

**WALKERTOWN PLANNING BOARD MEETING  
THE WALKERTOWN LIBRARY  
NOVEMBER 13, 2019 3:00 P.M.**

## **MINUTES**

### **CALL TO ORDER**

Chairman Keith Fulp called the Planning Board meeting to order at 3:00 p.m. with the following being members in attendance: Jerry Pegram, Vernon Brown, Chuck Anas, 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 from Winston Salem DOT Jeff Fansler and Town Attorney Bo Houff.

Also attending, Mayor Davis and Town Council members Marilyn Martin & Peggy Leight. Representing the petitioner, MW Holdings, LLC and Keystone Group, Scott Wallace, President and Attorney Amanda Hodiern.

### **DETERMINATION OF QUORUM**

Yes, Chairman Keith Fulp confirms a Quorum (4) is present.

### **APPROVAL OF AGENDA**

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

**(ANAS, BROWN, PEGRAM)**

### **APPROVAL OF MINUTES**

#### **1. September 3, 2019 – Planning Board Regular Meeting**

Chuck Anas moved, and Vernon Brown seconded, for approval of the September 3, 2019 minutes as written. The vote was unanimous.

**(ANAS, BROWN, PEGRAM)**

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

**Public Session** was opened at 3:03 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:03.

### **BUSINESS AT HAND**

#### **1. PUBLIC HEARING: WA-061**

Special Use rezoning request from RS20 to RM8-S Planned Residential Development (PRD) by MW Holdings, LLC and Keystone Group, Inc.: 5282 Sullivantown Road.

Gray: The Public Hearing is WA-061, a Special Use rezoning request from

RS20 to RM8-S Planned Residential Development (PRD) by MW Holdings, LLC and Keystone Group, Inc.: 5282 Sullivantown Road.

(Using the projector, Gary shows maps, site plan, aerial & street views, 2014 Area Plan Update)

The petitioner is MW Holdings, LLC and Keystone Group, Inc. The 57.14 acre site is

located on the southeast side of Sullivantown Road, South of Wickenham Road. The first request for rezoning was withdrawn. On September 3, 2019, the Walkertown Planning Board recommended a previous version of this request be denied. At the request of the petitioner, the Walkertown Town Council remanded the request back to the Planning Board on September 26, 2019.

The site is adjacent to the Walkertown High School and a public park and would provide potential direct and indirect connections to each.

The rezoning request is not consistent with the recommendation of the *Walkertown Area Plan Update* for single-family residential development.

Six units were dropped. 222 homes would generate approximately 736 more vehicular trips per day, a 62% increase, than what could be expected with the current RS20 zoning with 124 homes. Staff supports housing variety. This plan groups 144 single family units together and 78 duplex/triplex together.

Would not provide connectivity between Sullivantown Road and Old Hollow Road via Esher Drive. Emergency connect to Esher only.

Does comply with the UDO regarding sidewalks along both sides of all streets.

Does include the rear yard fencing as requested by WS/FCS. It does include a public right-of-way dedication for a potential connection to Walkertown High School. This connect is controlled by the school and the town.

Does comply with PRD Active Open Space requirements. This version doubles the active open space. It has three separate Active Open Spaces around the central traffic circle. These areas are well designed and utilize a combination of features including open and flat areas for sunny day active play with sidewalks, shade trees, and benches around the perimeter. These areas include a gazebo, mail kiosk and bike parking.

The petitioner should be commended.

Staff is still concerned with the density. Also, the site plan does not comply with the Subdivision section of the Walkertown UDO because it does not show a connection to Esher Drive.

Gary: I'd like to introduce Jeff Fansler, Deputy Director of the City of WSDOT.

Jeff Fansler: We included the widening of HWY 66 & Reidsville Road in our traffic study.

The study lead to the following site specific improvements.

- North & South turn lanes with tapers on Sullivantown Road
- Dual exiting turn lanes onto Sullivantown Road. 77% of exiting turns are left turns
- Traffic numbers at this intersection are at Level B. Does not warrant a stop light.
- We do have concerns for greater delays at the Depot Street/Main Street intersection
- Connection to Esher Street would be helpful.
- Also helpful would be stub street connections.

Gary: Any questions from the board? NO

STAFF RECOMMENDS DENIAL: Site Plan does not meet UDO requirements.

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

With no questions from the Board, the **Public Hearing** is opened by Chairman Fulp

@ 3:21 to those wishing to speak for or against WA-061.

Keith: A total of 30 minutes each will be allotted to both Yea & Nay speakers. Each speaker is allowed 3 minutes.

We'll allow the petitioner to speak first.

Scott Wallace: My name is Scott Wallace and I am President of MW Holdings, LLC and Keystone Group. Our office address is 3708 Alliance Drive, Greensboro, NC 27407. We believe in building first class developments. This development will also be first class with single family and multifamily attached housing built at less than 4 per acre. We met with neighbors from Sullivantown Road, Wickenham and Wallesey for their input.

We have agreed to change the name to "Sullivan's Reserve".

We doubled the Active Open Space with benches, bike parking, walking trails and a place for food trucks to park.

This site plan includes Emergency connect to Esher only. Does comply with the UDO regarding sidewalks along both sides of all streets. Does include the rear yard fencing as requested by WS/FCS. It does include a public right-of-way dedication for a potential connection to Walkertown High School.

I have a minute left. Can Amanda use it?

Keith: Yes.

My name is Amanda Hodiern and I am an attorney with Isaacson Sheridan located at 804 Green Valley Road, Suite 200, Greensboro, NC 27408. I represent the petitioner, MW Holdings, LLC and Keystone Group, Inc.

