



Town of Walkertown, North Carolina

Website: townofwalkertown.com

Walkertown Town Council Meeting

Walkertown Library Auditorium

THURSDAY 7:00 P.M. AUGUST 28, 2008

MINUTES

PROTOCOL:

Mayor Doc Davis called the meeting to order at 7:00 p.m. Present were Mayor Davis, Council members Wayne Hester, Sarah Welch, Randy Mendenhall, and Marilyn Martin. Staff present included Clerk Lynn McKinnie and Manager Scott Snow and Attorney Amy Lanning.

Mayor Davis said a brief invocation after which Ms. Welch led the Pledge of Allegiance to the flag.

Prior to the motion accepting the agenda, Mayor Davis requested an addition to the agenda as Item #8 – High Knoll Subdivision Streets. This request was agreed to by the Council and the amended agenda was unanimously approved by motion from Randy Mendenhall and seconded by Sarah Welch.

The minutes of July 24, 2008 and August 21, 2008 were unanimously approved by motion of Marilyn Martin and seconded by Randy Mendenhall.

PUBLIC SESSION

THIS SESSION IS FOR NON-AGENDA ITEMS ONLY AND IS LIMITED TO 3 MINUTES PER SPEAKER. WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

Public Session was opened at 7:05 p.m. with one speaker:

1. Patrick Riley

Corporate Marketing Manager

Baseball Downtown

Mr. Riley said he would like to introduce himself and his company. He brought pictures of the new baseball park being built in Winston-Salem. He said their focus would be on family and customer service. Their main goal, he said, was to ensure that anyone who comes to the ballgames in the “new” stadium would leave there with the satisfaction of having had a good time! It would be a place to come and leave all your cares behind and just enjoy the ballgame and the time spent there. He left business cards with the town clerk in the event anyone wanted to find further information.

Public Session closed at 7:09 p.m.

ITEMS FOR DISCUSSION AND/OR ACTION:

**1. CONTINUED DUE TO “NO CONSIDERATION” AT PRIOR MEETING
WA-015 – CVS DRUGSTORE
FINAL DEVELOPMENT SITE PLAN
CONTINUED FROM JULY 24, 2008 COUNCIL MEETING - PUBLIC
HEARING WAS HELD AT JULY MEETING**

Mayor Davis reminded the council and audience that the Public Hearing for this topic was actually held at the last town council meeting and would therefore not be held again tonight. He asked Gary Roberts, of the City of Winston-Salem Planning Board, to speak to this issue. Mr. Roberts gave an overall summary of the CVS request and among the issues, stated that the site plan has one access onto Neal Trail Drive and one on to Pearl Trail Drive. There will be no access to Reidsville Road or to NC-66. Both NC-66 and Reidsville Road will need to be widened and turn lanes installed by the developer. This site contains approximately 1.86 acres and will be served by public water and sewer. Location of this property is at the northeast corner of NC-66 and Reidsville Road. The Final Development Plan request is for a HB-S Two-Phase zoned property for use as Food or Drug Store. He said the Planning Staff recommends APPROVAL as does the Walkertown Planning Board, with minor conditions added.

MOTION: TO APPROVE THE FINAL DEVELOPMENT REQUEST OF CVS PHARMACY WITH THE AMENDMENTS AS PER THE PLANNING BOARD AS FAR AS LIGHTING AND SHRUBBERY AND TREES AND WITHOUT EXTERIOR SIDEWALKS (ALONG 158/66) BUT WITH INTERNAL SIDEWALKS

BY: MARILYN MARTIN

2ND: WAYNE HESTER

VOTE: MOTION APPROVED UNANIMOUSLY

2. PUBLIC HEARING

WA-034 – WALKERTOWN FAMILY PHARMACY – REZONE PROPERTY
FROM: PB-S AND RS-20
TO: PB-S AND RS-15
(ADVERTISED 08-14-08)

Mayor Davis called upon Gary Roberts to explain this request. Mr. Roberts said this Petitioner, Walkertown Family Pharmacy, was asking to amend the zoning from PB-S and RS-20 to PB-s for Tract 1 and RS-15 for Tract 2. The uses would be for Food or Drug Store and Residential Building, Single Family. The drug store is, of course, in operation, but needs more parking space. The location of this property is the northeast corner of NC-66 and Darrow Road and on the south side of Ruxton Drive and includes approximately 1.28 acres. Currently there are two single family homes and a “modest” sized drug store, with a sidewalk along NC-66 and Darrow Road portion. Access is not being changed but a new driveway permit will be required with Planning Staff recommending a lateral sidewalk connection from the adjacent sidewalk to the pharmacy to the sidewalk along Darrow. This is in conformance with the Legacy Plan. The petitioner does plan on requesting a bufferyard variance between the PB-S and the RS and if denied, they will be required to install a bufferyard. Mr. Roberts said the Planning

Staff recommends APPROVAL as does the Walkertown Planning Board.

