



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
OCTOBER 25, 2018
@ 7:00 P.M. IN THE BOOE HOUSE

Mayor Doc Davis **called the meeting to order** at 7:00 p.m. Present were the Mayor, Council Members Peggy Leight, Randy Mendenhall, Town Manager Scott Snow and Town Clerk Rusty Sawyer.

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

The Invocation was given by Mayor Davis and the **Pledge of Allegiance** was led by Randy Mendenhall.

**THE AGENDA WAS APPROVED AS WRITTEN BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY RANDY MENDENHALL.
THE VOTE WAS UNANIMOUS.
(LEIGHT, MENDENHALL)**

APPROVAL OF MINUTES

- **AUGUST 23, 2018**
- **SEPTEMBER 13, 2018**
- **OCTOBER 18, 2018**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY RANDY MENDENHALL AND SECONDED BY PEGGY LEIGHT.
(LEIGHT, MENDENHALL)**

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.

Mayor Davis opens the **Public Session @ 7:01.**

My name is Dawn Mijac. I am the President of the "Walkertown Friends of the Library". The library address is 2969 Main Street in Walkertown.

What is the status of the sign directing drivers to the Walkertown Library?

Scott: We have already put the sign up.

Dawn: Thank you!

We will start the "WRITE THE MAYOR" on November 11th and will run thru 11/17.

We will then get the "letters" to the mayor. We will not be reading them before we deliver them to the mayor.

Peggy: What are you going to do with Doc's responses?

Dawn: No decision on that yet.

With no other speakers coming forward The Mayor closes the **Public Session @ 7:06.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-055

A rezoning amendment proposed by the Town of Walkertown to rezone 9.05 acres located east of US 158/Reidsville Road between NC 66/Old Hollow Road and Vance Road from Forsyth County RS20 to Walkertown RS20.

Mayor Davis introduces Project Planner Gary Roberts, with WS/FC Planning. Gary: Thank you Mayor Davis.

WA-055: The petitioner is requesting to amend the Official Zoning Maps for the subject 9.05 acre property from County RS20 to Walkertown RS20. The two zoning classifications are essentially equivalent and there are no changes in development rights or constraints.

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

Gary: The Planning Board recommended approval on October 2nd.

Any questions from the council? *No.*

With no questions from council, the **Public Hearing** is opened by Mayor Davis @ 7:07 to those wishing to speak for or against WA-055.

With no speakers coming forward Doc closes the **Public Hearing** at 7:07.

Doc: Any other questions from the council? *No.*

Then we need a motion.

MOTION: TO APPROVE A REZONING AMENDMENT PROPOSED BY THE TOWN OF WALKERTOWN TO REZONE 9.05 ACRES LOCATED EAST OF US 158/REIDSVILLE ROAD BETWEEN NC 66/OLD HOLLOW ROAD AND VANCE ROAD FROM FORSYTH COUNTY RS20 TO WALKERTOWN RS20

BY: RANDY MENDENHAL

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS

(LEIGHT, MENDENHALL)

2. PUBLIC HEARING: WA-056

A rezoning amendment proposed by keystone at Walkertown landing, LLC to rezone 15 acres located on the east side of US 158/Reidsville Road between NC 66/Old Hollow Road and Vance Road from GB-S and RS20 to GB-S.

Doc: Second on the agenda is a rezoning amendment proposed by Keystone.

Gary you are up again.

Gary: Thank you Mayor Davis.

Gary shows WA-056 parcel on the *WALKERTOWN AREA PLAN UPDATE, 2014* map and the *GROWTH MANAGEMENT AREA 4 ZONING* map. Also, an aerial view of both WA-055 & WA-056.

The petitioner, Keystone at Walkertown Landing, LLC, is requesting to amend the Official Zoning Maps for the 15 acre property from RS20 and GB-S to GB-S for Residential Building, Multifamily (no other uses). The proposed zoning would allow for an increase of 57 residential units. The site plan drops building 4 and leaves White Road intact. Elevations stay the same. There will be no new access points to US 158/Reidsville Road. Due to topography, gravity sewer cannot be extended to serve the subject property. The site will be served with private sewer lines which would drain downward to the eastern portion of the site to a private lift station. The sewage will then be pumped from the site to said off-site public sewer line.

The site is not located within the Salem Lake water supply watershed. The development will be served by existing public water lines.

