



MINUTES  
REGULAR MEETING OF THE TOWN  
OF WALKERTOWN TOWN COUNCIL  
SEPTEMBER 26, 2019  
@ 7:00 P.M. @ THE WALKERTOWN LIBRARY

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

Also in attendance, from Winston-Salem/Forsyth County Planning, Project Planner Gary Robert.

Chairman Keith Fulp and Chuck Anas from the Walkertown Planning board were also in attendance.

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

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

**APPROVAL OF MINUTES**

- **AUGUST 22, 2019**
- **SEPTEMBER 12, 2019**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY MARILYN MARTIN AND SECONDED BY WESLEY HUTCHINS.  
(HUTCHINS, LEIGHT, MARTIN)**

**PUBLIC SESSION**

THIS SESSION IS FOR NON-AGENDA 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 @ 7:02.**

With no speakers coming forward the Mayor closes the **Public Session @ 7:02.**

**BUSINESS FOR DISCUSSION AND/OR ACTION:**

**1. PUBLIC HEARING WA-060**

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

Mayor Davis 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?

Peggy: The site plan shows a 10' ROW along 66.

Gary: As of now, it won't be needed.

Doc: What are the markings on the lower right?

Gray: It is a striped crosswalk connecting the sidewalk across the entrance from HWY 66.

Wesley: Are there any conflicts with the RS20 property next door?

Gary: No. There is a buffer yard between the two properties. It is a pre-existing condition.

Any more questions from the Board? No.

The Planning Board recommended approval on September 3<sup>rd</sup>.

#### STAFF RECOMMENDS APPROVAL

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

With no other questions from the council, the **Public Hearing** is opened by Mayor Davis @ 7:11 to those wishing to speak for or against WA-060.

With no speakers coming forward Mayor Davis closes the **Public Hearing** at 7:11.

Doc: Do I have a motion?

**MOTION: TO APPROVE WA-060 A SPECIAL USE REZONING REQUEST FROM LB-S TO LB-S BY ACV SKYLINE RAD08 LLC: 3015 OLD HOLLOW ROAD WITH THE CONDITION OF A SIDEWALK EXTENSION FROM THE EXISTING SIDEWALK ON RUXTON WITH CROSSWALK STRIPING FROM THE SIDEWALK**

**EXTENSION TO THE DOLLAR GENERAL**  
**BY: PEGGY LEIGHT**  
**SECOND: WESLEY HUTCHINS**  
**VOTE: UNANIMOUS**  
(HUTCHINS, LEIGHT, MARTIN)

**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.

Doc: The petitioner has requested the Special Use rezoning request be remanded back to the Planning Board for revision. If the council approves the request, there will be no Public Hearing tonight on WA-061.

**MOTION: TO APPROVE THE REQUEST BY THE PETITIONER TO  
REMAND WA-061 BACK TO THE WALKERTOWN PLANNING  
BOARD FOR REVISION**

**BY: WESLEY HUTCHINS**  
**SECOND: MARILYN MARTIN**  
**VOTE: UNANIMOUS**  
(HUTCHINS, LEIGHT, MARTIN)

Scott: There will be another Public Hearing at the Planning Board meeting. There is no set date for the meeting. It is entirely up to the petitioner.

Marilyn: I want to thank everyone for coming today. I know you came expecting a public hearing and a chance to speak. Keystone will revise their request and take it to Gary. Then Gary will present it to the Planning Board who will then send their recommendation to the Town Council.

Scott: The Special Use rezoning request will still be WA-061.

Gary: Correct. The rezoning signs will stay out. New notices will go out to residents. In order to schedule a Planning Board meeting in November, we would have to receive the revision by 12 noon Friday.

**3. RESOLUTION DIRECTING TOWN CLERK TO INVESTIGATE VOLUNTARY  
ANNEXATION PETITION RECEIVED UNDER G.S.160A-31**

Doc: This is a voluntary annexation of 5100 Reidsville Road, the former residence of Willard Watson. The current owner is Tuula Mikkola.

