

**WALKERTOWN PLANNING BOARD MEETING  
BOOE HOUSE  
MAY 2, 2023 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, Chuck Anas, Caroline Jones, Gary Mundy, Planning Board Alternate Herman Smith, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Attending from the Walkertown Town Council, Peggy Leight.

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planners Marc Alred & Nick Smith and Town Attorney Elliot Fus.

**DETERMINATION OF QUORUM**

Yes, Chairman Keith Fulp confirms a Quorum (5) is present.

**APPROVAL OF AGENDA**

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

**(ANAS, JONES, MUNDY, PEGRAM)**

**APPROVAL OF MINUTES**

**1. April 4, 2023 – Planning Board Regular Meeting**

Jerry Pegram moved, and Caroline Jones seconded, for approval of the April 4, 2023 minutes as written. The vote was unanimous.

**(ANAS, JONES, MUNDY, 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-070**

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

Marc Alred introduces from Winston-Salem/Forsyth County Planning, Project Planner Nick Smith.

Marc: Nick has worked in Yadkin County and also for Rural Hall. He came to us about 6 months ago.

Nick: 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

(Nick'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
- 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.
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

#### STAFF RECOMMENDS APPROVAL

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

Nick: Any questions from the board?

Chuck: What is the density?

Nick: 6.546 dwellings units per acre.

Keith: Do the Bio Cells require fencing?

Scott: Not in our UDO, however fencing is mainly for large ponds. Not required here.

Chuck: It should be fenced in if it holds water.

Scott: It would be their liability.

Keith: Did you run this thru DOT?

Nick: Yes.

Caroline: Could the sidewalk be extended to Whitehall?

Nick: Developer has already approved the extension.

Chuck: With the added traffic, will the exit now merit a stoplight and the gate to be opened?

Nick: No light now.

Scott: DOT metrics determine when stoplights are warranted

Caroline: Mail kiosk seems difficult to access.

Nick: 2 parking spots, one regular and one handicapped.

Caroline: 10' street yard is?

Nick: Trees & shrubs.

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

Fulp @ 3:25 to those wishing to speak for or against WA-070.

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

We'll allow Yea speaks first.

My name is Kim Willard and I live at 5383 Esher Dr.

I'm in favor of the petition. I am just glad it is not a gas station. I have concerns about access, especially emergency vehicles. There should be a light at the entrance. DOT should grant us a variance.

My name is Mickey Metcalf and I live at 5377 Esher.

I am speaking in favor of the petition. I was on the Kernersville Board of Adjustment. My concern is traffic on HWY 66. Keystone has hit the mark with this development. Maybe DOT would give us a caution light at busy times of the day. I know DOT moves only when they want to. I would like the Board for you service.

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.

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. 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 the esthetics. 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.

Keith: Did you meet with the neighbors?

Scott W.: Yes we did. 56 Whitehall neighbors came. Property owners were in favor of the Town Homes.

Jerry: Will the common areas be maintained by the HOA?

Scott W.: Yes.

Caroline: Will people think the Bio Cell landscaping is a park?

Scott W.: No. There will be signage.

My name is James Nestor and I live at 5238 Esher Lane. Traffic is a huge problem twice a day. We need to push DOT for a timed light. During construction, what driveway will

be used?

Scott W.: DOT requires no construction driveway on HWY 66. There will be no construction parking on Whitehall Village Lane.

My name is Roger Payne and I live at 5207 York Place. I am the president of the HOA. I am in favor of the petition. It will increase home values.

My name Cliff Peschansky and I live at 5229 Inigo Court. I too am concerned about traffic. I think the gate leading to Ruxton should be opened.

My name is Thomas Walker and I live at 5383 Holbein Gate Road. I disagree with Cliff. Please don't open the gate to thru traffic.

Amada H.: Let us be clear, the gate is not part of this petition.

Keith: Any other speakers wishing to speak for WA-070? *NO*

Keith: Is anyone wishing to speak against the petition?

Caroline Jones: I think the front units should be eliminated. They are too close to HWY 66.

Scott Wallace: We have moved the Town Homes as far from HWY 66 as feasible,

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:59.

Keith: Any other questions from the Board? *NO*.

Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF WA-070, A PETITION REQUESTING A SPECIAL USE REZONING FROM RS20 AND RM8-S FOR THE FOLLOWING USES: RESIDENTIAL BUILDING, TOWNHOMES**

**BY: JERRY PEGRAM**

**SECOND: CHUCK ANAS**

**VOTE: UNANIMOUS  
(ANAS, JONES, MUNDY, PEGRAM)**

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF THE RECOMMENDED PLAN CONSISTENCY STATEMENT; THE PROPOSED REQUEST FOR SPECIAL USE REZONING FROM RS20 TO RM8-S IS GENERALLY CONSISTANT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE AND LEGACY 2030 DUE TO THE REQUEST BEING CONSISTENT WITH THE RESIDENTIAL LAND USE RECOMMENDATION IN THE *WALKERTOWN AREA PLAN UPDATE*, THE REQUEST WOULD HEAVILY SCREEN THE HIGHER DENSITY HOUSING FROM SURROUNDING SINGLE-FAMILY HOUSING, 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. THE PROPOSED REQUEST IS REASONABLE AND IN THE PUBLIC INTEREST.**

**BY: GARY MUNDY**

**SECOND: JERRY PEGRAM**

**VOTE: UNANIMOUS  
(ANAS, JONES, MUNDY, PEGRAM)**

**ANNOUNCEMENTS:**

Town Council meeting May 25<sup>th</sup>.@ 7:00 pm  
@ UR Coliseum  
4421 Poindexter Street

**ADJOURNMENT:**

On a motion by Keith Fulp and seconded by Chuck Anas, the meeting was adjourned at 4:01 p.m. by unanimous vote.

**(ANAS, JONES, MUNDY, PEGRAM)**

Submitted by: RUSTY SAWYER  
Town Clerk