



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
MAY 23, 2024 @ 7:00 P.M.: BOOE HOUSE

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

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 PEGGY LEIGHT AND SECONDED BY VERNON BROWN.
THE VOTE WAS UNANIMOUS.
(BROWN, JONES, LEIGHT)**

APPROVAL OF MINUTES

- **APRIL 25, 2024**
- **MAY 9, 2024**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY PEGGY LEIGHT AND SECONDED BY CAROLINE JONES.
(BROWN, JONES, LEIGHT)**

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 @ 7:03**.
My name is Mike Morris and I live in Walkertown at 2670 Morris Meadow Lane. I would like to mention that the WAHS had Mayor Davis as a guest speaker this month. He spoke on past businesses here in Walkertown. He did a wonderful job with lots of information on days gone past here in Walkertown. And I'd like to thank him. Thank you.

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

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. HISTORIC RESOURCES COMMISSION ANNUAL REPORT

Doc: I'd like to introduce from the Forsyth County Historic Commission, Michelle McCullough. Welcome back!

Michelle: Thank you for inviting us back. I love the chance to come back to Walkertown.

The Historic Resources Commission is a twelve-member board

consisting of five representatives appointed by the Forsyth County Commissioners, five by the Winston-Salem City Council, one from the Town of Kernersville, and one from the Village of Clemmons. Eight of these members are appointed at-large, and four fulfill specific categorical requirements. Staff to the HRC is provided through the City-County Planning Division.

With me tonight is Veronica Kromm, Vice Chair of the Resource Commission.

Veronica: Thank you Michelle. We celebrated our 75th Anniversary 11/4/2023. Ours was the first historic preservation commission in NC, and the Old and Historic Salem District was the first historic district in the state. Both were used as the prototype for the state's local historic preservation laws. A state highway historic marker installed in 2023 honors this history. The celebration was held at Home Moravian Church in Old Salem. On 11/27/2023, the Winston-Salem City Council designated the Winston Coca-Cola Bottling Company Plant, located at 845 S. Poplar Street, as a local historic landmark.

Doc: My school class took a tour of the plant many years ago.

Veronica: We visited the site but only walked around the outside. We are excited to announce that we received two Historic Preservation Fund Grants from the NC State Historic Preservation Office for federal FY2023. The projects are the second phase of writing the manuscript for the County architectural survey publication and architectural and engineering drawings for the repair of the Gemeinhaus bell tower at Historic Bethabara Park.

Michelle: The Union Station preservation project was completed for the whole county, not just Winston-Salem.

We have been writing the manuscript for the second phase for 6 years and hope to publish phase 2 in 2026. Thank you for your donation toward the publishing costs of \$250K.

Doc: The town has made renovations to a historic building built in the 1930's. It was once a hardware store and soda shop.

Scott: The building is on Main Street. We have replaced the roof and floor.

Michelle: In April 2024, the County Commissioners authorized the Historic Resources Commission (HRC) to form the Forsyth County America 250 NC Committee (Forsyth 250) on their behalf.

I would like to introduce the acting secretary, Heather Bratland.

Heather: Thank you Michelle. As the official "county committee," Forsyth 250 has two main goals.

1. To foster the participation of all county residents, institutions, and governments in planning, funding, and organizing events, projects, and initiatives to celebrate the Semiquincentennial.
2. To act as the local conduit to the statewide Semiquincentennial commemorative program.

Walkertown can appoint one council member to the committee. The committee meets once a month and we have met twice so far.

In the future, there will be grants available at a 15% matching funds.

2. **PUBLIC HEARING:WA-047**

A petition requesting a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).

Nick: The Public Hearing is WA-071, a petition requesting a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).

(Nick's PowerPoint: Legacy Maps, Location map, zoning map, aerial view, Area Plan map, elevations, and various pictures of the property. Letters went out to neighbors within 500' of the site).

I'll be giving an updated Site Plan Review following the original review.

- Petitioner: Walkertown Landing, LLC (Dunkin Restaurant)
- Site: 1.24 acres located on the east side of Reidsville Road, Between White Road and Walkertown Landing Drive.
- Request: a special use rezoning from GB-S (Two-Phase) to GB-S (Two-Phase).
- 1,920 sf restaurant with drive through with parking to the northeast and east
- Internal connection of sidewalks between the restaurant and Neal Trail Drive.
- Streetyards along US-158 (TO), White Road, and Neal Trail Drive.
- Remaining lot has 8,900 sq ft of buildable area and is 90' wide with no cross-access connection.
- **TO District – Shielding On-Site Utilities:** All public utilities and related facilities, heating, ventilation and air conditioning (HAVC) units, including on-ground and rooftop mechanical systems, and dumpsters, shall be so located and/or shielded so as to not be visible from the public right-of-way.
- The request is consistent with the recommendations of the Walkertown Area Plan Update and Legacy 2030
- The proposed division of the overall lot could create a difficult-to-develop remainder.
- The area plan recommends comprehensive development in the Walkertown Landing area, not a piecemeal approach
- Recommendation: Final Development Plan Approval
- Site Plan: Meets Walkertown UDO requirements

Updated Site Plan Review

- Addition of a storm water device, not a storm water pond
- Primary building shifted southeast to accommodate a storm water device
- Dumpster moved northwest to allow for a wider drive thru clearance
- Three parking spaces eliminated (still meets UDO requirements)
- Updated Site Plane meets Walkertown UDO requirements

STAFF RECOMMENDS APPROVAL

(For more information visit www.cityofws.org/planning)

Nick: Any questions from the board?
Peggy: No way to leave the drive thru line.
Nick: Not a UDO requirement.
Peggy: Will the water retention area affect the small lot?
Nick: I'm not the engineer.
Peggy: Is a buffer required for the small lot?
Nick: Yes. It is on the final site plan.
Peggy: Trees & grass now?
Nick: No.
Peggy: They only have 17 parking spaces now. 19 are required.
Nick: Cars in que count as 5 parking spaces.
Peggy: Sidewalks on both parcels now?
Nick: Yes.

