



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
MAY 26, 2022 @ 7:00 P.M.: BOOE HOUSE

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 Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Also present from the Walkertown Planning Board Caroline Jones and from Winston-Salem/Forsyth County Planning, Project Planner Marc Allred.

The Invocation was given by Mayor Davis.

The Pledge of Allegiance was led by Wesley Hutchins.

Doc: Any additions to the agenda from council? *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)**

APPROVAL OF MINUTES

- **March 24, 2022**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY WESLEY HUTCHIN.
(BROWN, HUTCHINS, LEIGHT)**

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 @ 7:04.**

With no speaker coming forward, the Mayor closes the **Public Session @ 7:05.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-009

A final development plan proposed by ModWash RC, LLC for car wash in a HB-S zoning district.

Mayor Davis introduces from Winston-Salem/Forsyth County Planning, Project Planner Marc Allred.

Marc: Thank you Mayor Davis.

Today's Public Hearing is a final development plan proposed by ModWash

RC, LLC for car wash in a HB-S zoning district.
The petitioner is Glenwood Walkertown Land Company, LLC.
The site is .92 acres located on the east side of Martins Trail Lane, west of Old Hollow Road.
The request is for the Final Development Plan for property zoned HB-S Two Phase for the use of a Car Wash.
(Marc's PowerPoint includes: Legacy map, Location map, Aerial image, Area Plan, picture of: Martins Trail looking northwest, Pinecrest Apartments to the south, Old Hollow Road looking northwest, Site Plan, Elevations)
The request does not require a rezoning.
The use and SIDA have already been approved for this site.
The request is consistent with the commercial land use recommended for the site in the area plan update.
The Site Plan meets Walkertown UDO requirements. Lighting and trees are the same as Walkertown Commons with Type 4 bufferyard on apartment side.
The dumpster is enclosed. No Old Hollow Road access.
There are 15 parking spaces, 3 lanes of stacking with room for 13 F-250's.
Any questions from the council?

STAFF RECOMMENDS APPROVAL

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

With no questions from the council, the **Public Hearing** is opened by Mayor Davis @ 7:15 to those wishing to speak for or against WA-009.

My name is Josh Ligon, Development Project Manager representing Mod Wash.

We are happy to be coming to your town.

We operate mostly east of the Mississippi. There is a high demand for a quick express car wash with all the extras. We keep a manager on site. We will have one employee directing traffic and another employee as cashier. The customer can clean the inside of their car or pay one of our people to do it for them. We have lots of extras available. We have 3 vacuums. We have 3 levels of car wash. We have monthly plans available.

Wesley: How many cars are inside?

Josh: It is auto loading, auto spacing so, more than one.

Peggy: Will there be sidewalks?

Marc: They added sidewalks to the site plan.

Peggy: Hours?

Josh: 8am to 8pm.

Wesley: How many employees always there?

Josh: 4

Wesley: Perimeter lighting?

Josh: 24 hours for our customers.

Doc: Do you have others nearby?

Josh: Mebane, Mt. Airy, there is one on Country Club Road.

Doc: Where is your home base?

Josh: Knoxville.

Peggy: Do you recycle the water?

Josh: Yes.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:19.

Doc: Any other questions from the Council? *NO*.

Do I have a motion?

**MOTION: TO APPROVE A FINAL DEVELOPMENT PLAN PROPOSED BY
MODCARWASH RC, LLC FOR CAR WASH IN A HB-S ZONING
DISTRICT**

BY: VERNON BROWN

SECOND: WESLEY HUTCHINS

VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

**2. RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR THE FISCAL
YEAR 2022-2023 TOWN OF WALKERTOWN BUDGET**

**MOTION: TO APPROVE A RESOLUTION TO SCHEDULE A PUBLIC
HEARING FOR THE FISCAL YEAR 2022-2023 TOWN OF
WALKERTOWN BUDGET**

BY: VERNON BROWN

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

**3. FINANCIAL STATEMENTS
MAY, 2022**

Doc: We are 11 months or 91.3% of the way through the year. Every line well within budget.

Property taxes @ 100% and remain higher than expected.

Revenue at 81% and Total Expenses at 39%.

Unrestricted Funds for August @ \$5,719,216.86 and Restricted Funds @ \$972,013.46 for a Grand Total Fund Balance of \$6,691,230.32.

Doc: Any discussion from council?

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR MAY,
2022 AS PRESENTED BY STAFF**

BY: PEGGY LEIGHT

SECOND: WESLEY HUTCHINS

VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 7:36 P.M.

BY: WESLEY HUTCHINS

SECOND: PEGGY LEIGHT

VOTE: UNANIMOUS
(BROWN, HUTCHINS, LEIGHT)

ANOUNCEMENTS:

Town Hall will be closed May 30, 2022

Garbage and recycling service delayed one day for the week of May 30th to June 3rd.

Submitted by:

Rusty Sawyer

Town Clerk

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