

**WALKERTOWN PLANNING BOARD MEETING
WALKERTOWN LIBRARY
SEPTEMBER 3, 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: Robert Butler, 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.

DETERMINATION OF QUORUM

Yes, Chairman Keith Fulp confirms a Quorum (5) 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, BUTLER, PEGRAM)**

APPROVAL OF MINUTES

1. August 6, 2019 – Planning Board Review Session

Chuck Anas moved, and Robert Butler seconded, for approval of the August 6, 2019 minutes as written. The vote was unanimous.
(ANAS, BROWN, BUTLER, PEGRAM)

2. August 6, 2019 – Planning Board Regular Meeting

Vernon Brown moved, and Jerry Pegram seconded, for approval of the August 6, 2019 minutes as written. The vote was unanimous.
(ANAS, BROWN, BUTLER, PEGRAM)

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

Public Session was opened at 3:05 p.m. by Chairman Keith Fulp.

With no speakers coming forward Chairman Fulp closes the **Public Session** at 3:05.

BUSINESS AT HAND

1. PUBLIC HEARING: WA-060

Special Use rezoning request from LB-S to LB-S by ACV Skyline RAD08 LLC:
3015 Old Hollow Road.

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

Gary: Today is the Public Hearing for WA-060, A Special Use rezoning request from LB-S to LB-S by ACV Skyline RAD08 LLC: 3015 Old Hollow Road.

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

The last rezoning was in 2002 for the Rite-Aid.

The petitioner is requesting the additional uses; Retail Store, Offices, and Services A be added to the current uses allowed, Food or Drug Store.

The site is located in the Suburban Neighborhoods Growth Management Area (GMA 3) and it fronts 2 major thoroughfares, Old Hollow Road and Main Street.

The site is 2.62 acres.

Sidewalks are currently located along all three street frontages. Staff recommends the petitioner provide lateral connections from the sidewalks along Old Hollow/NC 66 and Ruxton Drive. The petitioner did not add the lateral connections.

The developer has agreed to provide some additional streetyard plantings using large variety trees along Ruxton Drive and Main Street.

The request is consistent with the Walkertown Area Plan Update (2014), which recommends commercial land use for the site.

Questions?

Chuck: Their normal size store is 7K sq. ft., this is 14,660 sq. ft. Do they plan on subdividing?

Gary: No.

Any more questions from the Board? No.

STAFF RECOMMENDS APPROVAL

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

With no other questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:12 to those wishing to speak for or against WA-060.

With no speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:12.

Keith: Do I have a motion?

MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-060 A SPECIAL USE REZONING REQUEST FROM LB-S TO LB-S BY ACV SKYLINE RAD08 LLC: 3015 OLD HOLLOW ROAD

BY: JERRY PEGRAM

SECOND: CHUCK ANAS

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

2. **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.

Gary: The second 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. This request has slightly less acreage but still has the same number of units, 228.

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.

228 homes would generate approximately 785 more vehicular trips per day than what could be expected with the current RS20 zoning with 124 homes.

Would not provide connectivity between Sullivantown Road and Old Hollow Road via Esher Drive.

Does not comply with the UDO regarding sidewalks along both sides of all streets.

Does not include the rear yard fencing as requested by WS/FCS. However, it does include a public right-of-way dedication for a potential connection to Walkertown High School.

Does not comply with PRD Active Open Space requirements.

Does not comply with Forsyth County Fire Code. (Email from Anthony Stewart, Forsyth County Assistant Fire Marshal)

Scott Wallace: We would add a bridge to allow for emergency use only.

Gary: You took out the connecting lot to Esher.

Chuck: Would it be like the locked gate on Ruxton?

Gary: Yes. Gated with a lock.

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.

Keith: Is there a chance of getting a stop light at Depot/Main Street?

Jeff: Increased chance with approval.

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)

With no questions from the Board, the **Public Hearing** is opened by Chairman Fulp @ 3:17 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.

My name is Amanda Hodierne 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.

First, let me address the email from Anthony Stewart, Forsyth County Assistant Fire Marshal. I received the email last Friday. We would provide the bridge to Esher with a locked gate for EMS use. We would include the connector lot. The bridge would not be built to DOT standards.

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.

The density is capped at 4 per acre.

Keith: Time is up. Next up is Scott Wallace.

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 are currently building 3 first class projects here in Walkertown; High Knolls off of HWY 158, Walkertown Landing also off of HWY 158 and Whitehall Village off of Old Hollow Road.

Our fourth project, this petition, is off of Sullivantown Road. It will also be first class with single family and multifamily attached housing built at less than 4 per acre.

I have a minute left. Can Amanda use it?

Keith: Yes.

Amanda: About compliance with Legacy 2030 and the Area Plan. We do meet many but not all recommendations. Adding multifamily attached housing with less than 4 per acre to single family housing is not much of a deviation.

Addressing traffic concerns. Planned Residential Developments are done in phases taking years to complete. This gives DOT time to catch up and make adjustments with traffic demands.

