



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
APRIL 22, 2021 @ 7:00 P.M.: TOWN CENTER PARK

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

Also attending, from the Walkertown Planning Board, Keith Fulp and Caroline Jones.

The Invocation was given by Mayor Davis.

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

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

APPROVAL OF MINUTES

- **March 25, 2021**
- **April 8, 2021**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY MARILYN MARTIN 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**.

My name is Neal Westmoreland and I live at 3375 Williston Road here in Walkertown. I am curious to know what it would take to make my farm a Voluntary Agriculture District.

Doc: We will have Scott research this for you.

Neal: I do know that the town does not have an Ag. District committee.

Marilyn: We will discuss this again at our workshop.

With no other speaker coming forward, the Mayor closes the **Public Session @ 7:04**.

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. **PUBLIC HEARING:WA-065**

A petition to amend the Zoning Map of the Town of Walkertown for 4.91 acres of land located at 5100 Reidsville Road on the southeast side of Reidsville Road/US-158, south of Walkertown Commons Circle.

Doc introduces from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

Gray: The Public Hearing is WA-065, a petition to amend the Zoning Map of the Town of Walkertown for 4.91 acres of land located at 5100 Reidsville Road on the southeast side of Reidsville Road/US-158, south of Walkertown Commons Circle.

The Planning Board recommended approval on April 6th.

(Gary's PowerPoint: Legacy Maps, GMA 3 map, zoning map, aerial view, Area Plan map, Site Plan).

The requested change in zoning **from** RS20 (Residential, Single –Family) **to** GB-S (General Business-Special Use). The petitioner is requesting the following uses: Outdoor Display Retail; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Rental and Leasing; offices; and Services, A.

The proposed auto-related uses are not compatible with the low-density residential uses permitted on the adjacent RS20 properties. The request is consistent with the *Walkertown Area Plan Update*, which recommends commercial uses for the subject property.

A 100-foot stream buffer is required along Martin Mill Creek.

Because the proposed impervious coverage is less than 24 percent, no SIDA is requested.

Reidsville Road/US 158 is scheduled for widening to a four-lane, median divided facility. The tentative start date for construction is December 2023. Once the widening occurs, access to the site will become right-in, right-out only due to the installation of a center median.

Staff recommended a 10-foot Type 1 bufferyard in place of the standard streetyard (picture submitted by petitioner). The bufferyard standards include primary evergreen plantings which are not required in streetyards. The petitioner has chosen not to incorporate this recommendation into the site plan.

The petitioner did submit an elevations picture which will be on the site plan and the included wording for the building permit to include these elevations.

Prior to the issuance of grading permits the developer shall:

- Developer shall obtain a Watershed Permit from the Erosion Control Officer.
- Developer shall obtain a driveway permit from NCDOT for the access from Reidsville Road/US 158. Improvements shall include:
 - a. Dedication of right-of-way eighty (80) feet from the centerline of Reidsville Road/US 158.

Prior to the issuance of Occupancy Permits:

- Developer shall record a plat showing a forty (40) foot greenway easement along Martin Mill Creek as noted on site plan.

Other Requirements:

- Freestanding signage shall not be an Electronic Message Sign and shall not be internally illuminated.

STAFF RECOMMENDS APPROVAL

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

Gary: Any questions from the council?

Peggy: Does this meet Bufferyard standards?

Gary: No, not required to. It does meet Streetyard Req.

Peggy: Lighting requirements?

Gary: Yes, must meet UDO req.

Peggy: The petitioner is living in the house on the property with the driveway.
What if the house were sold?

Gary: It would be up to DOT to grant an additional driveway permit.

Wesley: Does the current driveway meet DOT standards?

Gary: I don't know. Up to DOT.

Vernon: Why aren't sidewalks required?

Gary: DOT recommends no sidewalks on 4 lane highway.

Peggy: We have questions about GB-S services A.

Gary: The most common use is Hair Salon. It could be used as a Sweepstakes. The petitioner could pare down uses to eliminate computer sweepstakes.

Peggy: Would the petitioner agree to: 1) Pictured elevations on the site plan and 2) remove Electronic Sweepstakes as a Services A use?

Mika Mikkola: Yes, I agree to both: 1) Pictured elevations on the site plan and 2) remove Electronic Sweepstakes as a Services A use.

