



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
JULY 24, 2025 - 7:00 P.M.: WALKERTOWN COMMUNITY BUILDING

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

The Invocation was given by Mayor Davis.

The Pledge of Allegiance was led by Vernon Brown

Doc: Any additions to the agenda from council? *NO*.

**THE AGENDA WAS APPROVED AS WRITTEN BY MOTION MADE BY
WESLEY HUTCHINS AND SECONDED BY CAROLINE JONES
THE VOTE WAS UNANIMOUS.
(BROWN, HUTCHINS, JONES)**

APPROVAL OF MINUTES

- June 26, 2025

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

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** at 7:02.

Laraine Nelson, Swain Lane, expressed that she believes there is a need for senior housing in the Walkertown area.

With no other speakers coming forward, the Mayor closes the **Public Session** at 7:04.

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. PUBLIC HEARING: WA-072

A petition requesting Special Use District Rezoning from LO-S (Limited Office – Special Use Two Phase) to LO-S (Limited Office – Special Use) and Special Intense Development Allocation (SIDA).

Ellie Levina, WS/FC Planning: The Public Hearing is WA-072, a petition requesting Special Use District Rezoning from LO-S to LO-S and Special Intense Development Allocation.

- Petitioner: West Farms Holding LLC and Elice Jackson Holcomb Revocable Trust
- Site: ~2 acres located on the north side of Poindexter Street, between Darrow Road and Rocky Branch Road.
- Request is a Special Use Rezoning and Special Intense Development Allocation.
- The site plan shows 16 2-story townhomes units with a floor area of 16,640 sq. ft.
- On street and off street parking with parallel parking along Poindexter Street totaling 42 parking spaces
- The townhomes will be rear-loaded and the units will be fronting Poindexter Street.
- The request is consistent with the recommendations of the Walkertown Area Plan Update and Legacy 2030
- The site plan includes a single driveway access point, which will enhance traffic safety along Poindexter Street by minimizing the potential for vehicle-pedestrian conflicts and vehicular accidents
- A residential development at this site would better complement the residential character of the eastern section of Poindexter Street
- Staff recommendation is for approval
- Site plan meets Walkertown UDO requirements and use specific conditions

Ellie Levina, Any questions from the board?

Council member Hutchins, Are there any considerations of the proper on either side? Are you aware of any conflicts?

Ellie Levina, None that we aware of.

Mayor Davis, Any further questions from the council? *NO*.

With no further questions from the Council, the **Public Hearing** is opened by Mayor Davis at 7:15 to those wishing to speak for or against the proposal.

Luke Ward, Ferguson Development, 751 W Fourth St, Winston-Salem, spoke in favor of the proposal.

Council member Hutchins, I would like to say I appreciate the developer making adjustments to the site plan to address our concern about the original driveway design.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:20.

Doc: Do I have a motion?

MOTION: APPROVAL OF WA-072, A PETITION REQUESTING TO AMEND THE OFFICIAL ZONING MAP FOR THE SUBJECT PROPERTY FROM LO-S (Limited Office – Special Use Two Phase) to LO-S (Limited Office – Special Use) and Special Intense Development Allocation (SIDA) and the PLAN CONSISTENCY STATEMENT as presented by staff.

BY: WESLEY HUTCHINS
SECOND: VERNON BROWN
VOTE: UNANIMOUS
(BROWN, HUTCHINS, JONES)

MOTION: APPROVAL OF THE REQUESTED SPECIAL INTENSE DEVELOPMENT ALLOCATION (SIDA) OF TWO ACRES FOR CASE WA-072

BY: VERNON BROWN
SECOND: WESLEY HUTCHINS
VOTE: UNANIMOUS
(BROWN, HUTCHINS, JONES)

2. PROJECTS UPDATE

NCDOT PROJECTS: COUNCIL MEMBER HUTCHINS: Reidsville Road project is sixteen percent complete. Estimated completion is 2028. Old Hollow Road project is 22% complete. Water and sewer and storm drainage work under way. They have some weather delays. Estimated completion for that is April of 2027.

Monthly report from the Walkertown Fire Department was presented to the Council.

Council was updated on the status of the startup of the Historical Marker program.

Council was updated on the Fall Festival meeting and the potential Friday night car show.

Sullivantown Road and Depot Street sidewalk projects still awaiting for ROW acquisition.

The AC units at the Historical Society building has been repaired.

3. FINANCIAL STATEMENTS

July, 2025

Mayor Davis: We are in the first month into our year. All in line and on budget with no department over budget. We have Unrestricted Funds for July at \$6,793,068.03, restricted funds at \$769,757.64 for a Grand Total Fund Balance of \$7,562,825.67
Any concerns? *No.*

**MOTION: TO APPROVE FINANCIAL STATEMENTS FOR JULY, 2025
AS PRESENTED BY STAFF**

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

**VOTE: UNANIMOUS
(BROWN, HUTCHINS, JONES,)**

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 8:15 P.M.

BY: WESLEY HUTCHINS

SECOND: CAROLINE JONES

**VOTE: UNANIMOUS
(BROWN, HUTCHINS, JONES)**

ANOUNCEMENTS:

Planning Board Workshop Scheduled for August 5th, 2025 – 3:00 pm

Fall Festival Meeting – August 11th – 4:00 pm

**Submitted by:
Scott Snow
Town Manager**

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