Keith: Time is up. We'll start with those **speaking IN FAVOR of WA-061**.

First up is Mitch Trone.

Mitch: My name is Mitch Trone and I have lived at 5384 Holbein Gate Road in Whitehall Village for 1 year and have 2 kids. I'm speaking for approval.

- Very concerned about traffic cutting through to Old Hollow Road
- I don't see way EMS needs the bridge. We're surrounded by Fire Departments. Fire trucks can come from every direction
- We only have one way in and out now
- Neighbors want to leave because of this dumping traffic onto Esher.
- Please think about us

Keith: Joe Horvath, In Favor

Joe: My name is Joe Horvath and I live at 5378 Holbein Gate Road in Whitehall Village. I'm speaking for approval.

- Why am I speaking for approval? Because it doesn't include the bridge
- Keystone builds quality homes
- Greater tax base for the town
- Depot Street disperses traffic now with turn lanes
- Keystone added a turnaround for fire equipment

Keith: Tacy Burdette, In Favor

Tacy: My name is Tacy Burdette and I live at 3178 York Place in Whitehall Village. I'm speaking for approval.

- I don't want connectivity
- Whitehall is a tight knit community

- Keystone builds quality homes
- Larger lots with additional green space would enhance quality of life
- Walkertown is growing and we need to be smart

Keith: Shane Parker, In Favor

Shane: My name is Shane Parker and I live at 5429 Esher Drive in Whitehall Village. I'm speaking for approval.

- I have lived in Whitehall since 2008
- I have 3 children ages 4,7 and 10
- Connectivity would cause Esher Drive to become a thoroughfare
- Cars would be flying down Esher
- Especially dangerous for children playing

Keith: 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.
- On connectivity: Sullivantown Road can handle the traffic.
- The exit from Whitehall is bad and can't handle the traffic.
- Why is there now a problem for the fire department?
- Sooner or later improvements will come to the Depot Street/Main Street intersection.

Keith: Roger Payne, In Favor

Roger: My name is Roger Payne and I live at 5207 York Place Court in Whitehall Village. I am speaking for approval as long as access to Esher is closed.

- Keystone keeps talking about adding right and left turn lanes to this new development, we don't have them now.
- I hope DOT improves 66 quickly

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.

First up is Rachel Tuttle, Opposed

Rachel: My name is Rachel Tuttle. (Did not provide her address)

- I am not opposed to the development. I just want consideration for Sullivantown Road residents.
- I've lived in town on Sullivantown Road since 1986.
- Sullivantown Road is a drag strip now. We get traffic to & from the ball park. We get traffic to and from the schools. We get Belews creek traffic. These people aren't town residents.
- When traffic gets to Main Street, it just stands still.

Keith: 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
- She'll be living in Wickenham.
- You have other options.
- Don't allow this development at all or at least reduce the number of homes

- Residents in Wickenham have children too
- Also, all the additional traffic the ball park brings
- We understand the dilemma for residents living on Esher Road

Keith: Diane Garrison, Opposed

Diane: My name is Diane Garrison and I live at 5214 Abbot Lane.

- I am not against the development.
- I just don't want the increased traffic on Esher.
- I have concerns for the safety of the kids.
- I'm concerned about what this will do to property values.
- Please don't open the connection.

Keith: Thomas Walker, Opposed

Thomas: My name is Thomas Walker and I live at 5383 Holbein Gate Road.

- I'm not against the developer.
- I'm not against the planners.
- I'm not against the builder.
- I am against more traffic. We will all sacrifice. We can't get out onto 66 now.
- I am against speeding in the development.
- I fear we will lose our sense of community.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 4:11.

Keith: Any questions from the board?

Gary: There has been one revision to the staff report. The turn lane staging on Sullivantown Road was reduced from 130' to 100'.

Scott Wallace: We have agreed to do all the improvements in the impact study.

Chuck: I live by Whitehall. I know how bad the traffic is. My concern with this petition is the density.

Keith: I understand the Fire Marshal's concerns. However, I think Esher would become a cut through. I think the development could be less dense. Adding more traffic on Sullivantown might get us a stoplight at Main Street. I like the connection to the High School.

Jerry: There is not quite enough open, useable activity area.

Gary: Yes. We agree.

Keith: Any other comments? No.

Keith: 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, BUTLER, PEGRAM)**

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

The **Public Session** was opened by Chairman Fulp at 4:12 pm.

With no speakers coming forward, the **Public Session** was closed by Chairman Fulp at 4:12 pm.

ANNOUNCEMENTS:

Scott: The Town Council will meet September 26th in the Walkertown Library at 7 pm.

ADJOURNMENT:

On a motion by Robert Butler and seconded by Vernon Brown, the meeting was adjourned at 4:22 p.m. by unanimous vote.

(ANAS, BROWN, BUTLER, PEGRAM)

REGULAR PLANNING BOARD MEETING

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

Submitted by: RUSTY SAWYER
Town Clerk