



MINUTES
REGULAR MEETING OF THE TOWN
OF WALKERTOWN TOWN COUNCIL
SEPTEMBER 25, 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, 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 Wesley Hutchins.

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

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

APPROVAL OF MINUTES

- **August 28, 2025**

**THE MINUTES WERE APPROVED UNANIMOUSLY BY MOTION MADE BY
CAROLINE JONES AND SECONDED BY PEGGY LIEGHT.
(BROWN, HUTCHINS, 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. The Walkertown Historical Society has recently added a few new members. We have been approached by the family of Billy Harriston. The family would like to honor him on February 17th. He was the first black representative on the Walkertown Town Council. We are now in the process of gathering pictures and mementoes.

Thank you.

My name is Sandra Grogan and I live at 5264 Stone Gallery Drive in Walkertown. I have lived here for 11 years. I am a retired school teacher. I am disappointed in the poor grades of today's students. How can we help them? I would like the town to set a goal to build a community center that kids could go to after school. They could get help with homework, play sports and improve grades. Anything is possible.

Thank you.

With no other speakers coming forward, the Mayor closes the **Public Session @ 7:08.**

BUSINESS FOR DISCUSSION AND/OR ACTION:

1. RESOLUTION: TO APPROVE DONATION FROM THE WALKERTOWN GARDEN CLUB

MOTION: TO APPROVE DONATION FROM THE WALKERTOWN GARDEN CLUB

BY: WESLEY HUTCHINS

SECOND: VERNON BROWN

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

2. PUBLIC HEARING: WA-071

Final Development Plan in a GB-S (Two-Phase) zoning district. Walkertown Landing, LLC.

Doc: I'd like to introduce from planning staff, Ellie Levina.

Ellie: On the docket this evening is WA-071. The petitioner is Walkertown Landing, LLC. They propose to build a Urgent Care at 5271 Neal Trail Drive. The request is for a Final Development Plan in a GB-S (Two-Phase) zoning district. The .49 acre site is located on the east side of Reidsville Road, between White Rd. and Walkertown Landing Drive. (Ellie's power point includes aerial views, street views from 4 directions, Area Plan map, Growth Management map and elevations) Public water & sewer are available. The site plan proposes a single access point from Neal Trail Drive. Sidewalks are proposed along Neal Trail Drive. The site is in Legacy 2030 Growth Management Area 3. In the 2014 Walkertown Area Plan Update, the proposed land use map recommends commercial land uses for the subject property. The request would allow for the development of a vacant commercially zoned site within an already developed commercial area. The request complies with all Phase One rezoning conditions of the development.

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

STAFF RECOMMENDS APPROVAL

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

Ellie: Any questions from council?

Peggy: Lighting?

Ellie: Same as the other properties.

Peggy: I don't see the dumpster.

Ellie: No, roll out carts. Too hard for a trash truck to access.

Wesley: Did they allow for setbacks for 158 widening?

Ellie: Yes. 20'-30'

Mike: What is it going to be?

Ellie: Urgent Care

With no more questions from council, the **Public Hearing** is opened by Mayor Davis @ 7:19 to those wishing to speak for or against WA-071.

My name is Mark Zelnick with Carolina Quick Care and I am the applicant. We are from Asheville. We will store the trash inside. We have a janitorial service that will pick it up every day.

Wesley: This will be a benefit to the community. Save time. Will you be open 24 hours?

Mark: Not to start but will add hours as needed.

Doc: What is your time frame?

Mark: As soon as permits are issued.

With no speakers coming forward, Mayor Davis closes the **Public Hearing** at 7:21.

MOTION: TO APPROVE WA-071 THE FINAL DEVELOPMENT PLAN IN A GB-S (TWO-PHASE) ZONING DISTRICT. WALKERTOWN LANDING, LLC

BY: WESLEY HUTCHINS

SECOND: PEGGY LEIGHT

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

3. PUBLIC HEARING: WA-074, WA-075, WA-076, WA-077, WA-078, WA-079

Zoning jurisdiction Conversion: 4648 Gallant Lane, 871 Morris Road, 4655 & 4665 Royal Gate Road, 925 Sportsman Drive, 5032 Wrangler Drive

(Ellie Shows Street Views of the six occupied, detached single family dwellings.)

The six petitioners are requesting to amend the Official Zoning Maps for the subject properties from Forsyth County RS20 (Residential, Single-Family on at least 20,000 square feet of land District) to Town of Walkertown RS20 (Residential, Single-Family on at least 20,000 square feet of land District)

Ellie: The Area Plan Update recommends single family for the six occupied detached dwellings.

STAFF RECOMMENDS APPROVAL

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

Any questions from council?

Doc: All of these were annexed years ago by voluntary annexation.

Scott: This will help clean up the zoning map.

