidsville Road.
- Request: Final Development Plan for property zoned HB-S Two Phase for the use of 21,930 square foot Nursery, Lawn, and Garden Supply Store, Retail
- 71 parking spots with trailer display area
- Storm water pond to the east
- Request does not require a rezoning
- The request is consistent with the recommendation of Walkertown Area Plan Update.
- SIDA has already been approved for this site
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

#### STAFF RECOMMENDS APPROVAL

(For more information visit [www.cityofws.org/planning](http://www.cityofws.org/planning))

Marc: Any questions from the Council?

Peggy: Does the ATM stay? YES

Wesley: Are the roads private? YES

Marc: There will be 3 long parking spots in yellow for pickups with trailers.

There will be a drive thru for loading.

Peggy: No storm water pond added?

Marc: Piping to existing pond.

Wesley: No fencing required around the pond?

Scott: Original zoning was thru the county which did not require fencing.

Peggy: 36' buffer yard?

Marc: Yes. Already there.

Peggy: Will the lighting be the same as the rest of the shopping center?

Marc: Yes. Existing lighting will be replaced.

Wesley: Adjacent property owner has easement concerns.

Marc: Access easement was promised by Glenwood.

Scott: The property is zoned HB-S with no additional SIDA required.

Jeff Sauls: I represent Glenwood. We have changed our name to Magnolia.

We have no problem granting the neighbor an easement.

With no more questions from the Town Council, the **Public Hearing** is opened

by Mayor Davis @ 7:37 to those wishing to speak for or against WA-069.

Allen Mosley: I represent Tractor Supply. We are excited to bring Tractor Supply to Walkertown. We have a nice layout with the "Tractor Supply" look.

Wesley: What is the outdoor display area?

Allen: We sell trailers there.

Doc: Is the area fenced?

Allen: No. Trees will screen the area.

Peggy: Are there sidewalks?

Allen: Yes. (Shows where on the Site Plan map)

Peggy: The easement?

Allen: We have no problem giving access.

My name is Mark Dudley and I live at 5173 Davis Road and I own the property at 5138 Reidsville Road beside Advance Auto. I am not speaking in opposition to the Tractor Supply petition. Both our properties were zoned at the same time. DOT took one of my driveways. I don't want my property landlocked, so Glenwood gave me a commercial easement.

Peggy: The Site Plan shows curb & gutter.

Mark: I have the original Site Plan. My easement lines up with the end of the road.

Scott: The Special Use Rezoning would come to the town for approval. The interior roads are private. DOT will not care about the easement.

Doc: Does mention of the easement need to be added to the motion?

Marc: You could add to the motion with condition of offering easement to Mark Dudley before issuing the Certificate of Occupancy.

With no other speakers coming forward the Mayor closes the **Public Hearing** at 7:57.

**MOTION: TO APPROVE WA-069 A FINAL DEVELOPMENT PLAN BY GLENNWOOD WALKERTOWN COMPANY LLC FOR NURSERY, LAWN AND GARDEN SUPPLY STORE IN A HB-S (TWO-PHASE) ZONING DISTRICT WITH THE CONDITION THAT EASEMENT IS OFFERED TO MARK DUDLEY BEFORE THE ISSUE OF CERTIFICATE OF OCCUPANCY**

**BY: MARILYN MARTIN**

**SECOND: WESLEY HUTCHINS**

**VOTE: UNANIMOUS**

(BROWN, HUTCHINS, LEIGHT, MARTIN)

### **3. PROJECT UPDATES**

Scott:

- Finished the sewer extension on Sullivantown Road
- Bids for the Community Meeting space on May 25<sup>th</sup>
- Second Chance flooring going in now

- Paving should be completed by the end of June
- The Booe House roof replacement was delayed for the Planning Board meeting
- Waiting for mulch removal to install new playground equipment for Town Center Park
- Jeff Johnson is working on heating systems for the Booe House and Old Fire Station and new lighting at the Town Hall

#### **4. FINANCIAL STATEMENTS**

APRIL, 2023

Doc: We are in the tenth month of our year or 84% of the way through the year. Every line well within budget. Revenue funds are up to 90% and ahead of expectations. .

Interest is finally way up. Property tax at 97%.

We have Unrestricted Funds for February @\$7,236,487.50 Restricted

Funds @\$1,435,576.01 for a Grand Total Fund Balance of \$8,672,063.51.

CCUC money?

Scott: I send copies of the money spent to the CCUC, then reimbursed by CCUC.

Doc: Any discussion from council? NO

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR APRIL,  
2023 AS PRESENTED BY STAFF**

**BY: PEGGY LEIGHT**

**SECOND: VERNON BROWN**

**VOTE: UNANIMOUS**

(BROWN, HUTCHINS, LEIGHT, MARTIN)

#### **ADJOURNMENT:**

**MOTION: TO ADJOURN REGULAR MEETING AT 7:28 P.M.**

**BY: MARILYN MARTIN**

**SECOND: VERNON BROWN**

**VOTE: UNANIMOUS**

(BROWN, HUTCHINS, LEIGHT, MARTIN)

#### **ANOUNCEMENTS:**

Planning Board meeting April 4<sup>th</sup> for WA-070

Fall Festival Committee Meeting May 8<sup>th</sup>

Submitted by:

*Rusty Sawyer*

Town Clerk

Visit the Town's website at:  
[www.townofwalkertown.us](http://www.townofwalkertown.us)

