



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
MAY 25, 2023 @ 7:00 P.M.: UR COLISEUM

Mayor Doc Davis **called the meeting to order** at 7:00 p.m. Present were the Mayor, Council Members Marilyn Martin, Vernon Brown, Wesley Hutchins, and Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Attending from the Walkertown Planning Board, Caroline Jones.
Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planners Marc Alred and Town Attorney Elliot Fus.
From City-County Planning Department preservation planner Michelle McCullough and Veronica Chrome.

Doc: Wesley, would you please introduce the Boy Scout Troop here tonight.
Wesley: My pleasure Mr. Mayor. We have visiting with us tonight, Troop 990 from Pisgah United Methodist Church. The scouts are working on the Citizenship in the Community merit badge.
(Scout Leaders Gary Handy & Darin Redmon.
Scouts: Jayden Handy, Miller Beck, Ethyn Watson, Teagan Redmon.)

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

Doc: I have one addition to the agenda, preservation planner Michelle McCullough.
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

- **APRIL 27, 2023**
- **MAY 11, 2023**

THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY VERNON BROWN AND SECONDED BY WESLEY HUTCHINS.
(BROWN, HUTCHINS, MARTIN)

Doc introduces preservation planner Michelle McCullough.
Michelle: Thank you for allowing the Forsyth County Historic Resources Commission to present their annual report. I always enjoy coming out to Walkertown!
Presenting the report will be HRC member Veronica Kromm.
Veronica: I am a member of the Historic Resources Commission and I will be presenting

the Commissions 2023 Annual Report.

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 speakers coming forward, the Mayor closes the **Public Session @ 7:04.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-070

A petition requesting a special use rezoning from RS20 and RM8-S to RM8-S for the following uses: Residential Building, Townhomes

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

Marc: The Public Hearing is WA-070, a petition requesting a special use rezoning from RS20 and RM8-S to RM8-S for the following uses:

Residential Building, Townhomes

(Marc's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations, and various pictures of the property including the Esher Drive terminus).

- Petitioner: Diversified Estate Holdings, LLC
- Site: 6.874 acres located on both sides of Whitehall Village Lane, north of Old Hollow Road
- Request: a special use rezoning from RS20 and RM8-S to RM8-S for the following uses: Residential Building, Townhomes
- 45 townhomes approximately 1,800 sf each,
- Density: 6.546 dwellings units per acre using 48.15 % of the land.
- The site plan proposed 2 stormwater control measures (Bio cells) located on the southwest and southeast portions of the site
- No SIDA is required
- Legacy 2030: Growth Management Area 3 – Suburban Neighborhoods
- The request is consistent with the recommendation of Walkertown Area Plan Update: Low-Density Attached Residential
- The site is located along a growth corridor and is close to both the US-158/NC-66 Activity Center and the Walkertown Town Center
- TIP project U-5824 is proposing significant improvements to Old Hollow Road, including substantial widening of the road, the addition of dedicated turn lanes and medians, and sidewalks.
- A dedicated right turn out was added by the developer
- Recommendation: Final Development Plan Approval
- The Planning Board recommended approval on May 5th.

STAFF RECOMMENDS APPROVAL

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

Marc: Any questions from the Town Council?

Wesley: Any thoughts on traffic?

Marc: With the improvements coming to HWY 66, the road will handle the increase in traffic.

Marilyn: Council still has concerns with the town homes being so close to the road.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:20 to those wishing to speak for or against WA-015.

My name is Amanda Hodierne with Isaacson Sheridan, 804 Green Valley Rd., Suite 200, Greensboro. I am the lawyer for the petitioner.

Once the site plan is approved, it can't be changed by the petitioner without coming back for review. You had questions about the Bio Cells. Mr. Wallace will address them. This property was vacant and in front of Whitehall Village making it perfect for an extension of that development. We are making good use of our resources. We are building at a lower density at 6.5 per acre. The town homes are on a heavily traveled corridor between two activity centers.

The town homes will join the existing HOA.

The town homes will increase the value of Whitehall Village.

A right turn lane out of Whitehall Village Lane will be added by the petitioner.

Hwy 66 ROW has been taken into account.

The well screened landscaping buffer by Keystone in front of Whitehall Village will remain as a rear buffer for the new townhomes.

The Post Office requires a mail kiosk. We are using a higher standard by adding 2 parking spaces, one of which is for handicapped parking. Most residents will walk to get their mail.

The townhomes will look like the townhomes in Whitehall Village. Some will be single story and some will be two story and one or two garages.

Thank you.

My name is Scott Wallace, 3708 Alliance Drive in Greensboro.

We will continue to provide high quality landscaping and build high quality Town Homes. Both are expensive to do.

To address your concern over the 2 buildings close to HWY 66. We have moved the Town Homes as far from HWY 66 as feasible.

As you can see in Whitehall Village, attractiveness is important to me.

