

**WALKERTOWN PLANNING BOARD MEETING  
WALKERTOWN COMMUNITY BUILDING  
JULY 1, 2025 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: Chuck Anas, Herman Smith, Planning Board Alternates Steve Fowler and Mickey Metcalf, Planning Board Coordinators Town Manager Scott Snow and Town Clerk Rusty Sawyer.

Attending: Mayor Davis and from the Walkertown Town Council, Peggy Leight.

Also in attendance, from Winston-Salem/Forsyth County Planning, Marc Allred and Project Planner Ellie Lavina and Town Attorney Elliot Fus.

Keith: It's been over a year since our last meeting. We are glad to be meeting in this new beautiful building for the first time. I'd like to thank the Mayor and Town Council for providing this space for the town.

Keith: This is the first meeting in 2025 of the Walkertown Planning Board. Planning Board members are myself, Jerry Pegram, Chuck Anas, Herman Smith, Gary Mundy and Planning Board Alternates Steve Fowler and Mickey Metcalf  
There is a new requirement that Planning Board members must be sworn in and the Town Clerk Rusty Sawyer will do the swearing in.

Rusty: I have one Bible. I will ask Steve Fowler and Mickey Metcalf to place your hand on the Bible and then to repeat after me the "OATH OF OFFICE".  
(Gary Mundy is absent)

**DETERMINATION OF QUORUM**

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

**APPROVAL OF AGENDA**

Herman Smith moved, and Chuck Anas seconded, for approval of the agenda as presented. The vote was unanimous.  
(ANAS, FOWLER, METCALF, SMITH)

**APPROVAL OF MINUTES**

**1. May 7, 2024 – Planning Board Regular Meeting**

Mickey Metcalf moved, and Herman Smith seconded, for approval of the May 7, 2024 minutes as written. The vote was unanimous.  
(ANAS, FOWLER, METCALF, SMITH)

**PUBLIC SESSION** - Please limit your talk to 3 minutes. Non-Agenda Items only.

**Public Session** was opened at 3:06 p.m. by Chairman Keith Fulp.

With no speakers coming forward with Non-Agenda Items Chairman Fulp closes the **Public Session** at 3:06.

## **BUSINESS AT HAND**

### **1. SELECTION OF CHAIRPERSON OF WALKERTOWN PLANNING BOARD**

**MOTION: I NOMINATE KEITH FULP AS THE WALKERTOWN PLANNING BOARD  
CHAIRMAN**

**BY: HERMAN SMITH**

**SECOND: CHUCK ANAS**

**VOTE: UNANIMOUS  
(ANAS, FOWLER, METCALF, SMITH)**

### **2. SELECTION OF VICE-CHAIRPERSON OF WALKERTOWN PLANNING BOARD**

**MOTION: I NOMINATE CHUCK ANAS AS THE WALKERTOWN PLANNING BOARD  
VICE-CHAIRMAN**

**BY: HERMAN SMITH**

**SECOND: MICKEY METCALF**

**VOTE: UNANIMOUS  
(ANAS, FOWLER, METCALF, SMITH)**

### **3. 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: The Public Hearing is 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's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, and various pictures of the property. Letters went out to neighbors within 500' of the site).

- 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: a Special Use Rezoning and Special Intense Development Allocation (SIDA)
- 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

- Recommendation: Zoning Approval
- Site Plan: Meets Walkertown UDO requirements and use specific conditions

STAFF RECOMMENDS APPROVAL

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

Ellie: Any questions from the board?

Herman: Will houses be built later or is this just townhomes?

Ellie: Just townhomes.

Mickey: What about mail?

Ellie: There will be a mail kiosk.

Steve: I don't see lighting.

Ellie: No lighting on the plan. If required it will turn down.

Chuck: The rear entry would probably need to have lighting.

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-072.

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 Brent Nesom and I am representing the petitioners and I am speaking in favor of WA-072. This property on Poindexter has been vacant for quite a while. The property was already zoned as commercial lots. We as developers have a strong sense of community. Scott and Gary had concerns with the original site plan with each unit having driveway access to Poindexter. This site plan addresses those concerns by having a single driveway to the rear.

Mickey: Will the units be for rent or to buy?

Brent: For sale.

Mickey: Will there be an HOA?

Brent: Yes.

Mickey: They can be problematic. I hope the costs are low. I see very little common areas. No pool. No club House.

Brent: Correct.

My name is Luke Ward. The townhomes will be affordable, entry level. Landscaping and the streetscapes will be maintained by the HOA.

Mickey: In a rural setting like Walkertown, what are the typical prices for similar units?

Luke: Usually \$265K for interior units and \$295K for end units.

Chuck: Do you have rear elevations?

Luke: Not yet. The first floor is mostly garage.

Keith: Will you have the rear elevations in time for the town council meeting July 24<sup>th</sup>?

Luke: Yes.