Wesley: Any opposition?

Ellie: No.

With no more questions from council, the **Public Hearing** is opened by Mayor Davis @ 7:32 to those wishing to speak for or against.

Scott: These are all separate cases that are being done at the same time. It is up to council to do together.

With no speakers coming forward, Mayor Davis closes the **Public Hearing** at 7:33.

MOTION: TO APPROVE ALL SIX ZONING CONVERSIONS AT THE SAME TIME,

**WA-074 (4648 GALLANT LANE),
WA-075 (871 MORRIS ROAD),
WA-076 (4665 ROYAL GATE ROAD),
WA-077 (4655 ROAYL GATE ROAD),
WA-078 (925 SPORTSMANS DRIVE),
WA-079 (5032 WRANGLER DRIVE)**

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

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

4. RESOLUTION: TO ADOPT THE NORTHERN PIEDMONT REGIONAL HAZARD MITIGATION PLAN 2025 UPDATE

MOTION: TO ADOPT THE NORTHERN PIEDMONT REGIONAL HAZARD MITIGATION PLAN 2025 UPDATE

BY: CAROLINE JONES

SECOND: PEGGY LEIGHT

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

5. RESOLUTION: TO REDUCE THE EXISTING SPEED LIMITS OF 35 MILES PER HOUR TO 25 MILES PER HOUR AS PETITIONED ON TOWN MAINTAINED STREETS: ANNIE LANE, AVALEE STREET & MARTIN STREET

Doc: We have a petition from residents on 3 streets.

Wesley: Is a petition required?

Scott: Yes. Signed by a majority on each street.

Peggy: All of Martin?

Scott: In Martin Acres only, the northern portion of Martin Street.

MOTION: TO REDUCE THE EXISTING SPEED LIMITS OF 35 MILES PER HOUR TO 25 MILES PER HOUR AS PETITIONED ON TOWN MAINTAINED STREETS: ANNIE LANE, AVALEE STREET & MARTIN STREET

BY: PEGGY LEIGHT

SECOND: WESLEY HUTCHINS

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

6. PROJECT / MISCELLANEOUS UPDATES

Scott: Monthly Fire Report: 157 total calls, 73 Town of Walkertown, 64 northeast district. Forsyth County did establish Fire Districts and an 11 person commission.

- Sullivantown Road / Depot Street Sidewalks: WS/FC School Board approved easement request on 9/23/25 – Request for Right-of-Way certification on Depot St. Project can now be submitted. Sullivantown Road Project still needs response from Quality Oil for driveway easement.
- Harley Drive / Main Street Turn Lane Project & Ruxton Drive Sidewalk: Request for Proposals for design work being prepared.
- Traffic Study Request for Proposal of Main Street Bypass
- New Street Lot cleared and seeded. Survey complete, trees scheduled to be removed. Thanks to Todd for all the hard work clearing weeds & kudzu.

Doc: Rusty, give us a festival update.

Rusty: Our Fall Festival will be on October 18th this year.

We have 81 vendors so far. 45 Arts & Crafts, 13 Information only, 13 Direct Sales, 7 food vendors inspected by the Health Department and 5 food vendors that fall under the Agriculture Department. Quincy Lundy and the High School band will start off the festival again this year at 10:00 am. *None of the Above*, a bluegrass band from Yadkinville will start at 11:30 and *Motown Legacy Review* will start at 2:35 pm. The festival ends at 5:00 pm.

Also, we are having our first Classic Car CRUISE-IN Friday evening October 17th from 6:00 – 8:00 pm in the parking lot of the Community Meeting Building, 5145 Sullivantown Road.

7. FINANCIAL STATEMENTS

SEPTEMBER, 2025

Doc: We are 3 months into our year or 24% of the year.

All in line and on budget with no department over budget. Some individual lines are higher due to yearly payments. Revenue is coming in at 4%.

Expenses at 13%. Current year property tax at 1%.

We have Unrestricted Funds for September @\$6,117,817.43, Restricted Funds @\$780,482.29 for a Grand Total Fund Balance of \$6,898,299.72.

Any concerns? *No*.

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

BY: PEGGY LEIGHT

SECOND: VERNON BROWN

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

ADJOURNMENT:

MOTION: TO ADJOURN REGULAR MEETING AT 7:59 P.M.

BY: PEGGY LEIGHT

SECOND: CAROLINE JONES

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

ANOUNCEMENTS:

No Planning Board Meeting scheduled for October

Fall Festival Meeting – October 13th – 4:00 pm

Walkertown Fall Classic Car Cruise-In – October 17th – 6:00 pm – 8:00 pm –

Walkertown Community Building & Town Center Park

Walkertown Fall Festival – October 18th – Walnut Pavilion

Submitted by:

Rusty Sawyer

Town Clerk

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