

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY
MARCH 05, 2019 3:00 P.M.**

MINUTES

CALL TO ORDER

Vice-Chairman Keith Fulp called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Chuck Anas, Jerry Pegram, Vernon Brown and alternate Steve Fowler, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts and representing DOT, Jeff Fansler, Mayor Doc Davis, Town Attorney Bo Houff and Council member Peggy Leight.

DETERMINATION OF QUORUM

Yes, Vice-Chairman Keith Fulp confirms a Quorum (5) is present.

APPROVAL OF AGENDA

Chuck Anas moved, and Steve Fowler seconded, for approval of the agenda as presented. The vote was unanimous.

APPROVAL OF MINUTES

1. October 10, 2018

Jerry Pegram moved, and Vernon Brown seconded, for approval of the October 10, 2018 minutes as written. The vote was unanimous.

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.

Public Session was opened at 3:03 p.m. by Vice-Chairman Keith Fulp. With no speakers coming forward Vice-Chairman Fulp closes the **Public Session** at 3:03.

BUSINESS AT HAND

1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD

Scott: The Chairperson is elected each year for a 1 year term. We will take nominations.

**MOTION: TO NOMINATE KEITH FULP AS CHAIRPERSON OF THE
WALKERTOWN PLANNING BOARD**

BY: JERRY PEGRAM

SECOND: STEVE FOWLER

**VOTE: UNANIMOUS
(ANAS, BROWN, FOWLER, PEGRAM)**

2. SELECTION OF VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD

Scott: The Vice-Chairperson is elected each year for a 1 year term. We will take nominations.

MOTION: TO NOMINATE VERNON BROWN AS VICE-CHAIRPERSON OF THE WALKERTOWN PLANNING BOARD

BY: KEITH FULP

SECOND: STEVE FOWLER

VOTE: UNANIMOUS
(ANAS, BROWN, FOWLER, PEGRAM)

3. PUBLIC HEARING: WA-057

Request by Keystone at Walkertown Landing, LLC and MW Holdings, LLC to amend the official Zoning Maps for the subject property from County RS20 (Residential Single Family; 20,000 sf. Lot size) to Walkertown RS20 (Residential Single Family; 20,000 sf. Lot size)

Subject Property: PIN # 6868-24-8534 and a portion of PIN#s 6868-25-2516 and 6868-15-4576

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

Gary: First is the Public Hearing for WA-057, a Zoning Jurisdiction Conversion. A request by Keystone at Walkertown Landing, LLC and MW Holdings, LLC to amend the official Zoning Maps for the subject property from County RS20 to Walkertown RS20.

The site is 55 acres located north of Esher Drive and southeast of Sullivantown Road. The Town Council annexed the subject property on December 31, 2018 with the property owners consent.

STAFF RECOMMENDS APPROVAL

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

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:09 to those wishing to speak for or against WA-057.

With no other speakers coming forward Robert closes the **Public Hearing** at 3:09.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-057, A ZONING JURISDICTION CONVERSION TO AMEND THE OFFICIAL ZONING MAPS FOR THE SUBJECT PROPERTY, PIN # 6868-24-8534 and a portion of PIN#s 6868-25-2516 and 6868-15-4576, FROM COUNTY RS20 TO WALKERTOWN RS20

BY: CHUCK ANAS

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(ANAS, BROWN, FOWLER, PEGRAM)

4. PUBLIC HEARING: WA-058

Request by MW Holdings, LLC, Keystone Group, Inc. and Whitehall Village Master Homeowners Association, Inc. to amend the Official Zoning Maps for the subject

property from RS20 (Residential Single Family; 20,000 sf. lot size) and RM8-S (Residential Building, Multifamily – 8 units per acre maximum density – special use zoning; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development) to RM8-S (Residential Building, Multifamily – 8 units per acre maximum density – special use zoning)

Subject Property: PIN#s 6868-25-2516, 6868-15-4576, 6868-24-8534, and a portion of 6868-22-6450

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

Gary: (Using the projector, Gary shows maps of the Growth Management Area, Zoning maps, Preliminary Subdivision Plan and various street views along Sullivantown Road, Wickenham Road and Wallasey Road)

WA-058 is a request by MW Holdings, LLC, Keystone Group, Inc. and Whitehall Village Master Homeowners Association, Inc. to amend the Official Zoning Maps for the 58 acre subject property located at 5282 Sullivantown Road (Southeast side of Sullivantown Road, south of Wickenham Road) from RS20 (Residential Single Family; 20,000 sf. lot size) and RM8-S (Residential Building, Multifamily – 8 units per acre maximum density – special use zoning; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development) to RM8-S (Residential Building, Multifamily – 8 units per acre maximum density – special use zoning)

The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight units per acre. This district is appropriate for GMA's 2 and 3. The petitioner proposes building 120 single family homes and 108 multifamily with a density of 3.9 units per acre.