The site is adjacent to the center of town, next to Walkertown High School and Middle School and Wickenham Park which make this a very desirable site.

We feel density is subjective. The density is less than 4 per acre (3.8) not the allowed 8 per acre. We feel this is reasonable.

We know what the traffic study says. However it doesn't capture the number of students able to walk to school. The study doesn't say that seniors don't get out and drive at peak times. The development will grow in stages over several years not overnight giving DOT time to make road improvements. DOT is now looking at July 1<sup>st</sup> to start Old Hollow Road improvements.

An open connect to Esher was not well received. This plan has an emergency connect to Esher which will be paved with a gate and lock box. We want to be good neighbors. We are looking for that sweet spot. We like what Walkertown has to offer.

I have reviewed Walkertown's Connectivity Ordinance and there is discretion in not overloading connector streets. What is most reasonable?

Keith: How are you crossing the creek?

Amanda: We will be working with DENR.

Gary, I would like to make revisions on pages 9 & 10.

Keith: Next up is James Nester, In Favor

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

I'm speaking for approval.

- Moved to Whitehall in December of 2015 from Kernersville.
- I am retired. My home was in Virginia.
- Esher was not built to be a thoroughfare. You would expect to see children and pets in the street.

- We've been trapped with one way in and out. If Ruxton were opened we would have another way out.
- On connectivity: Sullivantown Road can handle the increase in traffic.
- Sooner or later improvements will come to the Depot Street/Main Street intersection.

Keith: That is everyone signed up to speak In Favor of WA-061.

Now we will start with **speakers OPPOSED to WA-061**. You will each have 3 minutes. I'd like to start by reading a letter from Emily Webster.

First up is Dana Webster, Opposed

Dana: My name is Dana Webster and I live at 5401 Sullivantown Road and I'm speaking against approval.

- I'm speaking for my daughter Emily who couldn't come today.
- We are very proud of her.
- Please leave this RS 20
- Thank you for adding a gate to Wallesey
- We have no confidence in DOT
- We prefer for the gate to be opened to Esher

Keith: Craig Davis, Opposed is next.

Craig: My name is Craig Davis and I live at 4140 Wickenham and I am speaking in opposition. We couldn't hear everything being said in the back. Thanks for the gate. We don't need more traffic. Traffic is already a problem. We already get 150 cars going to the Little League ball fields. Opening the connect to Esher would give residents a way out other than Sullivantown Road. Please don't dump traffic onto Wickenham. It makes no sense to add to the traffic already there.

Jeff Fansler: From the Traffic Study, we know forcing all the traffic from "Sullivan's Reserve" onto Sullivantown Road will create critical delays of 60 seconds to two Minutes at the Depot/Main Street intersection. The connection to Esher would help spread out traffic away from Depot Street. Without the connect, all the traffic is funneled toward Depot Street. Without the connect to Esher there will be no stop light for Whitehall at Old Hollow Road. With the connect to Esher there is a chance for a signal with need. Driver delays cause driver errors.

Jerry Pegram: What about using Leake Street to Main? People will find a way out.

Gary: Several speakers have asked why this property doesn't stay RS 20. The petitioner has the right to develop his property. As Planners, they pay us to review their zoning requests.

Amanda: Correct. Yes, you are concerned with density. However, this is a well-designed community. This request adds sidewalks on both sides of the street and in cul-de-sacs. This request has more than twice the required active open space including flat open space for play, shade trees, walking trails, benches, a gazebo, mail kiosk and bike parking. This request comes with varied types of housing allowing residents to age in place by moving from single family homes to multi-family Town Homes.

The signal would not come at Old Hollow Road even with the connection to Esher.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 4:04.

Keith: Any questions from the board?

Chuck: I agree, this is very well laid out. However, just not there. You can't count on DOT for improvements, at least not in my life time. Issues at the Depot Street / Main

Street intersection are not considered now but should be. This site should stay RS20. The site plan should follow the UDO.

Keith: I like the additional Open Space and the connection to the High School. The additional traffic onto Sullivantown would raise traffic counts at the Main Street intersection. Maybe enough to warrant a stop light. If the fire Department is happy, I'm happy. I like the mixed single/multi-family housing. You must improve on density. You are 62% over the RS 20 density.

Jerry: We have already had a fatality at Depot and Main Street.

Keith: Any other questions from the Board? NO.

Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL DENIAL OF WA-061 A SPECIAL USE REZONING REQUEST FROM RE20 TO RM8-S PLANNED RESIDENTIAL DEVELOPMENT (PRD) BY MW HOLDINGS, LLC AND KEYSTONE GROUP, INC.: 5282 SULLIVANTOWN ROAD**

**BY: JERRY PEGRAM**

**SECOND: VERNON BROWN**

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

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

The **Public Session** was opened by Chairman Fulp at 4:09 pm.

With no speakers coming forward, the **Public Session** was closed by Chairman Fulp at 4:10 pm.

**ANNOUNCEMENTS:**

Scott: The Town Council will meet December 19<sup>th</sup> in the Walkertown Library at 7 pm.

**ADJOURNMENT:**

On a motion by Chuck Anas and seconded by Vernon Brown, the meeting was adjourned at 4:11 p.m. by unanimous vote.

**(ANAS, BROWN, PEGRAM)**

**REGULAR PLANNING BOARD MEETING**

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

Submitted by: RUSTY SAWYER  
Town Clerk

DRAFT