PUBLIC HEARING was opened at 7:18 p.m.

1. John Wakefield
Co-Owner of Walkertown Family Pharmacy
Mr. Wakefield said they needed more parking, but the lot behind will remain residential. The house beside them has renters moving in this weekend – he had just spent a lot of money installing a heat pump in this house. He is not making the residents move out – they just need more parking.

PUBLIC HEARING was closed at 7:20 p.m.

MOTION: TO APPROVE THE GENERAL AND SPECIAL USE REZONING REQUEST OF WALKERTOWN INVESTMENT PROPERTIES (WALKERTOWN FAMILY PHARMACY)
BY: WAYNE HESTER
2ND: RANDY MENDENHALL
VOTE: MOTION APPROVED UNANIMOUSLY

3. **PUBLIC HEARING**
TO CHANGE JURISDICTION FROM FORSYTH COUNTY TO TOWN OF WALKERTOWN FOR RECENTLY ANNEXED PROPERTY
WA-035(1) 920 WALKERTOWN-GUTHRIE ROAD
WA-035(2) 5004 OLD BELEWS CREEK ROAD
(ADVERTISED 08-14-08)

Mr. Roberts said this is a formality for the two recent Walkertown annexed properties in order to change the zoning jurisdiction from Forsyth County to Walkertown.

PUBLIC HEARING was opened and closed at 7:25 with no speakers.

MOTION: TO APPROVE THE ORDINANCE TO AMEND THE OFFICIAL ZONING MAP CHANGING ZONING JURISDICTION FROM FORSYTH COUNTY ZONING TO WALKERTOWN ZONING FOR: 920 WALKERTOWN-GUTHRIE ROAD AND 5004 OLD BELEWS CREEK ROAD
BY: SARAH WELCH
2ND: MARILYN MARTIN
VOTE: MOTION APPROVED UNANIMOUSLY

4. **FOR DISCUSSION AND/OR ACTION:**
INTERGOVERNMENTAL SUPPORT AGREEMENT BETWEEN WALKERTOWN AND FORSYTH COUNTY

The *Interlocal Agreement* is an agreement between the City of Winston-Salem and the Town of Walkertown, whereby Winston-Salem agrees to provide certain services (zoning enforcement) to Walkertown for a fee. This arrangement has been in effect for a number of years and the agreement in the agenda packet is an updated version, replacing the last one signed in 2003. It's a standard agreement between towns, but "tweaked" to apply to the Town of Walkertown.

MOTION: TO APPROVE THE INTERLOCAL AGREEMENT AS PROVIDED BY CITY OF WINSTON SALEM
BY: MARILYN MARTIN
2ND: WAYNE HESTER
VOTE: MOTION APPROVED UNANIMOUSLY

5. **FOR DISCUSSION AND/OR ACTION:**
F-1502 – VANCE ROAD
DISCUSS WALKERTOWN CONCERNS WITH PROPERTY LOCATED OUTSIDE TOWN JURISDICTION (City of Winston-Salem Planning request)

As Gary Roberts explained, even though subject property is not within the Town of Walkertown's jurisdiction, but in the County's jurisdiction, the City-County Planning Board likes to take surrounding Municipalities' views into consideration before making a final decision. In this situation, the basic request is to rezone one lot from RS-20 to HB-S with the site limited to eight uses. Currently, the site contains a single-family home and they plan to retain and convert this home to a commercial structure. The Planning Board Staff, as well as Walkertown Planning Board have recommended DENIAL of this request.

