

**MINUTES
CITY-COUNTY PLANNING BOARD
FEBRUARY 13, 2020
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

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

MEMBER ABSENT: Johnny Sigers

PRESIDING: Chris Leak

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- January 9, 2020 Public Hearing
- January 23, 2020 Work Session

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on February 13, 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 February 13, 2020, were as follows: B.1., B.4, B.5, B.6.

1. Zoning petition of NDTCO Trustee, FBO Marcus McKoy IRA and Marcus McKoy from RS9 to NB-L (Government Offices, Neighborhood Organization, or Post Office; Residential Building, Duplex; Residential Building, Single Family; Residential Building,

Twin Home; and Services, A): property is located on the east side of Stockton Street, south of East Lemly Street (Zoning Docket W-3428) (Case starts at 3:35).

Desmond Corley presented the staff report.

There was Board discussion regarding whether the UDO requires parking for commercial buildings. The applicant can provide parking in the rear of the property using a public alleyway, although it is not required, and street parking will also be available. There will be no parking allowed on the lawn in front of the building.

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: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: George Bryan

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

2. 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).

This is automatically withdrawn, per the applicant's request and as per Planning Board's By-Laws.

3. 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.

This is automatically continued to March 12, 2020, per the applicant's request and as per Planning Board's By-Laws.

4. Zoning petition of Pasquale Looz from RS9 to LB-S (Restaurant (without drive-through service); Offices; Bed and Breakfast; Veterinary Services; and Recreational Facility, Public): property is located on the southeast corner of Bethania-Rural Hall Road and Angus Street (Zoning Docket F-1590) (Case starts at 12:40).

Desmond Corley presented the staff report.

Gary Roberts stated that the calls he has received from neighbors have been favorable, and that Rural Hall was in support of the proposed restaurant. Melynda Dunigan stated that she felt this type of use would be too intense for the area due to traffic issues. Gary shared comments from his conversations with WSDOT. Kirk Ericson discussed the area plan process and the proposed uses, as well as the reasons for which staff is supportive of the request.

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: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: George Bryan

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: Melynda Dunigan

EXCUSED: None

ABSTAINED: George Bryan

5. Zoning petition of Stuart Wayne Parrish, George Winfield Parrish, and the Andrew Quentin Parrish Special Needs Trust from AG to RS40-S (Residential Building, Single Family): property is located on the west side of Coldwater Road, north of Reidsville Road (Zoning Docket F-1591) (Case starts at 28:20).

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: Tommy Hicks

VOTE:

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

AGAINST: None

EXCUSED: None

6. *UDO ClearCode* amendment proposed by Planning and Development Services staff to modify the use-specific standards for Planned Residential Developments (UDO-CC1) (Case starts at 30:50).

Gary Roberts gave an overview of UDO-CC1 and addressed inquiries by Planning Board members at the January Work Session.

MOTION: Clarence Lambe recommended approval of the text amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

C. STAFF REPORT

The final drop-in session for the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan* meeting will be held at the Smith Reynolds Airport terminal tonight at 6:00 p.m.

Approximately 160 people attended the *Doral Drive/Reynolda Road Interchange Plan* meeting that was held January 30, 2020. The next meeting will be March 19, 2020, in the Northwest Middle School Auditorium at 6:00 p.m.

There are six cases on the calendar for March 12.

Site visits will take place Monday, February 17.

Chris Murphy stated that the City of Winston-Salem is working in conjunction with the Housing Authority and the Winston-Salem/Forsyth County School System to obtain a Choice Neighborhoods grant. Winston-Salem is one of five finalists. The City is requesting approximately \$30 million. We should know whether we receive the grant at the end of March or early April. The grant will be for the Cleveland Avenue/Patterson Avenue area and would perhaps include a new Ashley Elementary School.

Kirk Ericson introduced new staff member Carly Everhart, who joined the GIS team in January. Carly has Bachelor's Degree in geography and archeology from UNC-Greensboro and a Master's Degree in geography and planning from Appalachian State University.

D. FOR THE GOOD OF THE ORDER