

**WORKSHOP MEETING
WALKERTOWN TOWN COUNCIL
TUESDAY – OCTOBER 1, 2011
6:00 P.M. @ TOWN HALL**

MINUTES

Present: Mayor Doc Davis, Council members, Peggy Leight, Sarah Welch, Wayne Hester, Randy Mendenhall, Town Manager Scott Snow, and Town Clerk Rusty Sawyer and the Town's attorney, Bowen Houff.

Also in attendance: Planning Board Chairman Al Slater and Planning Board members Robert Butler, Larry Marshall, Jenny Morris, and Don Whitaker.

Also in attendance representing Gospel Light: Jake Moser and others unidentified.

Mayor Davis opens the workshop with a prayer at 5:57 pm.

1. GOSPEL LIGHT SIDEWALK

Mayor Davis has Manager Snow introduce the Town's attorney Bo Houff to the guests present from Gospel Light.

Scott then describes the agenda packet which includes the WA-UDO #8, AN ORDINANCE AMENDING CHAPTER B OF *THE WALKERTOWN UNIFIED DEVELOPMENT ORDINANCES* REGARDING STREET STANDARDS and the *Gospel Light Site Plan*.

Mr. Houff explains the Site Plan calls for the installation of sidewalks before inspections grant a Certificate of Occupancy.

Peggy Leight says Inspections made a mistake in granting the Certificate of Occupancy without the sidewalks being installed, now we have to deal with this problem.

Mr. Houff: Is Gospel Light asking to be relieved from the installation of the sidewalks?

Mayor Davis says they want a postponement until connectivity to Walkertown's sidewalks.

Mr. Houff: If Gospel Light asks for a Site Plan amendment, then the next builder could ask for the same exception or postponement.

Mr. Moser: Our preacher would not object to connecting to the Town's sidewalk.

Mr. Houff: A Performance Bond would apply here. The Town is a “walking community”. The sidewalk will not get cheaper to build. Would delaying construction be setting a precedent?

Mr. Moser says they estimate the cost @\$120K.

Manager Snow suggests an alternate to the DOT sidewalk. A Public Walkway Plan could be offered by Gospel Light installed outside the right-of-way without the grass strip or curb and gutter.

Mr. Moser says it makes no sense to build a walkway or a sidewalk that goes nowhere. Skateboarders and cyclists would use it most. He describes the problems Gospel Light is having with both skateboarders and bicycles.

Peggy Leight asks Al Slater, Planning Board Chairman, to speak.

Al Slater: Gospel Light agreed up front to the Site Plan. Why wait until after the completion of the Conference Center to question the building of the sidewalks? The Planning Board made it clear to the members of Gospel Light present at the Planning Board meeting over a year ago that the Site Plan included the installation of sidewalks.

Mr. Moser said he missed that decision. He said he spoke to Bucky Fry, Board of Adjustments in September and Fred Holbrook, Inspections.

Mr. Houff says Board of Adjustments can't give a variance on the Site Plan.

Manager Snow says the Town Council has final authority.

Mr. Houff explains that Gospel Light must see Gary Roberts, Planning, about a Site Plan Amendment in writing. Next, they would go back to the Walkertown Planning board and then to the Town Council where each would approve, deny or amend.

Mr. Moser and the guests from Gospel Light left the meeting at 6:49 pm.

Mr. Houff tells the Council they must be very clear about what they want enforced.

Peggy Leight says the Town Council should follow the UDO guidelines which would require Gospel Light to complete the sidewalks. Any variance would affect future as well as current projects.

Bo says the language of UDO may need tweaking.

Doc asks if there are any questions.

Robert Butler asks if the new High School will have sidewalks on both sides of the road ½ mile from school.

Scott says it is a recommendation only, not a requirement.

Peggy explains that Middle Fork was built before the UDO sidewalk requirement. The new High School will have sidewalks.

2. WS/FC SCHOOLS PROPOSED MEMORANDUM OF UNDERSTANDING

Mayor Davis asks Manager Snow to explain the Memorandum.

Scott says the intent is to encourage cooperation between municipalities and WS/FC Board of Education in picking school sites, with the Town “chipping in money” or “assistance” with infrastructure. It would also encourage developers to allot land for schools within the development.

Doc: For example Caleb Creek. Has anyone adopted this outright?

Scott: No, Kernersville made changes (listed in the workshop agenda) and Winston-Salem has included it in their January 2012 agenda.

Mayor Davis asks the Council if they would like to include this matter in the Jan. Work Session.

The Council answers with a unanimous Yes.

Scott asks if he should invite Darrell Walker and Dudley Watts.

Mayor Davis says yes.

ADJOURNMENT

Meeting adjourned by motion of Sarah Welch at 8:02 p.m. with Wayne Hester seconding.

Submitted by: Rusty Sawyer
Town Clerk