The site has access to both public water and sewer service. However, the sewer system in this area is currently at about 90% capacity. It may be over a year before extra capacity is available. Staff recommends a condition that no permits, including for grading, be issued until any needed utility improvements are completed.

The subject property is the former location of the James Linville House and farm. The site is primarily undeveloped and was partially cleared. The eastern portion of the site is heavily wooded. The site is not located within the Salem Lake Watershed.

The existing zoning of RS20 allows 126 lots and generates 1,206 Trips per Day. The proposed zoning of RM8-S for 228 units and generates 1,869 Trips per Day. Staff recommends an increase in Trips per Day of 10% which would equal 1,327 Trips per Day. $(1,206 + 121 = 1,327)$

Sidewalks are required along one side of all new streets in Walkertown. Planning staff, due to the increase in density, recommends sidewalks along both sides of all new streets.

The proposed street network includes a connection to/extension of Esher Drive at the southern end of the site and a connection to Sullivantown Road at the northwestern border of the site. The site plan also includes a stub street to the undeveloped property located to the east. As per the requirements of the Subdivision section of the Walkertown UDO, staff recommends a connection to the unopened right-of-way of Wallesey Drive, which connects to Wickenham Road. Staff also recommends a stub street to a second undeveloped property located to the east and a public ROW

dedication to the adjacent High School property, as well as a pedestrian connection to Wickenham Park.

The RM8 district requires 15% of the site be allocated for Common Open Space which equates to 8.57 acres. The site plan complies with this requirement, proposed at the main entrance on Sullivantown Road. Planning Staff has concerns regarding the location and design of these areas.

Gary: A TIA (Traffic Impact Analysis) was required. Here to explain the findings, from WSDOT, Jeff Fansler.

Jeff: The Whitehall Village North Site is proposed to have access onto Sullivantown Road as well as a connection to Esher Drive which is the main North/South route to Old Hollow Road/NC66. The proposed development should generate approximately 1,869 new trips in a 24 hour period. This results in approximately 180 trips in the peak hour. The proposed site traffic, existing traffic volumes, and proposed improvements to NC 66 and US 158 all have an effect on the Level of Service (LOS) at both the Sullivantown Road site access and the stop-controlled southernmost site access at Whitehall Village Lane and NC 66. Currently, the LOS at this intersection is a High E with approximately 38 seconds of delay (much laughter). Once the site is built out, the intersection is expected to operate at a LOS F during peak hour, delays up to 200 seconds. This is largely due to the fact that the side street volumes do not warrant a traffic signal. Multiple exiting lanes were considered but ruled out due to physical constraints at this entrance. WSDOT recommends the intersection be evaluated for a traffic signal as soon as the site is fully developed.

The site access to the north onto Sullivantown Road is expected to operate at a LOS B with the addition of both right and left turn lanes.

WSDOT recommends a condition that once the last certificate of occupancy is issued for any home within the proposed development, the developer would conduct a study for a traffic signal or other safety improvement at the intersection of Old Hollow Road/NC 66 and Whitehall Village Lane. It is also recommended that the developer post a bond made payable to the Town of Walkertown in the amount of \$100,000 to cover the expenses of any potential improvements recommended in said study.

Gary: Any questions from the Board? *NO*.

STAFF RECOMMENDS DENIAL

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

Scott Wallace: I'd like to request a continuance.

Bo: Chairman Fulp has not opened the Public Hearing yet. The request for a continuance would leave the Board 3 choices; 1. Denial, 2. Approval, 3. Grant the Continuance. The request would be dealt with after the Public Hearing.

With no more questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:34 to those wishing to speak for or against WA-058.

Keith: Public Hearing speakers will be limited to 3 minutes per speaker for a total of 30 mins. *For* WA-058 and 30 mins. *Against* WA-058.

Speakers will come forward to the podium, state For or Against, your name and address.

Bo: Allow Mr. Wallace to request the continuance, then go forward with the Public

Hearing.

Scott Wallace: My name is Scott Wallace and I am the President of Keystone. Our address is 3708 Alliance Drive in Greensboro, NC 27407. I apologize for the long journey. I would like to ask for a 2 month continuance.

Bo: Chairman Fulp, go forward with the Public Hearing.

Chairman Fulp: We will start with speakers For WA-058. First to sign up is Beverly Disher.

Beverly: My name is Beverly Disher and I live at 5370 Sullivantown Road.

