

TOWN OF WALKERTOWN



WALKERTOWN LAND USE COMMITTEE

JUNE 16, 2005

6:30 p.m.

Walkertown Library

MINUTES

1. Meeting was called to order by Marilyn Martin at 6:35 p.m. Present were Ms. Martin, Enos Jumper, Dot Duggins, Al Slater, Mary Stafford, David Heath, George Price, Gene Vogler, Steve Fowler, and Lynn McKinnie. Present from the Planning Department were Marilyn Moniquette-John, Aaron Young, Judy Ms. Martin explained that although the meeting is a public meeting and open for anyone to attend, no comments would be allowed from the audience. There will be future meetings held to accept public comments and questions.

2. **Presentation of Draft Walkertown Area Plan**

.....Marilyn Moniquette-John

- Discussion of Plan
- Discussion of Public Meeting(s)
 - ** How many Public Meetings should we have?
 - ** When to schedule Public Meetings?
 - ** Where to hold Public Meetings?

Marilyn Moniquette-John introduced the Draft version of the Walkertown Area Plan. Peggy Leight, who could not be present at this meeting, had sent an email with her concerns. The committee added their thoughts to this list. Some of the initial comments of the Land Use Committee included:

- Good basic plan from which to expand.
- Good start on the plan.
- Several of Ms. Leight's concerns had neither been brought up nor discussed in the Land Use Committee meetings, but had been discussed at either the Planning Board meetings or the Town Council meetings.
- Several issues which were not listed in the Draft were not included due to Ms. John's not being available to attend during the meetings they had been discussed.
- Would like to see growth increase numbers since the sewer.
- Thought the committee would come back as one big group and discuss all the topics rather than having broken into the smaller groups and just be involved with the smaller group's topic.

- At 66 and 158, do not remember saying that residential housing would be there – should be commercial (Map #5, Page 15).
- It would be beneficial to have the map(s) of the sewer system superimposed on the large map; and have a closer idea of a time frame for sewer.
- Again on Map #5, it was said to be commercial at 311 and 66 and should not be.
- Also where the Beltway goes across should be commercial.
- The amount of acres available for SIDA should be corrected.
- Community Activity Centers – combination commercial, high density, etc., needs to be flexible when developing.

Ms. John said that we will need to meet again after making changes and that we would then set Public Hearing dates for the public to communicate their wants and needs. She then presented her Power Point presentation which was actually a highlighted version of the main issues and recommendations that had been submitted.

Ms. John told the committee that she took all the ideas and suggestions that they had submitted and “streamlined” it in a way that is easily readable. She reminded everyone that this copy is only a Draft – and can be changed easily and can be adjusted to the proposed land use. Another draft will be done after all the changes are made and then the public will be invited to attend public meetings and we will take their comments and suggestions. In the end, all valid comments and suggestions will be incorporated into a final document for approval.

After the Power Point presentation, attention was drawn to the larger map on the wall and discussion continued along several topic lines.

The next meeting for the Land Use Committee will be held on Thursday, July 21st, at 6:30 p.m. at the Library.

3. Marilyn Martin adjourned the meeting at 8:00 p.m.

Submitted by:

Lynn McKinnie

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Panel gets suggestions on Walkertown land-use plan *Sewer system, schools, shopping centers among topics to be discussed later at public hearing*

By Wesley Young

KERNERSVILLE JOURNAL REPORTER

Thursday, June 23, 2005

WALKERTOWN

Residents will not get a chance to discuss the town's proposed land-use plan much until after Labor Day.

Town officials say that summer might not be the best time to get people together to talk about planning Walkertown's future.

A committee that has been working on a land-use plan for Walkertown met last week, its first meeting since the plan was released. Among topics discussed was how to present the plan to residents so that the panel can get people's comments about it. "We will have a public meeting and invite everyone in Walkertown and outlying areas to come," said Marylin Moniquette-John, a Forsyth County planner who has worked with the town to develop the plan. That meeting has not been scheduled.

Meanwhile, the land-use committee will continue meeting on the plan, reviewing its work and making changes as needed.

Several committee members said that the plan needs to consider the effects of Walkertown's sewer system and the growing school population in the area. "It makes no mention about school projections," said Marilyn Martin, a committee member.

Peggy Leight, the former chairman of the Walkertown planning board, sent her comments to the committee by e-mail because she was unable to attend the meeting.

Leight said that Walkertown has already had increased development because of the sewer system and that the plan should include a map of it so that development around the sewer lines can be coordinated.

"When discussing growth for the multiresidential communities, industrial or commercial growth, we should look along the sewer corridor," Leight wrote.

The plan proposes a central square for Walkertown, but Leight questioned a layout that included an amphitheater. During the meeting, Moniquette-John said that the square's drawing shows what it could include and that it was not a specific plan. Leight also questioned whether the town would limit chances for more commercial growth by designating specific areas for it.

The plan proposes three "activity centers" for commercial businesses. One would be at the corner of N.C. 66 and U.S. 158 where the Walkertown Commons Shopping Center is.

Another shopping center would be near the intersection of U.S. 158 and Old Belews Creek Road in southern Walkertown.

A third would be off New Walkertown Road south of the Williston Road intersection.

The plan also proposes two new industrial areas: one off U.S. 158 south of Walkertown Commons, and one on New Walkertown Road near Winston-Salem.

When completed, the plan will be designed to guide future development in Walkertown.

Its land-use map will outline areas for residential and business development, parkland and other uses.

- Wesley Young can be reached at 992-0067 or at wyoung@wsjournal.com

This story can be found at:

http://www.journalnow.com/servlet/Satellite?pagename=WSJ%2FMGArticle%2FWSJ_BasicArticle&c=MGArticle&cid=1031783436174&path=%21localnews&s=1037645509099