The 2 Bio Cells only hold water when it rains. They are not as deep as holding ponds. The water is quickly absorbed. Fencing would take away from aesthetics. We are concerned about safety. I am handing out pamphlets that show how the Bio Cells are made with examples.

Scott Snow: Fencing is not required. Bio Cells don't fall under the 3 rules requiring fences.

Marilyn: I researched the Bio Cells. They are shallow and good looking.

Amanda: The evergreens screening buffer will stay.

Wesley: Again traffic. Any Darrow Road intersection improvements?

Amanda: No.

Scott Wallace: We are proud of the apartments and Whitehall. They are attractive with curb appeal. We designed the town homes pushed back as far from 66 as possible.

Bio Cells are expensive to build. They are more attractive than retention ponds and make a good buffer.

My name is James Nestor and I live at 5238 Esher Lane. We love this area.

It's quiet and we can hear the church chimes. We are in favor of the town homes. Traffic is a huge problem twice a day. We need to push DOT for a timed light. During construction, DOT should allow a construction driveway to 66. Improvements should be made to the Darrow Road intersection.

My name is Judy Slater. Al and I live in the town homes in Whitehall Village.

We are thrilled to have the town homes coming to the vacant property between us and 66. The alternate could have been terrible. We are pleased with the quality of Keystone homes, with the beautiful landscaping. They keep things looking good. We hope you approve the petition. Thank you.

Doc: Anyone wishing to speak in opposition?

My name is Donnie Hightower and I live at 2929 York Place Drive. The right turn out onto 66 is a necessity. I am concerned about road maintenance on private streets. I think we should turn them over to DOT. Thank you.

Doc: The streets can be turned over to DOT or the town. However, the gate to Ruxton would be required to be opened if the streets are public maintained.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:51.

Doc: Scott, what percentage of the property was already zoned RM8-S.

Scott: ~ 40% was already zoned RM8-S.

**MOTION: TO APPROVE WA-070 A PETITION REQUESTING A SPECIAL USE REZONING FROM RS20 AND RM8-S TO RM8-S FOR THE FOLLOWING USES: RESIDENIAL BUILDING, TOWNHOMES
CONSISTENCY STATEMENT: THE PROPOSED REZONING IS CONSISTENT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE AND IS REASONABLE AND IN THE PUBLIC INTEREST.**

BECAUSE THE SITE IS LOCATED ALONG A GROWTH CORRIDOR AND IS CLOSE TO BOTH THE US 158 AND NC 66 ACTIVITY CENTER AND THE WALKERTOWN TOWN CENTER AND THE REQUEST WOULD HEAVILY SCREEN THE HIGHER DENSITY HOUSING FROM SURROUNDING SINGLE-FAMILY HOUSING

BY: VERNON BROWN

SECOND: WESLEY HUTCHINS

VOTE: UNANIMOUS

(BROWN, HUTCHINS, MARTIN)

Doc: Let's take a 10 minute recess.

2. RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR THE FISCAL YEAR 2023-2024 TOWN OF WALKERTOWN BUDGET

MOTION: TO APPROVE A RESOLUTION SETTING JUNE 22, 2023 AS THE DATE FOR A PUBLIC HEARING FOR THE FISCAL YEAR 2023-2024 TOWN OF WALKERTOWN BUDGET

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, HUTCHINS, MARTIN)

3. PROJECT UPDATES

Scott: Jeff Johnson accepted 3 bids for the towns' new meeting space. The low bidder was Stonewall Construction at \$1.6 million. The bid includes some TCP improvements and some maintenance work.

260 days to complete.

We have a drainage issue in the park playground that need to be resolved before the new playground surface is installed.

Waterproofing work is underway at 5095 Main Street building.

Salem Road paving will start in 2 weeks.

Wesley: The TAC met last Thursday. Nothing new concerning Walkertown.

Still working on ROW along 66.

Utilities work on 158. Let date 2024.

Discussed rail service to Charlotte from WS.

4. FINANCIAL STATEMENTS

MAY, 2023

Doc: We are in the eleventh month of our year or 91.3% of the way through the year. One month left in this year. Every line well within budget. Revenue funds are up to 94% and ahead of expectations.

Interest is finally way up. Property tax at 100%.

We have Unrestricted Funds for May @\$7,126,543.64 Restricted

Funds @\$1,444,990.82 for a Grand Total Fund Balance of \$8,571,534.46.

MOTION: TO APPROVE FINANCIAL STATEMENTS FOR MAY, 2023 AS PRESENTED BY STAFF

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, HUTCHINS, MARTIN)

Doc: I would like to thank the Stephens family for allowing the town to use this wonderful meeting space. Very generous of you both.

Marilyn, do I have a motion?

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 8:13 P.M.

BY: MARILYN MARTIN

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, HUTCHINS, MARTIN)

ANOUNCEMENTS:

Town Hall will be closed May 29th, 2023

Garbage and recycling service delayed one day for the week of May 29th to June 2nd

Submitted by:

Rusty Sawyer

Town Clerk

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