

**MINUTES
CITY-COUNTY PLANNING BOARD
MARCH 12, 2020
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak,
Johnny Sigers, Brenda Smith, Jack Steelman

MEMBERS ABSENT: Jason Grubbs, Clarence Lambe

PRESIDING: Chris Leak

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- February 13, 2020 Public Hearing
- February 27, 2020 Work Session

MOTION: George Bryan moved approval of the minutes.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, 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 March 12, 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 March 12, 2020, was as follows: B.3.; B.4.; B.5.; B.6.; B.7.; C.1.; B.1.; B.2.; B.8.

1. 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). Continued from the February 11, 2020 Planning Board meeting (Case starts at 18:55).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Steve Causey, 4720 Kester Mill Road, Winston-Salem 27103

Mr. Causey stated that the developer has worked diligently with staff on this project and is available to answer questions.

Bruce Hubbard, 1598 Westbrook Plaza Drive, Suite 200, Winston-Salem 27103

Mr. Hubbard stated that a neighborhood meeting had been conducted, where 8-9 people were in attendance, and that the petitioners have also been in touch with the Ardmore Neighborhood Association regarding the development.

AGAINST:

Julie Magness, 630 Fenimore Street, Winston-Salem 27103

- I am glad to hear that there are arrangements for future sidewalk, curb and gutter along Silas Creek Parkway. The cost of that today might be very different than the cost when it will actually be put in by the City. I don't know if the City just absorbs the cost if it's an overrun; and if it's more, I don't know if the developer gets money back. I just wanted to pose that as a question.
- This is by far a more superior plan than has been previously brought forth for this piece of property. It is all residential, the commercial has been eliminated from the plan, and I do know a lot of effort has been made to make these units look more in keeping with the neighborhood setting as the last two *Legacy* plans had established. I know that this plan is looking forward to *Legacy 2030*, and our community is looking at different types of development in the future. We know we need a lot more infill, and this certainly is a divergence from the existing *Legacy* plans in that there's no transition from multifamily dwellings to single-family dwellings in this project. I think that with the one remaining single-family house on Ebert Street now being squeezed between a church expansion and a cell phone tower, maybe that property has become less desirable for single-family development.

- My one real objection to this project is the name “Ardmore Commons.” Ardmore Commons would make you think there is a common area, and there is no common area. There is a very small dog park, if you’ve got a small dog. This is going to be a set of units for singles or couples; I don’t see this being something that is ever going to be able to accommodate children because there is no place for children to be. The tree save area would be an ideal place for that to happen, except it was a piece of property that fronts on Miller Street and is disconnected from the actual development. And visually, if you have been by there, it’s really an eyesore. It looks like a bunch of trees have fallen down, and nobody’s ever cleaned up the property. It is not a quality tree save area as it fronts Miller Street, and I wish that this plan could address that in some way. You want to save trees, but there’s got to be something besides stumps and fallen-over trees to save as well.
- This comes up not with just this project but with a lot of plans that the City has where the tree save area isn’t really a part of the development. It offers nothing visually, and it offers nothing functionally for this development. Ardmore Commons has no common space.

WORK SESSION

Jeff Fansler explained that the UDO gives the City authority to require a payment in lieu of sidewalk, curb and gutter. In addition, the 2018 bond referendum allocated funds for installing sidewalk, curb and gutter along Silas Creek Parkway from Lockland Avenue to Bolton Street.

The Winston-Salem Department of Transportation (WSDOT) is currently engaged with a consultant to design the curb and gutter, and WSDOT is actively pursuing this project to go right to construction immediately after the design phase. The majority of this project has been funded. WSDOT negotiated with the developer for the required fee, and it should be tied to permitting before a driveway permit is issued. The payment will be collected prior to a driveway permit being issued.

George Bryan asked if WSDOT is looking at putting in pedestrian crosswalks at Silas Creek.

Jeff stated that they were looking at putting in signalized crosswalks on Silas Creek Parkway at both Miller Street and Ebert Street.

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: Tommy Hicks

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

2. Zoning petition of JCS Properties North LLC, William Loggins and Susan Loggins, and Billie Moses from RS9 to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Wholesale Trade A; Banking and Financial Services; Offices; Services, A; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located at the southwest corner of Robinhood Road and Meadowlark Drive (Zoning Docket F-1592) (Case starts at 38:20).

Gary Roberts presented the staff report.