- Resident since 1976, my house backs up to Whitehall
- Not for or against, I expected growth
- My concern is heavy traffic on an already busy Sullivantown Road

Chairman Fulp: Judy Slater

Judy: My name is Judy Slater and I live at 5224 Esher Drive in Whitehall.

- Love our small town, love living in Whitehall, I support Keystone
- Single family homes have teenage drivers, 3 or 4 cars, extra traffic
Multi-family units have many widows with one car, less traffic
- Property values in Whitehall continue to appreciate
- We need speed bumps and please stop at stop signs

Chairman Fulp: Al Slater

Al: My name is Al Slater and I live at 5224 Esher Drive in Whitehall.

- I support Keystone
- Past Planning Board Chairman
- No one cleans or scrapes snow from the streets. Who is responsible?
- I wish for a gated community

Chairman Fulp: James Nester

James: My name is James Nester and I live at 5238 Abbot Lane in Whitehall

- Not for or against
- Who is responsible for the streets?
- No traffic enforcement
- Clubhouse won't support additional residents
- Only one way in or out

Chairman Fulp: Now we will hear for those speaking Against WA-058. Earnie Tyra.

Earnie: My name is Earnie Tyra and I live at 5248 Esher Drive in Whitehall.

- I've lived on Esher for 9 yrs.
- I am concerned about speeding, traffic, the elderly & young people
- I think Esher Drive will become a shortcut to the High School and create a traffic disaster

Chairman Fulp: Tacy Burdette

Tacy: My name is Tacy Burdette and I live a 3178 York Place Drive in Whitehall.

- I am speaking against
- Adding Multifamily housing to the plan is too much, too dense
- We have 4 cars and they all make multiple trips daily and 1 exit doesn't work
- Keystone doesn't manage or maintain the property now, will just get worse
- Keystone agents told us there would be no road or bridge to the north and no open gate
- The High School is full now. The infrastructure is not in place for additional residents
- Opening Esher to Whitehall North would bring more crime to Whitehall South

Chairman Fulp: Roger Payne

Roger: My name is Roger Payne and I live at 5207 York Place Court in Whitehall.

- I am speaking against
- The pool is too small and overwhelmed by current residents
- Accidents are too numerous now and will only get worse with additional residents
- This proposal is too dense. There needs to be additional green space which adds value

Chairman Fulp: Steve Maneen

Steve: My name is Steve Maneen and I live a 5387 Esher Drive in Whitehall.

- I am speaking against
- I have a petition signed by 74 residents against Whitehall North
- There should be no connection by Esher to Whitehall North
- The Clubhouse is too small already

Chairman Fulp: Lori Miller

Lori: My name is Lori Miller and I live at 5424 Esher Drive in Whitehall

- I am speaking against
- Keystone agents said nothing about opening Esher to Whitehall North
- Already too many accidents
- We are happy with what we have now
- Keystone should build additional clubhouse and pool for Whitehall North

Chairman Fulp: Ann Parker

Ann: My name is Ann Parker and I live at 5429 Esher Drive.

- I bought the first home sold in Whitehall. We were told then Keystone didn't own the property to the north.
- Because of the heavy traffic going 55 mph, I am worried for the children
- Whitehall North needs more green space and a park, larger lots with larger homes and their own pool
- Please don't connect to Esher. A wooden walk bridge should be the only connection
- We have had very little increase in equity

Chairman Fulp: Any other speakers?

Bennett: I filled out the sign up card but you didn't call my name.

Chairman Fulp: I apologize. The next speaker is Bennett Fendley.

Bennett: My name is Bennett Fendley and I live at 3012 Avalee Street.

- I am speaking against Keystone.
- I live downstream from Whitehall. I have a pond that is filling up with the run off from Whitehall. It has washed out the creek banks, washed out trees which end up in my pond
- I have fought with keystone and lost. They have deep pockets.
- Going from 120 homes in the petition to 220 homes is all about the money. He is for profit, not Walkertown
- I will admit the homes in Whitehall are good looking residences
- I should not have to absorb the run off

Chairman Fulp: That is all of the sign up cards. Any other speakers wishing to speak For or Against WA-058 ?

Sandra Grogen and I live at 5264 Stone Gallery in Whitehall.

- I have a complaint about traffic on 66. I carry groceries across 66 and it's dangerous
- Also, speeding in excess of 50mph on Esher

Chairman Fulp: Any other speakers wishing to speak For or Against WA-058? Please stay on topic. Save complaints for the Public Session please.