Existing zoning would create 1,060 total trips per day. Proposed zoning would increase trips per day to 1,317, mostly during peak hours. The site plan proposes 130 parking spaces more than are required. The section of the site which is currently zoned GB-S is recommended for multifamily land use in the *Walkertown Area Plan Update*. The request would accommodate additional growth to the Town of Walkertown at a location which has minimal impact to adjacent single family homes. The request would place additional housing within either walking distance or a short drive to basic services.

Staff views the request for an additional 57 residential units as a modest and reasonable expansion of an existing, comprehensibly planned development which is partially within and adjacent to an activity center.

The proposed site plan includes large variety tree plantings.

The planning board unanimously recommended approval to the town council on 10/2.

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

Gary: Any questions from the town council?

Peggy: Please show us the ingress to Neal Trail Drive. Thanks.

Could you show us the emergency driveway from 158?

Gary: Yes. The emergency entrance was moved slightly north for better access to all the apartments.

Randy: Will it stay gated?

Gary: Yes. The fire department must approve the gated entrance before an Occupancy Permit is issued.

Peggy: When the DOT improves 158 what will become of White Rock Road.

Gary: Reidsville Road will have a center median past White Rock Road so

only right turns from White Rock onto 158 north.

With no more questions from council, the **Public Hearing** is opened by Mayor Davis @ 7:21 to those wishing to speak for or against WA-056.

My name is Scott Wallace and I am president of Keystone at Walkertown Landing. I would like to add just a few comments. The emergency gate was moved north when we added 3 more apartment buildings. The gate will have a lock box for first responders. It will only be opened for emergency's.

Peggy: Is the storm water pond permanent?

Scott: Yes.

White Road will stay open after the 158 improvements. Right turn in & right turn out.

My name is Jeff Royal and I live at 5254 Reidsville Road. Scott, I am concerned about my water line being disturbed. I think it runs down the middle of White Road.

Scott: Your water meter is on 158 and Mr. Withers water line comes from 66. We may have to relocate some utilities. We will work quickly and try not to disrupt service. I assure you we will make sure you get water service.

Peggy: Will you pave White Rock Road?

Scott: We will pave Neal Trail Drive to White Rock Road.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:33.

Doc: Any other questions from the council? *No*.
Then we need a motion.

**MOTION: TO APPROVE A REZONING AMENDMENT PROPOSED BY
KEYSTONE AT WALKERTOWN LANDING, LLC TO REZONE 15
ACRES LOCATED ON THE EAST SIDE OF US 158/REIDSVILLE
ROAD BETWEEN NC 66/OLD HOLLOW ROAD AND VANCE ROAD
FROM GB-S AND RS20 TO GB-S.**

BY: PEGGY LEIGHT

SECOND: RANDY MENDENHALL

**VOTE: UNANIMOUS
(LEIGHT, MENDENHALL)**

3. COUNCIL OF GOVERNMENTS UPDATE

Peggy: I don't really have anything new. Celebrating 50th Anniversary. The Piedmont Triad Tomorrow Summit will be November 1st @ 8 am.

Scott: I included the November calendar in the agenda.

4. FINANCIAL STATEMENTS

October, 2018

Doc: We haven't completed our fourth month of the year yet, which puts us at 33.2%. Sales tax is kicking in. All departments are under. Revenue is down. Unrestricted Funds @ \$3,373,575.65 and Restricted Funds @ \$1,002,427.86 for a Grand Total Fund Balance of \$4,376,003.51.

Scott: We have made 2 quarterly payments to the Fire Department.

MOTION: TO APPROVE FINANCIAL STATEMENTS FOR OCTOBER, 2018 AS PRESENTED

BY: RANDY MENDENHALL

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS
(LEIGHT, MENDENHALL)

5. SET WORKSHOP MEETING DATE FOR NOVEMBER, 2018

NO workshop in November, 2018.

PUBLIC SESSION

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Mayor Davis opens the **PUBLIC SESSION** at 7:37.

With no speakers coming forward the Mayor closes the **PUBLIC SESSION @ 7:37.**

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 7:37 P.M.

BY: PEGGY LEIGHT

SECOND: RANDY MENDENHALL

VOTE: UNANIMOUS
(LEIGHT, MENDENHALL)

ANOUNCEMENTS:

RECYCLING - every other week

November – 2018

ROUTE A – 12th & 26th

ROUTE B – 5th & 19th

Submitted by:

Rusty Sawyer

Town Clerk

Visit the Town's website at:
www.townofwalkertown.us

