



MINUTES  
REGULAR MEETING OF THE TOWN  
OF WALKERTOWN TOWN COUNCIL  
JANUARY 28, 2021 @ 7:00 P.M.  
ONLINE via ZOOM

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

Also attending, from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

**The Invocation** was given by Mayor Davis.

Mayor Davis: Any additions to the agenda? *NO*.

Scott: To comment, call the Town Hall @ 336-595-4212 ext. 21. We did run the Legal Ads for the two Public Hearings in the Kernersville News.

Doc: We will accept comments on the two Public Hearings for 24 hours.

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

**APPROVAL OF MINUTES**

- December 17, 2020
- January 14, 2021

**THE MINUTES WERE APPROVED UNANIMOUSLY BY ROLL CALL VOTE BY MOTION MADE BY VERNON BROWN AND SECONDED BY PEGGY LEIGHT.  
(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.

Public Session Comments May Be Submitted by Email at: [rustysawyer@triad.rr.com](mailto:rustysawyer@triad.rr.com) or Voicemail at: 336-595-4212 ext. 21.

Mayor Davis opens the **Public Session @ 7:04.**

Mr. Sawyer, do you have any Public Session Comments submitted by email or voicemail?

Mr. Sawyer: No Mayor I don't.

With no Public Session Comments by email or voicemail, the Mayor closes the **Public Session @ 7:08.**

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

1. Public Hearing: UDO Amendment WA-UDO 27

Mayor Davis: Introduces from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts. There can be no vote for 24 hours. Council will vote at the February 11<sup>th</sup> workshop.

Gary: This text amendment is proposed by the Town of Walkertown and would modify Chapter B, Article II, Section 2-6 of the Walkertown *Unified Development Ordinances*, pertaining to the use of manufactured homes as detached accessory dwellings.

Manufactured Homes are distinguished from other types of housing in that they do not meet the NC State Building Codes but rather the Federal Housing and Urban Development (HUD) codes. Because they do not meet the State codes, local governments may adopt additional requirements relating to location or appearance; however, this use may not be completely prohibited within a local jurisdiction as per General Statute Section 160A-383.1.

In 2017, the UDO was amended by significantly reducing the number of residential districts where manufactured homes could be located (as the principal or primary home) and by adding appearance criteria, including steeper roof pitches and brick foundations.

The allowance of accessory dwellings on a case-by-case basis (either attached or detached) is a long standing (although sometimes controversial) approach to address the growing need for affordable housing. In general, accessory dwellings provide multiple benefits and can often allow a family member to age in place. They are an effective tool allowing “gentle density” to occur on a small scale amongst what is otherwise market rate housing. This amendment would not remove this important housing option but would ensure that future detached accessory dwellings would comply with NC State Building codes, rather than the less stringent HUD codes.

Any question from council? *NO.*

STAFF RECOMMENDS APPROVAL

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

With no more questions from the Town Council, the **Public Hearing** is opened by Mayor Davis @ 7:11 to those wishing to speak for or against WA UDO -27.

Doc: Mr. Clerk, did the Town Hall receive any mail, email or phone calls for UDO-27?

Rusty: Do sir.

Doc: We will give interested parties a few minutes to call in. Council won't vote on this until the February workshop on the 11<sup>th</sup>. We will accept call-ins until that time.

With no calls coming in to the Town Hall, the Mayor closes the **Public Hearing** at 7:13.

Gary Roberts: Thank you mayor & council. (Gary signs off of zoom)

2. Public Hearing: Street Renaming Petition  
Request to rename Ruiz Lane to Jackpot Lane

Doc: This is a private street renaming request from Ruiz Lane to Jackpot Lane by Kirkwood Cabiness.

Scott: I have no new information on the request. The town did run the Legal Ad in the Kernersville News. No comments on the petition. We will accept comments until February 11<sup>th</sup>.

Doc: The street hasn't been built yet.

Scott: It is a private ROW.

Doc: It will be on the east side of McGee Road.

With no questions from the Town Council, the **Public Hearing** is opened by Mayor Davis @ 7:17 to those wishing to speak for or against the street renaming petition.

With no calls coming in to the Town Hall, the Mayor closes the **Public Hearing** at 7:19.

Doc: We will vote on this at the February 11<sup>th</sup> workshop.

3. 2021 Fall Festival Update

Doc: Mr. Sawyer was instructed at the last workshop to conduct a survey of festival vendors. What did you hear back from vendors?

Rusty: I got a response from 16 vendors. 14 said they would like to come if Covid restrictions had been lifted by October. One can't come because of scheduled surgery. One said no.

Doc: How many did you contact?

Rusty: I emailed 67 vendors. I didn't reach out to the bands. I know they will be looking for work. Same with food vendors.

Doc: I know we shouldn't hurry our decision. I thought you would get more responses.

Vernon: We could have the clerk keep polling vendors.

Wesley: When do we have to decide?

Peggy: Food vendor applications have to be turned in 30 days before the festival..

Doc: March is our next festival committee meeting.

Wesley: I suggest we defer the decision until March.

Doc: I think it would be wise to wait.

**4. FINANCIAL STATEMENTS**

January, 2021

Doc: We are ~8.3% into the new year. Surprisingly, Sales Tax is up and still strong.

Scott: Interest rates are still low. Property tax should be good, coming in at 75%.

We will need to do a budget amendment for the property purchase.

Still need to get the ROW value from the engineer.

Powell Bill is up at 142%.

Doc: Unrestricted Funds for October @ \$4,252,230.35 and Restricted Funds @\$912,064.56 for a Grand Total Fund Balance of \$5,164,294.91.

All depts. Are in line.

Any discussion from council? *NO*.

I believe that's the highest Fund Balance total I've seen.

Good job Scott.

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR JANUARY, 2021  
AS PRESENTED**

**BY: PEGGY LEIGHT**

**SECOND: MARILYN MARTIN**

**ROLL CALL VOTE: UNANIMOUS**

**(BROWN, HUTCHINS, LEIGHT, MARTIN)**

*Council agrees to hold the February 11th Town Council workshop @ 6 pm virtually on Zoom.*

**ADJOURNMENT:**

**MOTION: TO ADJOURN REGULAR MEETING AT 7:31 P.M.**

**BY: MARILYN MARTIN**

**SECOND: PEGGY LEIGHT**

**ROLL CALL VOTE: UNANIMOUS**

**(BROWN, HUTCHINS, LEIGHT)**

**ANOUNCEMENTS:**

*Council agrees to hold the February 11th Town Council workshop @ 6 pm virtually on Zoom.*

Submitted by:

*Rusty Sawyer*

Town Clerk

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