Scott: Gary, use language by the Planning Staff for these 2 conditions.

Vernon: Back to sidewalks. What does the UDO say?

Gary: Subdivisions are required to have sidewalks on both sides. DOT widening of Reidsville Road does not include sidewalks.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:23 to those wishing to speak for or against WA-065.

Mika Mikkola: Good afternoon. My name is Mika Mikkola, and this is my mother, Tuula. I was raised in this area and always dreamed of one day owning this property in Walkertown. Mr. Willard Watson would allow me to sell my cars in the front yard when I was first starting in the car business. Over the years I have watched this great town develop and grow. I have also invested in other properties here in town and would love to invest in more in the future. In June of 2018, I was lucky enough to purchase the 5100 Reidsville Rd. property; only by the means of my amazing parents believing and investing in me. It was one of my Dad's last wishes to have my very own car lot. I graduated from East Forsyth High School in 2002. In 2003 I attended Forsyth Technical Community College and received Auto

Body & Auto Tech certifications and also Electrical Wiring certification. Then went to Florida to attend the American Motorcycle Institute in 2004, where I received many certifications including Ducati, Yamaha, Personal Watercraft, Mercruiser, out board motors and dyno tuning. I have invested in a lot of tools and gathered knowledge on how to fix almost anything on any given vehicle. I look forward to being the only used car lot in this area come 2024 after the widening of HWY 158. I will stand tall behind every vehicle I will put up to sell because I know that I am selling good, dependable and good conditioned cars at an affordable price, in a clean, reputable and friendly environment. I am extremely passionate and very genuine. I plan to be a lifelong Walkertown resident. By approving the zoning of my property, not only will Walkertown be proud to have my car lot a part of the community, but you will be making my lifelong dream become a reality. Thank you.

Doc: Any questions for Mika? *NO*.

Harry Boles: My name is Harry Boles and my practice is located at 214 E Mountain St Suite 101, Kernersville. I represent the petitioner, Tuula Mikkola. She has lived in Kernersville for 30 years. She and her husband are from Finland.

Tuula, do you mind coming up and answering a few questions for the town council.

What will you do to help Mika maintain the property?

Tuula: I will be there to watch over Mika and make sure he makes his father proud. My husband died 8 years ago and he shared in this dream of ownership with Mika.

Harry: Gary's Staff Report was favorable for the petitioner and his staff recommended approval. Please approve the petition. Thank you.

Monika Davis: My name is Monika Mikkola Davis and I am here with my children to speak in favor of my brother's petition. My brother is a modest and moral man. Both my parents are from Finland. My mother has been a proud citizen for 50 years. My brother is hard working, working 15 hour days to be successful. He is educated and a one man show. Please approve his petition. Thank you.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:32.

MOTION: TO APPROVE WA-065, A PETITION TO AMEND THE ZONING MAP OF THE TOWN OF WALKERTOWN FOR 4.91 ACRES OF LAND LOCATED AT 5100 REIDSVILLE ROAD WITH TWO ADDED CONDITIONS:

- 1) THE PICTURED ELEVATIONS BE INCLUDED IN THE PETITION AND ON THE SIGNED SITE PLAN**
- 2) NO ELECTRONIC SWEEPSTAKES**

BY: PEGGY LEIGHT
SECOND: VERNON BROWN
VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT, MARTIN)

2. FINANCIAL STATEMENTS

April, 2021

Doc: We are 83.4% into the year.

Unrestricted Funds for March @ \$4,309,599.01 and Restricted Funds
@\$917,045.26 for a Grand Total Fund Balance of \$5,226,644.27.

All depts. are in line.

Any discussion from council? *NO.*

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR APRIL, 2021
AS PRESENTED BY STAFF**

BY: PEGGY LEIGHT
SECOND: WESLEY HUTCHINS
VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT, MARTIN)

ADJOURNMENT:

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

BY: MARILYN MARTIN
SECOND: VERNON BROWN
VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT, MARTIN)

ANOUNCEMENTS:

Special Called Town Council Workshop Meeting: May 6th, 2021 1:00 pm
Town Hall will be closed Monday, May 31st for Memorial Day

Submitted by:

Rusty Sawyer

Town Clerk

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