With no more questions from the Council, the **Public Hearing** is opened by Mayor Davis @ 7:26 to those wishing to speak for or against WA-071.

My name is Matt Larson. I am the Project Tech in charge of Regional Planning. We will be doing the engineering and grading. We are in favor of the petition.

To address the storm water concern, we will follow all DEQ guidelines using the Geo Tech report on soil water absorption, which is not fully engineered yet. The low area will be covered in grass.

Peggy: Will there be plantings to absorb water?

Matt: Possibly.

Doc: Keith, did the Planning Board review the revised site plan?

Keith: No.

My name is Jeff Saul with Magnolia, formally Glennwood. The storm water pond was designed for the other parcels, not this lot. Phase one with the apartments with Keystone didn't buy all the parcels. Phase 2 Keystone Apartments has its own pond. A condition on this small lot was to have its own water plan.

Peggy: What about the small parcel?

Jeff: It may be exempt.

Doc: Who maintains the existing pond?

Jeff: We do, with the HOA.

Peggy: What about the sign location?

Nick: For safety, signs must be 20' from 158 ROW.

With no other speakers coming forward Mayor Davis closes the **Public Hearing** at 7:54.

Scott: The site plan meets our UDO requirements. Council has the option of referring back to the Planning Board for June or going forward now.

Doc: Out of respect for our Planning Board and their chairman, Keith Fulp who is here. What is your opinion Keith?

Keith: Not perfect but workable. I see no planning issues. I am more worried about the small leftover lot.

MOTION: TO APPROVE RESOLUTION WA-071, AN UPDATED PETITION REQUESTING A SPECIAL USE REZONING FROM GB-S (TWO-PHASE) TO GB-S (TWO-PHASE)

BY: VERNON BROWN

SECOND: CAROLINE JONES

VOTE: UNANIMOUS
(BROWN, JONES, LEIGHT)

MOTION: THE WALKERTOWN TOWN COUNCIL APPROVES THE RECOMMENDED PLAN CONSISTENCY STATEMENT; THE PROPOSED REQUEST FOR SPECIAL USE REZONING FROM GB-S to GB-S WITH THE FOLLOWING USES: Arts and Crafts Studio; Banking and Financial Services; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Museum or Art Gallery; Offices; Recreational Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center. IS GENERALLY CONSISTANT WITH THE RECOMMENDATIONS OF THE WALKERTOWN AREA PLAN UPDATE AND LEGACY 2030, AND IS ALSO RECOMMENDED FOR APPROVAL DUE TO THE UNDEVELOPED BEING COMMERCIALY ZONED SINCE 2014.

BY: VERNON BROWN

SECOND: CAROLINE JONES

VOTE: UNANIMOUS
(BROWN, JONES, LEIGHT)

3. RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR THE FISCAL YEAR 2024-2025 TOWN OF WALKERTOWN BUDGET

Doc: We will have the budget hearing at the June 27th Town Council meeting.

MOTION: TO APPROVE A RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR THE FISCAL YEAR 2024-2025 TOWN OF WALKERTOWN BUDGET

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, JONES, LEIGHT)

4. PROJECT UPDATES

COMMUNITY MEETING SPACE

Scott: We got the easement documents from Duke Energy. With an okay from council. I'll sign off on this.

MOTION: THE TOWN COUNCIL AUTHORIZES THE TOWN MANAGER TO SIGN OFF ON THE EASEMENT DOCUMENTS FROM

DUKE ENERGY

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, JONES, LEIGHT)

TAC PROJECTS

Scott: The TAC approved funding for the sidewalk project and Main Street project. We'll get started with the engineering.

Peggy: How long do we have to spend the money?

Scott: Not a set time but we don't want to stretch it out too long.

TOWN CENTER PARK

Scott: We need to remove some of the trees.

Peggy: What is the walking trail timeline for completion?

Scott: September hopefully.

5. FINANCIAL STATEMENTS

MAY, 2024

Doc: We are 11 months into our year or 91% of the way through the year. All in line and on budget with no department over budget. Interest is unbelievable at 322%. Revenue is coming in at 72%. Current year property tax at 101%.

We have Unrestricted Funds for May @\$6,673,989.27. Restricted Funds @\$1,005,255.61 for a Grand Total Fund Balance of \$7,679,244.88.

Peggy: Does the sidewalk money roll over to next year?

Scott: Yes, Powell Bill funds for matching 20%.

MOTION: TO APPROVE FINANCIAL STATEMENTS FOR MAY, 2024 AS PRESENTED BY STAFF

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

VOTE: UNANIMOUS
(BROWN, JONES, LEIGHT)

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 8:16 P.M.

BY: PEGGY LEIGHT

SECOND: CAROLINE JONES

VOTE: UNANIMOUS

(BROWN, JONES, LEIGHT)

ANNOUNCEMENTS:

Town Hall Office will be closed May 27th

Trash & Recycle Service delayed one day week of 5/27 - 5/31

Fall Festival Meeting – June 10th – 4:00 pm

Submitted by:

Rusty Sawyer

Town Clerk

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