

JOINT WORKSHOP MEETING
WALKERTOWN TOWN COUNCIL
WALKERTOWN PLANNING BOARD
TUESDAY – FEBRUARY 12, 2019
6:00 P.M. @ BOOE HOUSE

Present: Mayor Davis, Council members: Peggy Leight, Randy Mendenhall and Marilyn Martin, Town Manager Scott Snow, and Town Clerk Rusty Sawyer. Planning Board members: Chairman Robert Butler, Chuck Anas, Vernon Brown, Jerry Pegram and alternates Steve Fowler and Roger Bailey. Fire Administrator Wesley Hutchins. Also present, Gary Roberts, Winston-Salem/ Forsyth County Planning Department.

Mayor Davis calls the meeting to order at 6:00 pm and opens with a prayer.

Council and Planning Board members are in agreement to accept the Agenda.

1. **WA-058 Review**

Gary Roberts

Gary leads a discussion on WA-058, Whitehall Village North

DENSITY

- Current zoning of RS20 would allow 126 homes. Petitioner asking for change in zoning to allow 108 multifamily & 120 houses.

CONNECTIVITY

- 5' wide sidewalk to High School only (no street connection)
- County Planners recommend a street connect to Wickenham Rd. This would give both developments a second entrance/exit for First Responders in case of an accident at either of the Sullivantown Road entrances.
- County Planners recommend removing cul-de-sacs, then connect streets together
- Sidewalks on both sides of the streets (Town requires 1 side only)
- Crosswalks

TRAFFIC

- Traffic count under current RS20 zoning would be 1200 daily trips.
- Traffic count with change in zoning to include multifamily housing increases to 1800 trips per day.
- County Planners recommend \$100,000.00 bond for a traffic/streetlight study, if needed, at the Whitehall Village entrance on 66. The traffic count from Whitehall would have to increase significantly to warrant a traffic study.
- DOT makes the decision to add stop lights, not the Town of Walkertown.

FIRE SERVICE / EMT

Wesley: I have several concerns. First, with access. If there were an accident at the entrance off of Sullivantown Road, first responders would have to go to Esher Drive in Whitehall Village.

Also, the width of the street is 27 feet. With cars parked on the street there wouldn't be room for the ladder truck to extend outriggers.

The radius of the cul-de-sacs may be too small for firetrucks to turn around.

Gary: I'll make sure Keystone is made aware of all concerns. Any other concerns or questions?

OPEN SPACE

Peggy: Gary, please show us on the map:

- 15% Open Space
- Recreation areas
- Berms, plantings & setbacks

Gary: Staff recommends denial.

Scott: Thank you Gary, good job.

The next Planning Board meeting is March 5. You will also be electing Chairman & Vice Chairman.

The Joint workshop is adjourned at 7:45 by motion of Peggy Leight and second by Marilyn Martin.

Submitted by: Rusty Sawyer
Town Clerk