

WORKSHOP MEETING
WALKERTOWN TOWN COUNCIL
THURSDAY – JUNE 12, 2025
4:00 P.M. - Town Hall

Present: Mayor Davis, Council members Vernon Brown, Wesley Hutchins, Caroline Jones, Peggy Leight, Town Manager Scott Snow, Town Clerk Rusty Sawyer and Planning Consultant Gary Roberts.

Mayor Davis calls the meeting to order at 4:00 pm and opens with a prayer.
Doc: Are there any additions to the agenda. *NO*

Discussion Items for the May 8th, 2025 Meeting

1. DISCUSSION OF PLANNING AND DEVELOPMENT

5095 Main Street

Gary leads this discussion

Before it is sold:

- Now zoned General Use
- Option A – Special use (with site plan or Special Use Limited without a site plan)
- Option B – Deed Restrictions / Restrictive Covenants
- Special Use would be more enforceable
- Council discussed possible uses as a public building / museum

Sullivantown Road Sidewalk project

Scott leads this discussion

- Working with Attorney with hope gas station may donate easement
- Waiting on temporary construction easement for the crosswalk from the school
- Working on schedule to bid by the end of July
- Received approval for supplemental money for possible cost over runs
- Dedicated driveway on vacant lot

Poindexter Street Townhomes

Scott:

- Goes to Planning Board July 1st
- Goes to Town Council July 24th
- Needs 2 acres of SIDA
- Rear loaded parking with parallel parking along Poindexter

Gary:

- Not very nice looking facing Poindexter
- Ask builder to improve the look to “urban town house façade” and remove sliding glass doors and replace with front doors with a sidewalk
- Common areas owned by HOA

Avalee / Martin Streets

Scott: The Site Plan Review will go to the county Planning Board July 8th.

The town would not be able to approve a driveway permit to Avalee Street.

Gary: Also, needs a driveway permit on Martin Street to HWY 66. No turn lane is required on HWY 66. With RS 20 zoning, they can build 64 lots with a

PRD. The town could require a traffic limiting device at the connection to Martin Street. For example, narrow the width of the road to 10'.
Doc: They should not be allowed to connect non town streets to town streets.

MOTION: TO DRAFT A POLICY THAT REQUIRES BEFORE STREETS IN THE COUNTY CAN CONNECT TO WALKERTOWN STREETS, THEY MUST BE ANNEXED INTO THE TOWN OF WALKERTOWN

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

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

PROPERTY WEST OF FOOD LION / ROCKY BRANCH ROAD

Gary: Zoned HB-GENERAL. Site would require 10.2 acres of SIDA. Would have concerns about the look from HWY 66.

Scott: Could be rezoned HB-S to have more control over future uses.

2. DISCUSSION OF PRELIMINARY FY 2025 – 2026 BUDGET

Scott leads this discussion.

REVENUES: Property tax is the major revenue source for the operating income of the Town. As a result of the 2025 Forsyth County Property Reappraisal, it is recommended that the Town of Walkertown tax rate be adjusted to \$.16 cents per \$100 valuation.

The town's property tax base grew by ~37.51% with a resulting ad valorem revenue neutral tax rate of ~\$14 cents. One cent of property tax per \$100 provides \$90,109 in tax revenue. The proposed FY 25-26 tax rate is approximately \$.02 over the revenue neutral rate.

EXPENDITURES:

- Funding for capital projects including the Sullivantown Road and Depot Street sidewalk and pedestrian projects, as well as funds to begin the planning process for several pedestrian and traffic improvements projects along Main Street.
- Funding allocated to provide support and resources for local non-profit service organizations including Walkertown Meals on Wheels, Friends of the Walkertown Library, Walkertown Area Historical Society, and the Walkertown Girls Softball Association.
- Additional funding allocated to participate in the Forsyth County Countywide Fire Service District, with the intent to move all expenditures for fire services to the Countywide District in FY 26-27.