Nick Thompson: (no address given)

- I am speaking against Keystone
- No common areas
- We are bound by the Home Owners Association leaving home owners with no say so in decisions

Chairman Fulp: Any other speakers wishing to speak For or Against WA-058? Please stay on topic. Save complaints for the Public Session please.

Craig Davis: I live in Wickenham, directly north of this development.

- I am speaking against
- I am retired from Fire Service
- I've been a town resident for 51 years
- Approving this petition will put people and kids at risk
- Our streets cannot handle additional traffic

Chairman Fulp: Any other speakers wishing to speak For or Against WA-058? Please stay on topic.

Kim Willard: I live at 5383 Esher in Keystone.

- Is there liquor by the drink in Walkertown?

Keith: No. Please ask questions about WA-058 only.

- I love the small town feel
- If this petition passes, I'm afraid the streets will become a Miami Thera fare.

Chairman Fulp: Any other speakers wishing to speak For or Against WA-058? NO

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 4:20.

Keith: I have a question for Jeff (DOT). What is the capacity of Sullivantown Road?

Jeff: Under 2K now. HWY 66 is 35K vehicles.

Keith: Question for Gary. What is the time line for sewer service to this site?

Gary: The sewer system in this area is currently at about 90%. Improvements are currently being studied. It may be over a year before extra capacity is available. Staff recommends no grading permits issued until any needed utility improvements are completed.

Jerry: My question is who owns the roads?

Scott Snow: The streets are public right of way but not publicly maintained. They are currently owned by Keystone/Home Owners Assoc. They would have to make a request to the state or the town to take over maintenance of the streets. They have not made that request to the town.

Scott Wallace: Thank you. On streets, we are building the streets to State DOT standards with the intention of turning them over to the town.

I would like to again ask for a continuance of 2 months.

I have heard all that was said today. I heard your concerns with the Esher Road connection, density, connectivity, green spaces, the capacity of the pool & clubhouse, traffic, neighborhood safety, kids safety.

We want to be good stewards and to do a good job.

Steve: Where do you have other developments?

Scott Wallace: Just in the triad.

Steve: Are they similar to Whitehall?

Scott Wallace: Yes, except denser. Whitehall has the lowest density.

Steve: How do the open spaces compare?

Scott Wallace: Similar.

Vernon: Since Walkertown does not maintain the streets, could you add speed bumps?

Scott Wallace: With the intent to have the town take the streets in the future, I wouldn't want to cause a problem. Again, we are building the streets to DOT/Walkertown standards.

Vernon: Was the connection to Whitehall North always planned.

Scott Wallace: We didn't own the property to the north when we started Whitehall Village.

Gary: By ordinance, the Esher Drive stub must connect to any development to the north.

Scott Wallace: Again, I would like a continuance for 2 months until May.

Jerry: Bo, If we don't grant a continuance what are our options?

Bo: You would recommend approval or denial to the Town Council.

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL DENIAL OF THE REQUEST FOR A CONTINUANCE FOR WA-058

BY: JERRY PEGRAM

SECOND: CHUCK ANAS

**VOTE: UNANIMOUS
(ANAS, BROWN, FOWLER, PEGRAM)**

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL DENIAL FOR WA-058

BY: CHUCK ANAS

SECOND: VERNON BROWN

**VOTE: UNANIMOUS
(ANAS, BROWN, FOWLER, PEGRAM)**

Scott Snow: There will be a Public Hearing before the Town Council for WA-058 on March 28 here at the library at 7:00 pm.

PUBLIC SESSION - Please limit your talk to 3 minutes. Non-Agenda Items only.
The **Public Session** was opened at 4:43 p.m.

James Nester: Does Gary work for Forsyth County?

Gary: Yes. Winston Salem/Forsyth County Planning.

James: So the Planning Board recommends denial, now the Town Council can accept, deny or continue?

Gary: Correct

James: We were told by the Town Council that the gate would never be opened.

Chairman Fulp reminds the audience that to speak during the Public Session they must be recognized by the chairman, come to the podium and state their name and address, then ask their questions. Please limit your talk to 3 minutes.

No other speakers ask to come forward and the **Public Session** was closed by Chairman Fulp at 4:58.

ANNOUNCEMENTS:

ADJOURNMENT:

On a motion by Jerry Pegram and seconded by Steve Fowler, the meeting was adjourned at 4:58 p.m. by unanimous vote.

(ANAS, FOWLER, FULP, PEGRAM)

REGULAR PLANNING BOARD MEETING

FIRST TUESDAY OF MONTH @ the BOOE HOUSE – 3:00 PM

However, The April Planning Board Meeting will be at the Walkertown Public Library, 2969 Main Street, @ 3:00 PM.

Submitted by: RUSTY SAWYER
Town Clerk