



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
AUGUST 26, 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, Marilyn Martin (Peggy Leight @ 7:20) and Town Manager Scott Snow, Town Clerk Rusty Sawyer.

Present from the Walkertown Planning Board, Caroline Jones.
Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

The Invocation was given by Mayor Davis.
The Pledge of Allegiance was led by Wesley Hutchins.

Mayor Davis: Any additions to the agenda from council? *NO*

THE AGENDA WAS APPROVED AS WRITTEN BY MOTION MADE BY MARILYN MARTIN AND SECONDED BY WESLEY HUTCHINS.
THE VOTE WAS UNANIMOUS.
(BROWN, HUTCHINS, MARTIN)

APPROVAL OF MINUTES

- July 22, 2021
- August 12, 2021

THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY MARILYN MARTIN AND SECONDED BY VERNON BROWN.
(BROWN, HUTCHINS, 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 @ 7:03.**
With no speaker coming forward, the Mayor closes the **Public Session @ 7:04.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-066 – 4985 AND 4991 REIDSVILLE ROAD

Request to amend the Official Zoning Maps for the subject property **from** LO-S (Limited Office – Special Use – Veterinary Services; Kennel, Indoor; Offices; Bed and Breakfast; and Church or Religious Institution, Neighborhood) **to** GB-S (General Business – Special Use).

Doc: I would like to introduce from Winston-Salem/Forsyth County Planning, Project Planner Gary Roberts.

Gary: Thank you Mr. Chairman.

Petitioner: PK Boydston, LLC

- Site: 2.68 acres located on the northwest side of Reidsville Road, south of Darrow Road
- Request: Special Use rezoning **from LO-S** (Veterinary Services; Kennel, Indoor; Offices; Bed and Breakfast; and Church or Religious Institution, Neighborhood) and RS9 **to GB-S** (Bed and Breakfast Veterinary Services; Kennel, Indoor; Offices; Church or Religious Institution, Neighborhood; Adult Day Care Center; Child Care, Drop In; Child Care Institution; Child Care, Sick Children; Services A; Services B; Arts and Crafts Studio; Building Materials Supply; Building Contractors, General; and Storage Services, Retail

(Gray shows the Legacy map, the location map, aerial image, street views, the Area Plan map and the Site Plan)

As of now, DOT says they will not need additional ROW. 158/Reidsville Road will be 4 lanes with a right in - right out only.

The southernmost driveway will be removed.

Additional Type 4 landscaping with 18 evergreens is required.

The dumpster will be relocated. Some outside storage is needed.

The additional gravel parking lot will have 22 spaces.

No building expansion planned.

Recommended Plan Consistency Statement

Approve

The proposed special use zoning map amendment from RS-9 and LO-S to GB-S is generally consistent with the recommendations of the *Walkertown Area Plan Update* to encourage the reuse of vacant and underutilized commercial industrial sites and the recommendation of the Walkertown Planning Board; therefore, approval of the request is reasonable and in the public interest because;

1. The anticipated trip generation is comparable to what could occur under the existing zoning.
2. The rezoning would allow the reuse of a building that has been vacant for an extended period of time.
3. SIDA is not needed.
4. No new development will be allowed on secondary site.

Denial

The proposed special use zoning map amendment from RS-9 and LO-S to GB-S is not consistent with the recommendation of the *Walkertown Area Plan Update*; therefore, denial of the request is in the public interest because;

1. The *Walkertown Area Plan Update* does not support business zoning on this site
2. GB-S zoning at this site may lead to other non-residential zoning requests along this section of Reidsville Road
3. The site is adjacent to RS9-zoned properties on three sides and several of the proposed uses may generate some off-site, auditory impacts

STAFF RECOMMENDATION: Denial

Site Plan meets UDO requirements.

Doc: Thanks Gary. Expand on why staff recommends denial.

Gary: Not consistent with the Area Plan. Might encourage requests for commercial zoning to the south. It is surrounded by RS-9 properties. They dropped high trip generators like restaurants.

Wesley: Could the lot to the south be excluded from the request?

Gary: Yes. Could approve rezoning of the building lot only.

Vernon: Is a pest control business buying the property?

Gary: Yes.

Vernon: If they are storing chemicals, would they be required to add fencing?

Gary: Yes. There is fencing now.

Wesley: Not much difference between LO-S & GB-S. Seems like a play on words.

Gary: GB-S allows many uses. Limited Office has fewer uses.

Wesley: It has been rezoned 5 times.

Gary: Past uses didn't work.

Vernon: If approved, he can build more?

Gary: No. Special use comes back to the council for approval.

Scott: Retail is not a requested use. Storage retail only.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:24 to those wishing to speak for or against WA-066.