Total Expenses: \$4,346,678

Total Revenues: \$4,346,678

Wesley: I don't see why we are reducing the \$.20 cent tax rate. I don't support reducing it now when we have capital projects we want to complete.

Doc: That would raise the property tax on our residents.

Wesley: The rate would remain the same at \$.20 cents. The county raised property values, not us.

Doc: Residents are paying a high portion compared to commercial property. For example, the BP on Main Street sold for \$919,500. The current tax value after the reval is \$629,100. Their property tax will decrease while residents pay more.

Wesley: The average home in Walkertown is valued at \$250K. They would pay an extra \$100 if we keep the rate at \$.20 cents generating \$368K for the town. I have a list of several projects, some of which we have already discussed, that the \$368K could be used for.

Peggy: I agree with Wesley. I don't know if the extra \$100 would adversely affect most homeowners.

Scott: To add money to revenues you will have to have expenditures to match.

Wesley: Couldn't we put the money in the Capital Outlay line and use it for projects?

Scott: You would probably want a matching expenditure for that large of an amount. Usually if you have a large amount you're dedicating to future capital projects, you'll have an adopted capital improvement plan that designates what projects those funds will be used for in the future. Next year the revenue neutral rate will be approximately \$.16 cents. Next year we most likely won't be paying \$700K to the fire department. If you set the rate \$.06 cents above revenue neutral, Walkertown would have possibly the highest overall increase in the county percentage wise this year.

Doc: We already have available funds for projects.

Wesley: Funds I think we should be using more. For example, the Davenport Main Street Study with improvements along Main Street, building a larger picnic shelter in the park, second chance cycle shop improvements in case we might want to use that as a public facility, softball fields, pickle ball courts, a splash pad.

Scott: Splash pads are very expensive to maintain.

Wesley: We could add to our Christmas light displays. We could get 4th of July light displays for the 2026 celebration.

Peggy: We could add benches along the new walking track. How much did the ones we have now cost?

Scott: \$700 each plus installation costs.

**Council is in agreement to add funding to proposed FY25-26 budget for Christmas displays, light displays for the 2026 4th of July, and up to 10 benches along the new walking track using a fund balance transfer from the Hotel Occupancy fund.*

3. CONSIDERATION OF ORDERS TO COLLECT FOR FY 25-26 AND PRIOR YEARS

MOTION: BY ORDER OF THE COUNCIL OF THE TOWN OF WALKERTOWN TO COLLECT FOR FY 25-26 AND PRIOR YEARS TAXES

BY: CAROLINE JONES

SECOND: PEGGY LEIGHT

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

4. CONSIDERATION OF AGREEMENTS WITH NCDOT FOR FUNDING OF THE RUXTON DRIVE SIDEWALK AND HARLEY DRIVE INTERSECTION PROJECTS

Scott; Both projects come with an 80/20 split. 80% MPO funding / 20% Town funding.

Ruxton Dr. Sidewalk / Friendly Rd. Crosswalk

- MPO \$484,000 / Town \$121,000

Harley Dr. / Main Street intersection – with left turn lane on Main St. with traffic signal

And change to one way on Sullivantown Rd. from Main St. to Harley Dr.

- MPO \$1,210,000 / Town \$302,500

MOTION: TO ACCEPT MPO FUNDING FOR RUXTON DRIVE SIDEWALK AND HARLEY DRIVE INTERSECTION PROJECTS

BY: VERNON BROWN

SECOND: WESLEY HUTCHINS

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

5. PROJECT UPDATES

Scott leads this discussion.

Working with attorneys to complete sidewalk projects ROW and easements.

Paving and patching along Rocklane Dr and surrounding streets has been completed.

Working with contractor to do various maintenance projects on town facilities.

**Council is in agreement to cancel workshop in July.*

MOTION: TO ADJOURN WORKSHOP MEETING @ 8:24

BY: VERNON BROWN

SECOND: WESLEY HUTCHINS

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

Submitted by: Rusty Sawyer, Town Clerk