During the staff report, Jeff Fansler spoke on behalf of WSDOT:

- This area is a significant traffic generator. Significant improvements are shown and have been committed to by the developer as a result of the Traffic Impact Analysis (TIA) that was prepared.
- Gary mentioned this project would add 6,000 trips; as an element of transparency, it needs to be stated that this site actually generates significantly more than 6,000 trips. 6,000 new trips were indicated for a couple of reasons, one being internal capture. That means this project contains residential and commercial development, and folks that may live there, or may be going to one of the other facilities in the proposed development, may make another trip to another facility in the development. These trips are “captured internally,” and are not new trips that will be going to the development independently.
- In addition, pass-by trips are a critical element here. Meadowlark and Robinhood both have fairly significant traffic on them already, and pass-by trips basically discount some trips generated by this project because the vehicles are already on Meadowlark, already on Robinhood, and if folks are headed home from work, they may stop at a restaurant or something else within this development.

Jeff talked about how WSDOT plans to handle those trips through signal improvements, a median, and turn lanes that will mitigate some of the expected traffic. Jeff also spoke to right-in/right-out accommodations that will lead drivers back to the signal at Meadowlark, as well as the left-over on Meadowlark, which is a treatment that allows right-in/ right-out, and left-in traffic at a development entrance but does not allow left-out movements.

This project will cause some expected delays farther south on Meadowlark that will decrease over time.

Jack Steelman asked how the road widening plans farther south along Meadowlark will help with traffic.

Jeff responded that the City has a bond project that will affect Meadowlark in its entirety, which includes street widening in select areas, common turn lanes, and pedestrian improvements. Those improvements were modeled and taken into consideration as part of the TIA. Traffic generation of this magnitude will have a negative impact regardless of the project details. Some side street delays are expected, but nothing that is atypical of this scale of project.

Jack asked if Jeff expected the schedule for the two projects to coincide.

Jeff could not speak to the schedule of the developer but did say that WSDOT was actively trying to get the City's bond project out to bid for the widening of Meadowlark before the end of the year. Changes have been discussed, such as how to handle traffic around the schools.

George Bryan asked if WSDOT had changed the speed limit on Meadowlark, which was a previous suggestion, and if not, were they anticipating doing so in the future.

Jeff responded that, to his knowledge, they were not anticipating doing that, but that he would follow up on that inquiry.

George asked how shoppers at this intersection would get from one area to another most efficiently.

Jeff said that he would encourage drivers leaving this site for Robinhood Village to exit via the traffic signal at Olivet Church Road and take a right to travel toward the traffic signal at Robinhood and Meadowlark. There was also discussion about the increased traffic that may be using Robinhood to access the future Northern Beltway.

PUBLIC HEARING

FOR:

Doug Stimmel, 601 North Trade Street, Suite 200, Winston-Salem 27101

- I am representing Adams Property Group. We are very pleased that we have made significant progress with the neighborhoods to the south of us. We have had good neighborhood input, and since the time that the staff report was done, we have made a number of agreements and concessions with the neighborhood. I think the majority of folks that are here today with both The Arbors at Meadowlark and Brookberry are supportive of this proposal, as we have it proposed, and with the conditions that we are adding.
- For our neighborhood outreach, we invited 128 households; 39 households attended that meeting and we had good discussion, and we are addressing the majority of concerns that were raised at that meeting.
- We have created green space, a dog park, moved the clubhouse, and provided extensive sidewalks throughout the development. [Mr. Stimmel directed the Board to the red X's on his plan.] Connectivity from this site to Sweetgrass was not possible due to a significant gas line being located in this area. Funneling all Brookberry traffic to access this project through Wisteria Lane was not fair to the neighborhood. Having all traffic leave the neighborhood through this one access point does not make sense. The neighborhood agrees with us, and we agree with them.

Mr. Stimmel went over the changes that were made as a result of the neighborhood meeting.