Keith: How much space between the buildings?

Brent: 20 feet. Code is 10'.

Keith: Any other speakers wishing to speak for WA-072? **NO**

Keith: Is anyone wishing to speak against the petition?

My name is Barbara Morris and I live at 4520 Poindexter Street. I disagree with your statement about Poindexter Street having light traffic. Poindexter is a cut through street. We have speeders and I have a blind driveway because of the hill. I have requested speed bumps to slow traffic. I think the builders should be required to add a turn lane into the townhomes. I have concerns with water runoff. There is a ditch that

the town has not repaired yet. I'll pay for the pipe. I am concerned about the lighting across the street from me. The town homes density is too great for that size lot.

My name is Wayne Montoya and I live at 4530 Poindexter Street. I am speaking against the petition. I agree with Barbara that our street has too much traffic now. I have an 11 year old son so I worry about how dangerous the traffic is. I am a veteran. The petitioners did not come out to ask residents/neighbors what we thought. I don't see any value or amenities added to the townhomes like a pool. I have a pool. The townhomes are too expensive for our area. If approved the townhomes would add to the electromagnetic field causing me to have to move. This doesn't add to my lifestyle. They are cookie cutter and too dense.

Brent: On traffic concerns. We eliminated 16 curb cuts. They would have been much worse on street traffic. Extensive grading on the sloping lots limited uses and common areas. Swimming pools are costly and require long term maintenance. The HOA can add them if they chose to. All of the commercial uses allowed under Limited Office would have had many more daily trips than townhomes have. The driveway was placed on the high side of the hill for better street views.

Luke: The townhomes will come with sidewalks which encourages walkability. We are willing to work with the community. Our petition meets Walkertown's UDO.

My name is Larry Disher and I live in Walkertown and I'm from Walkertown. My grandparents owned a farm here. I think these townhomes improve the community. The sidewalks will add to the walkability of the community. I could have sold to a business which would have greatly increased traffic. I think this petition adds value to the community. I hope everyone will be happy.

Ellie: Elevations were not required. Concerning traffic. The townhomes trip per day rate is 5.81. Much less than the 10 trips per day for single family homes.

Elliot: The zoning is LO-S. Any specific special uses.

Ellie: No. Phase two is a blank slate with several uses.

Chuck: Is there on street parking?

Ellie: Yes. 3 or 4 parking spaces. There was no trip/traffic average to compare to but 93 trips per day is low.

Steve: Lighting?

Luke: We would be willing to add lighting to satisfy the Planning Board.

Gary: The town adopted 3.11 for commercial lighting. There is no residential lighting code.

Mickey: Is your turnaround circle large enough to accommodate fire & trash trucks?

Luke: Yes. We increased the size to accommodate fire & trash trucks. Fire hydrants are located on the front.

Elliot: A question was asked about rental or sold. The decision cannot be based on rented or owned. The decision is based on appropriate land use.

With no other speakers coming forward Chairman Fulp closes the **Public Hearing** at 3:51.

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

Keith: Do I have a motion?

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL 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)**

**BY: MICKEY METCALF**

**SECOND: HERMAN SMITH**

**VOTE: UNANIMOUS**

(ANAS, FOWLER, METCALF, SMITH)

**MOTION: THE WALKERTOWN PLANNING BOARD RECOMMENDS TO THE WALKERTOWN TOWN COUNCIL APPROVAL OF THE RECOMMENDED PLAN CONSISTENCY STATEMENT; THE PROPOSED REQUEST FOR 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) with the following uses;**

**Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building: Twin Home; Residential Building, Multifamily; Combined Use; Museum or Art Gallery; Police or Fire Station; Recreation Facility, Public; Child Day Care Center, Government Offices, Neighborhood Organization, or Post Office; and Offices**

**IS GENERALLY CONSISTANT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE, AND IS ALSO RECOMMENDED FOR APPROVAL DUE TO THE REQUEST APPEARING TO MEET THE FINDINGS FOR THE REQUESTED SPECIAL INTENSE DEVELOPMENT ALLOCATION (SIDA), AND A RESIDENTIAL DEVELOPMENT AT THIS SITE WOULD BETTER COMPLEMENT THE RESIDENTIAL CHARACTER OF THE EASTERN SECTION OF POINDEXTER STREET.**

**BY: CHUCK ANAS**

**SECOND: STEVE FOWLER**

**VOTE: UNANIMOUS**

(ANAS, FOWLER, METCALF, SMITH)

**ANNOUNCEMENTS:**

Scott: The petition will go before the Town Council on July 24.  
Town Hall will be closed July 4th

**ADJOURNMENT:**

On a motion by Chuck Anas and seconded by Steve Fowler, the meeting was adjourned at 3:58 p.m. by unanimous vote.  
(ANAS, METCALF, PEGRAM, SMITH)

Submitted by: RUSTY SAWYER,  
Town Clerk