MOTION: TO STATE THAT THE TOWN OF WALKERTOWN RECOMMENDS THAT THE CITY-COUNTY PLANNING BOARD DENY THE REQUEST BY PHILLIP K. VENABLE FOR SPECIAL USE REZONING AT THIS PROPERTY SITE
BY: WAYNE HESTER
2ND: MARILYN MARTIN
VOTE: MOTION APPROVED UNANIMOUSLY

6. **FOR DISCUSSION AND/OR ACTION:**
WALKERTOWN LITTLE LEAGUE
(PROPOSALS FOR SEPTIC SYSTEM)
CONTINUED FROM JULY 24, 2008 COUNCIL MEETING

Included in the agenda packet are proposals that the Walkertown Little League has received in their quest to put septic in the town owned park on Wickenham Road. Todd Pickard, President of the Little League, was unable to attend this meeting, but his representatives, Crystal Royall and Mark Martin did attend. Mark said they would like to accept the Westmoreland proposal, but the council did not feel they were ready to decide until they had more information. Mark said he would get the plans together on the building, the restrooms, the septic and everything else he could and come back to the council at a future time.

7. **FOR DISCUSSION AND/OR ACTION:**
FINANCIAL STATEMENTS FOR
- JULY, 2008

The Financial Statements for July, 2008, as prepared by the Town Clerk were unanimously accepted on a motion by Wayne Hester and seconded by Randy Mendenhall.

8. **FOR DISCUSSION AND/OR ACTION: (ADDED TO AGENDA)**
REVISIT THE HIGH KNOLL SUBDIVISION STREET ISSUE

This item was added to the agenda by Mayor Davis. At the last meeting, the council voted to not take in the streets in the High Knoll Subdivision. He said he and Ms. Martin had met with the developer, Olin Cranfill, one night this past week. Mr. Cranfill had a letter to the homeowners of High Knoll written by a prior town manager and in it the manager stated "Other services that the town will provide include street repair....." Mayor Davis said this led the homeowners and developers to believe the town would take over the streets. This also caused Mayor Davis to re-think his position. Marilyn Martin stated that the town should wait until the subdivision was completed before taking streets in as construction trucks could tear streets apart very quickly but Mayor Davis asked, "Where do you draw the line that it is complete?" Other concerns along the line of subdivision completion and the length of time before being completed were voiced by the council and it was decided that Town Attorney Amy Lanning would research other municipalities and get feedback from them as to how they handle this type situation. She would report back to the town council. (No date set as to when).

PUBLIC SESSION

THIS SESSION IS FOR ANY TOPIC AND IS LIMITED TO 3 MINUTES PER SPEAKER
WHEN SPEAKING TO ANY ITEM, PLEASE RESTRICT YOUR REMARKS TO THE SUBJECT AT HAND.

PUBLIC SESSION was opened at 7:55 p.m. with one speaker.

1. Larry Floyd
2712 Darrow Road
Mr. Floyd stated that he was told he either had to move his metal building for his car or be in non-compliance with the City of Winston-Salem Inspections. He also had to pay \$45 for a permit. He said everyone who has this type of carport would have to get a permit and pay \$45 but that so far, he didn't know anyone who had one that had to pay the fee. He likened it to paying a rental fee on his own property. The manager will check on this issue.

PUBLIC SESSION was closed at 8:02 p.m.

MOTION: TO ADJOURN THE MEETING AT 8:09 P.M.
BY: WAYNE HESTER
2ND: RANDY MENDENHALL
VOTE: MOTION APPROVED UNANIMOUSLY

OTHER INFORMATION:

- PLANNING BOARD MINUTES – 08-05-08
- Information from PATRICK RILEY – Baseball Downtown
- Card of thanks from Enos Jumper
- The manager stated he had ACKW working on the sidewalks and contracts for certain streets had been signed. Other contracts for other streets will be signed soon.
- The Walkertown Fire Department in conjunction with the Walkertown Civic Club will hold their annual Fish Fry on September 13, 2008.
- A town council work session was scheduled for 6:00 p.m. on September 16, 2008, at Town Hall.

ADJOURNMENT

ANNOUNCEMENTS

- **RECYCLING FOR SEPTEMBER:**
A ROUTE - 8 AND 22
B ROUTE - 1, 15, AND 29
- **TOWN COUNCIL MEETINGS:** (4TH THURSDAYS)
7:00 p.m. at the Walkertown Library Auditorium on:
FOURTH THURSDAY @ 7:00 P.M.
SEPTEMBER 25
OCTOBER 23
NOVEMBER 20 – CHANGED DUE TO THANKSGIVING HOLIDAY
DECEMBER 18 – CHANGED DUE TO CHRISTMAS HOLIDAY

PLANNING BOARD MEETINGS: Library 3:00 1st Tuesday
SEPTEMBER 9 NOVEMBER 11
OCTOBER 7 DECEMBER 2

ATTEST:

TOWN OF WALKERTOWN:

Lynn McKinnie
Town Clerk

Kenneth R. Davis
Mayor