Ron Davis, 380-H Knollwood Street, Suite 253, Winston-Salem 27103

- I am the developer of The Arbors at Meadowlark; I am president of the Arbors at Meadowlark Homeowners' Association; manager of Meadowlark Developers, LLC; a member of the Winston-Salem Homebuilders' Association; and author of the Change.org online petition that you have received. The comments on the petitions you have in your package are all based on non-emotional analysis. There are 15 items that conflict with earlier plans of the UDO and the Robinhood Area Plan. The petitions have continued to collect signatures in oppositional support. There are in excess of a thousand signatures against the development plan that was in place prior to Thursday, March 5th.
- You do not have to be a traffic engineer to see that Wisteria would be a shortcut into this development, particularly with a stack of traffic out there on Meadowlark, or in the morning when there is a stack waiting to turn right out. That puts the residents on this street at risk. Those homes have frontload garages.
- When this thing first hit, we immediately had a couple of lot cancellations, and we had several home sales lost from seeing this proposal in its initial form. Fortunately, we have been able to work with Adams Property Group and Mr. Stimmel and revise the plans you're seeing before you tonight. I would like to compliment them for their willingness

to make those changes. With minimal approval of the site plan and changes in additional conditions that you see on Exhibit A, and on the revised site plan, we are withdrawing those petitions and recommending approval of the current site plan. We feel they have created this transition zone with buffers and conditions and elevation changes and fences that would be protecting our neighborhood as the UDO and Robinhood Area Plan recommend. So, we look forward to having additional shopping opportunities in the area.

AGAINST: None

WORK SESSION

Melynda Dunigan stated that the staff report gives the number of trips per day under the existing RS9 zoning as 1,569 trips. Melynda asked staff if they had looked at the potential for what's in the recommended area plan, which is more dense apartments, and if staff could give a ballpark figure of how many extra trips that would be compared to the 6,000 for the proposed development.

Gary stated that at 610 units and 6.65 trips per unit, the trip count comes to approximately 4,000 - about 2,000 fewer than what is being proposed, and 2,500 trips more than what is allowed in the current zoning district.

George asked Aaron King if staff's recommendation is still denial.

Aaron responded that staff's denial recommendation is based on the fact that the area plan recommends multifamily for the site, and he hasn't seen any change in conditions that would warrant looking at that recommendation differently. There is already existing land zoned for commercial use in this corridor.

George asked what kind of agreement or acclamation there was in the neighborhood about the recommendation of use of that land, how long ago it was, and what kind of expectations the people living in The Arbors at Meadowlark and Brookberry should have that it was going to remain residential.

Kirk Ericson stated that staff had representation in the area plan meetings from residents living along the Meadowlark corridor, and one thing that was heard repeatedly was a concern about traffic along Meadowlark Drive. Kirk also stated that staff heard, at least during the time of the area plan, that the shopping center at the Village at Robinhood didn't have as strong of an occupancy rate as Mr. Stimmel stated in his comments. There was a feeling at the time that maybe there wasn't a need for more commercial development in the area, that maybe it would be better to have a "stepping down" of different densities of multifamily development to transition from the commercial area of Robinhood Village to the residential area. There are 300,000 square feet of commercial development approved just a couple miles south on Meadowlark Drive.

Jack Steelman stated that there is additional land in the immediate area zoned for commercial development, and no one has taken it after years of being available. Jack added that the intensity and volume of traffic at Robinhood and Meadowlark is a real concern, and one that is a better situation for commercial, rather than residential development. Jack stated that he wouldn't want to live in an apartment fronting that street, and that he was confident, given how conservative Mr. Fansler is with the work he does with the City, that the required improvements that have been agreed to at Robinhood and Meadowlark are going to be effective. Jack recommended that Services, B not be included as a permitted use.

Mr. Stimmel stated that many uses were eliminated in agreement with the neighborhood.

MOTION: George Bryan recommended that the Planning Board find that the request is inconsistent with the comprehensive plan.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak

AGAINST: Johnny Sigers, Jack Steelman

EXCUSED: Brenda Smith

MOTION: George Bryan recommended denial of the zoning petition.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan

AGAINST: Tommy Hicks, Chris Leak, Johnny Sigers, Jack Steelman

EXCUSED: Brenda Smith

MOTION: Johnny Sigers recommended approval of the zoning petition with modified conditions by staff and the changes offered by the petitioner.

SECOND: Jack Steelman

VOTE:

FOR: Tommy Hicks, Chris Leak, Johnny Sigers, Jack Steelman

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: Brenda Smith

Melynda stated that her concern with this project has more to do with the overall impact to the entire area beyond a particular neighborhood, with the traffic impact in particular, and with the fact that the additional commercial area (300,000 square feet approved on the other side of Meadowlark), should that be developed, would create its own very impactful situation for the whole Meadowlark corridor. She would rather see the site developed as the area plan recommends.