I am requesting a change in zoning at 4985 & 4991 Reidsville Road and my name is Simon Shaw. I have lived in King and Kernersville. I now live at 725 East Mountain Street. I graduated from Elon in 1989. I have 2 daughters. I have offices in Winston Salem, Kernersville and Burlington. We will bring 25 employees to Walkertown if approved.

We need the vacant lot to increase parking.

I intend to be a good neighbor and improve the looks of the property and make it look more professional. The existing use of the Indoor Dog Kennel-Daycare/Grooming facility is still included. Additionally I am seeking some broader options such as, Veterinary services, Offices, Church or religious institution (neighborhood), Adult Daycare, Childcare, Services A & Services B, (These uses can include establishments that provide "services" to businesses and individuals such as Plumbing, Electrical, HVAC, Insulation, Pest Control, Waterproofing, Building Contractors), Arts and Craft Studio, Building materials

supply, Storage services and Bed & Breakfast.

Please rest assured that I have no intention of rezoning this property for any sweepstakes activities, bars, pub, brewery, club or any type of use that would be considered by many to be objectionable or not in good taste.

We will also purchase the house to the north. We will clean it up and rent to an employee to watch over the property.

We mailed letters to 35 neighbors. No response at all.

We don't have barrels of chemicals and we don't use anything dangerous at all. Everything is water based.

Thank you.

My name is Phillip Boydston, the petitioner and current owner. I like that you opened with a prayer and the Pledge.

The Covid virus crippled my business. We will lose much of our parking lot to DOT ROW. Please consider the petition. I am trying to bring the building up to code using licensed contractors. I apologize for the overgrown property.

I've been struggling with cash flow.

Thank you.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:31.

Any questions from council?

Peggy: For Gary. Do we need wording to eliminate sweepstakes?

Gary: Already done by petitioner.

Peggy: Lighting?

Gary: ½ foot candle at the property line.

Wesley: So opposition by staff is the gravel parking lot and the RS 9 zoning around the property?

Gary: Yes. Not consistent with the Area Plan. Staff might have supported GB-S on the building only.

Doc: Do I have a Motion?

Scott: If the motion is approved because of WA 160D, the Walkertown Area Plan would automatically change to reflect the change in zoning.

Doc: Motion?

MOTION: TO APPROVE WA-066 – 4985 AND 4991 REIDSVILLE ROAD A REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR THE SUBJECT PROPERTY FROM LO-S (LIMITED OFFICE – SPECIAL USE – VETERINARY SERVICES: KENNEL, INDOOR; OFFICES; BED AND BREAKFAST; AND CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD) TO GB-S (GENERAL BUSINESS – SPECIAL USE)

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT, MARTIN)

2. **CONSIDERATION OF AN ORDINANCE REGULATING THE OBSTRUCTION AND DEPOSIT OF DEBRIS ON TOWN STREETS**
3. **CONSIDERATION OF AN ORDINANCE REGULATING THE CROSSING OF EMERGENCY BARRICADES**

Doc: Let's consider #2 & #3 together. The loggers have run Scott ragged trying to protect our streets.

Scott: Loggers & constructions sites don't do what they should to keep our streets safe and undamaged. We've had to resort to blocking the street.

This Ordinance will have a \$150 penalty each day.

Peggy: Will these apply to Public Utilities?

Scott: No.

Wesley: Are other towns doing this?

Scott: Yes. I used the wording from Asheville's Ordinance.

MOTION: TO APPROVE BOTH ORDINANCES

#21-082621B - AN ORDINANCE PROHIBITING THE OBSTRUCTION OF AND DEPOSITING OF DEBRIS ON PUBLIC STREETS AND SIDEWALKS

#21-082621C - AN ORDINANCE PROHIBITING CROSSING OR REMOVAL OF BARRICADES PLACED ON PUBLIC STREETS DUE TO A PUBLIC EMERGENCY

BY: MARILYN MARTIN

SECOND: WESLEY HUTCHINS

VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT, MARTIN)

4. **FINANCIAL STATEMENTS**

August, 2021

Doc: We are two months into a new year or 16.6% into the year. Every line well within budget except some quarterly payments slightly off budget.

Unrestricted Funds for August @ \$4,246,945.03 and Restricted Funds

@ \$783,631.49 for a Grand Total Fund Balance of \$5,030,576.52

Any discussion from council? **NO.**

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

BY: MARILYN MARTIN

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT, MARTIN)

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 8:04 P.M.

BY: MARILYN MARTIN

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS

(BROWN, HUTCHINS, LEIGHT, MARTIN)

ANOUNCEMENTS:

Submitted by:

Rusty Sawyer

Town Clerk

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