

**MINUTES
CITY-COUNTY PLANNING BOARD
JANUARY 9, 2020
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe,
Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

MEMBER ABSENT: Tommy Hicks

PRESIDING: Chris Leak

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Chris Leak and Melynda Dunigan presented resolutions honoring retirees Lynn Ruscher and Margaret Bessette.

A. ACTION ON MINUTES

- December 12, 2019 Public Hearing

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak,
Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on January 9, 2020, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on January 9, 2020, were as follows: B.1., B.2., C.1., B.5.

1. Zoning petition of NDTCO Trustee, FBO Marcus McKoy IRA and Marcus McKoy from RS9 to NB-L (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Retail Store; Services, A; Utilities; and Bed and Breakfast): property is located on the east side of Stockton Street, south of East Lemly Street(Zoning Docket W-3428) (Case Starts at 16:40) .

MOTION: Clarence Lambe moved to continue the zoning petition to the February 13, 2020 meeting.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

2. Zoning petition of Khaled Ahmed Mijalli from HB-S to GB-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Church or Religious Institution, Neighborhood; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Shopping Center, Small; Storage Services, Retail; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; and Child Day Care Center): property is located on the east side of Indiana Avenue, south of Perimeter Point Boulevard (Zoning Docket W-3429) (Case Starts at 17:37).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

3. Zoning petition of Paul Ivy from AG to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located on the south side of Center Grove Church Road, west of Lasater Road (Zoning Docket F-1589) (Case Starts at 16:32).

This is automatically continued to February 13, 2020, per the applicant's request and as per Planning Board's By-Laws.

4. Zoning petition of Eberlee Farms, LLC; Bill Ebert; and Janet Ebert from RS9 to RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home): property is located on the northeast corner of Ebert Street and Silas Creek Parkway (Zoning Docket W-3430) (Case Starts at 16:32).

This is automatically continued to February 13, 2020, per the applicant's request and as per Planning Board's By-Laws.

5. Zoning petition of Dayton Hudson Corporation from HB-S to HB-S (Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Wholesale Trade A; Offices; Food or Drug Store; Furniture and Home Furnishings Store; Banking and Financial Services; and Services, A): property is located on the west side of University Parkway, south of Laura Avenue (Zoning Docket W-3431) (Case Starts at 23:34).

Amy Crum presented the staff report.

Melynda Dunigan inquired as to why a Traffic Impact Study (TIS) was not required in this case.

Aaron King stated that a TIS is required when there are more than 150 trips in the peak hour and that DOT staff did not find that to be the case with this request.

PUBLIC HEARING

FOR:

Jackson Smith, 610 East Morehead Street, Suite 100, Charlotte, NC 28202

- I am with Aston Properties, and we are the contract purchaser for this outparcel. The intent is to build a small shop, initially with two tenants: a restaurant with a pick-up window and a retail medical use.
- I did want to point out that the north and the south renderings that the Planning Board viewed were flipped. The restaurant will be on the creek side.
- We are excited about this project. We have two tenants already lined up that fit the needs. We are bringing services to the area that aren't here today.

Paul Fidishun, 6514 Dornoch Drive, Greensboro, NC 27410

- I am with MLA Design Group, the landscape architects on this project. We are asking for uses that are typically within a Highway Business use that were left off the original Special Use rezoning. We have removed Fuel Dealer. With the actual finished product, we will have less impervious surface than we do now, so there will be more green space, more plants and trees that should visually improve the area. We'll work with existing grades as much as we can, utilizing existing ingress and egress.

AGAINST:

S.D. Cochrane, 160 Laura Avenue, Winston-Salem, NC 27105

- I live across the street from the Speedway and Target. I opposed the zoning in 1995 when Dayton Hudson bought the property, and I am opposing the changes now. We have plenty of retail space already. University Parkway is lined with a lot of empty retail space, and we have a lot of traffic. There were two fatalities last year with school children getting off of their buses. I don't know when the last traffic count was done.
- There is a lot of through traffic coming on my street. We have single-family residents, elderly people, disabled people, children, dog walkers, we have buses coming on our street, and Laura Avenue is constantly used as a thoroughfare off

of University Parkway. The increased traffic would be detrimental to the quality of life in my neighborhood.

- I don't think it will be as visually pleasing. I was not in that 500 foot notification (area) of the public meeting. My house is the thirteenth house on the right side of Laura Avenue. I can see the Speedway sign from my house. Everybody needs quality of life, and I don't think we need businesses abutting up to where people raise their families. We need some sort of barrier.
- Leak Fork Creek is there. It is incredibly polluted. I have counted at least 800 tires in the creek. I have brought it to the City's attention multiple times. The City has done nothing to address that.
- We have so much development that I just wish you would take into consideration the creek, the waterway, tires that are polluting it. I am concerned about the impact of more development.
- I know that Dayton Hudson is the fifth-largest retailer in the United States, and they are used to getting what they want. I'm a little person, I live on that street. The impact will be much worse.
- People who live in Greensboro and Charlotte are not going to have to live at University Parkway and Oak Summit to see the traffic backed up, have Laura Avenue one way or closed up completely. Amy Crum stated that was something I could take up with WSDOT.

WORK SESSION

Melynda Dunigan pointed out that in the Long Range Transportation Plan, the section of University Parkway between Northwest Boulevard and US-52 is flagged as a concern. The plan states that in 2035 the projection is the traffic count will be near capacity. Melynda also stated that in general, she sees this as a positive development. However, she also stated concern over the 5:00 p.m. traffic at the intersection with Shattalon Drive.

Aaron King stated that he would pass the concerns on to WSDOT staff before the petition goes to Council. Aaron also discussed the national trend of retailers repurposing underutilized parking space for additional uses, and he gave several examples of that in the Winston-Salem area. Staff has encouraged developers to go into areas that are zoned commercial, rather than looking at the edges of neighborhoods and trying to rezone residential areas to commercial. These are some of the reasons staff is supportive of the request.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2020-001, Hubbard Realty of Winston-Salem (Sherwood Forest Section 19 Revised), western terminus of Surrey Path Trail, west of Surrey Path Court, 22-Lot Single-Family Subdivision zoned RS9, City of Winston-Salem, 19.33 acres (Case Starts at 21:00).

MOTION: Clarence Lambe moved approval of the preliminary subdivision.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

D. STAFF REPORT

Desmond Corley stated that there will be five (5) cases for the February meeting, which include the three (3) cases that were continued from the January meeting.

The third *Smith Reynolds Airport/Whitaker Park Area Plan* meeting will be January 16 at the airport terminal from 6:00-7:30 p.m.

Work Session will be January 23.

The site visit for February cases is scheduled for Friday, January 17 due to the Martin Luther King Jr. Holiday.

E. FOR THE GOOD OF THE ORDER