**MOTION: TO APPROVE RESOLUTION DIRECTING TOWN CLERK TO  
INVESTIGATE VOLUNTARY ANNEXATION PETITION FOR  
5100 REIDSVILLE ROAD BY TUULA MIKKOLA RECEIVED  
UNDER G.S.160A-31**

**BY: PEGGYLEIGHT**  
**SECOND: MARILYN MARTIN**  
**VOTE: UNANIMOUS**  
(HUTCHINS, LEIGHT, MARTIN)

Scott: We would annex this property in December.

#### **4. COMMITTEE UPDATES**

##### **COUNCIL OF GOVERNMENTS UPDATES**

Peggy: The annual PTRC Board of Directors meeting and awards presentation is on October 16 at 11:15 at the NC Zoo. Lunch at 11:30. All are invited. RSVP by 10/7. I'll send everyone the flier with the web link.

##### **DOT**

Scott: DOT has put a hold on 900 projects state wide. The beltway & 158 are not affected. Most work on the 66 widening project is suspended. They may do some appraisals with the \$300K they have for this year.

Wesley: It's disheartening to hear 66 is pushed back again and again with no input. Citizens need to put pressure on District 9.

Doc: Their number is 336-747-7800. When Gospel Light members started complaining about the stop light at Darrow/158, DOT was working on it within 2 weeks.

Scott: Maybe we need a Resolution requesting they get back on schedule. Don't forget the DOT meeting 10/10 @ Gospel Light 3 - 4.

#### **5. FINANCIAL STATEMENTS**

September, 2019

Doc: We started a new year July 1<sup>st</sup>. We are 25% into the new year and finishing our 1<sup>st</sup> quarter. All departments are in line with the exception of some payments made quarterly. Total expenses are at 12%. Revenue "in" at 8%, which is slow. Interest coming in well.

Unrestricted Funds @ \$3,605,029.91 and Restricted Funds @ \$1,003,207.57 for a Grand Total Fund Balance of \$4,608,237.48.

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR SEPTEMBER, 2019 AS PRESENTED**

**BY: PEGGY LEIGHT**

**SECOND: WESLEY HUTCHINS**

**VOTE: UNANIMOUS**  
(HUTCHINS, LEIGHT, MARTIN)

#### **6. SET WORKSHOP DATE FOR OCTOBER, 2019**

Council agrees to set the workshop date for October 10<sup>th</sup>.

#### **PUBLIC SESSION**

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Mayor Davis opens the **PUBLIC SESSION** at 7:35.

My name is Beverly Disher and I live at 5370 Sullivantown Road. I have lived there since 1976. I am in favor of the development but not the density of the homes. Our neighborhood has always been kept clean and well maintained. Same for the school property. The land owned by Keystone hasn't been mowed for years. At least bush hog it. The weeds look awful.

My name is Emily Webster and I live at 5401 Sullivantown Road. We are building a home at 5431 Wallasey. I am against WA-061. Yes, I knew the property would one day be developed. This is a nice quiet neighborhood. I don't want to live in Whitehall Village. I think it should have more green space and less density. With connectivity comes more traffic. Please consider us when you make the final decision.

With no other speaker coming forward the Mayor closes the **PUBLIC SESSION @ 7:38.**

**ADJOURNMENT:**

**MOTION: TO ADJOURN REGULAR MEETING AT 7:39 P.M.**

**BY: MARILYN MARTIN**

**SECOND: PEGGY LEIGHT**

**VOTE: UNANIMOUS**  
(HUTCHINS, LEIGHT, MARTIN)

**ANOUNCEMENTS:**

Walkertown Fall Festival – October 18<sup>th</sup> – 19<sup>th</sup>

Town Council Meeting – October 24<sup>th</sup> – 7:00pm – Booe House

**RECYCLING SCHEDULE - every other week**

OCTOBER – 2019

ROUTE A – 14<sup>th</sup> & 28<sup>TH</sup>

ROUTE B – 7<sup>th</sup> & 21<sup>ST</sup>

Submitted by:

*Rusty Sawyer*

Town Clerk

Visit the Town's website at:  
[www.townofwalkertown.us](http://www.townofwalkertown.us)