Johnny Sigers stated that he felt the Board should take into consideration how the people feel that live in the adjacent neighborhood. He stated that the proposed shopping center is about the people, it is not about anyone else but these people, and if they are in favor of the shopping center, the Board should take this into consideration in its vote.

3. Zoning petition of Clifford Wilson from RMU-S to NB-S (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; and Banking and Financial Services): property is located at the southeast corner of South Main Street and Barber Street (Zoning Docket W-3432) (Case starts at 2:57).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Brenda Smith recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Brenda Smith recommended approval of the zoning petition.

SECOND: Johnny Sigers

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

4. Zoning petition of John Berger from RS40 to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located on the east side of Lasater Road, across from Carrousel Drive (Zoning Docket F-1593) (Case starts at 5:10).

Desmond Corley presented the staff report.

Melynda Dunigan asked if the three lots outside of the proposed PRD were going to be developed as single home sites, or whether they could be further redeveloped into larger subdivisions.

Desmond stated that those sites could only be developed for the uses that would be approved with the Special Use rezoning request, and currently they're only requesting single family and PRD. Only houses are allowed on the lots outside of the PRD, and they would have to meet the minimum lot size.

Gary Roberts noted these lots were shown on the site plan, and any changes to the site plan would require approval by the Planning Board and County Commissioners.

Melynda also asked whether these lots complied with the Yadkin River Watershed regulations on the basis of the built-upon area. Staff replied yes.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers,
Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

5. Zoning petition of City of Winston-Salem from AG (Forsyth County Zoning Jurisdiction) to AG (Winston-Salem Zoning Jurisdiction): property is located north of Patsy Drive (Zoning Docket W-3433) (Case starts at 8:40).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers,
Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers,
Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

6. Zoning petition of Ray and Sallie Edwards Investment, LLC from HB-S and LB to GB-S (Storage Services, Retail): property is located on the east side of Peters Creek Parkway, south of Bridgton Road (Zoning Docket W-3434) (Case starts at 10:00).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Johnny Sigers recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Johnny Sigers recommended approval of the zoning petition with revised conditions.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

7. Zoning petition of Challenges of the 21st Century, Inc. from GB and RS7 to IP-S (School, Public and School, Private): property is located on the north side of Goldfloss Street between Vargrave Street and Glendale Street (Zoning Docket W-3435) (Case starts at 14:10).

Desmond Corley presented the staff report.

George Bryan asked whether there were any historical details from the historical building that needed to be saved, and whether the Historic Resources Commission had an opportunity to review it.

Desmond stated that the building had been brought to the attention of the Historic Resources Commission and that they did not find anything that needed to be saved from the building.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

8. Public hearing on the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan*. The plan area is generally bounded on the north by Lansing Drive, by Carver School Road to the east, by East Twenty-fifth Street and Bowen Boulevard to the south, and on the west by North Cherry Street.

Steve Smotherman gave a presentation on the draft plan.

Jack Steelman asked if there was a proposed timeline for implementation of the plan and where that would start.

Steve Smotherman replied that the first step would be to conduct a transportation and telecommunication assessment to find out what improvements need to be made, then to hire someone to do a comprehensive streetscape plan. At that point, the hope would be to get some cost estimates and understand what it will take, and then take it before City Council.

Kirk Ericson stated that some thorough conversations have taken place with key leaders who would be in charge of the various plan objectives to make sure they get implemented, including Mark Davidson with the Airport Authority, Mark Owens from Greater Winston-Salem, Inc., and Evan Raleigh and Kyle Haney, who are respectively over Economic Development with the City and the County. The document that Steve handed out at Work Session includes an implementation schedule that contains respective timeframes for those objectives being delivered to the community.

Chris Leak stated that he has gotten calls from residents, and the theme of those conversations is that residents do not want to be left behind or forgotten in the planning process as this goes forward, that the surrounding community is remembered. Chris reiterated that the whole purpose of the plan is to pull the community up and not to leave it behind.

Kirk responded that staff has been mindful of trying to strike a balance within this plan as it pertains to economic development, paying special attention to the citizens who are in the area that are going to feel traffic impacts and other impacts from growth, and finding a way, through some of the programs mentioned previously, to bring local citizens along through retraining and prioritization for new jobs as they become available.

PUBLIC HEARING

FOR: None

AGAINST:

Eunice Campbell, 5743 Antietam Drive, Winston-Salem 27106

- I am speaking today as a North Ward resident, someone who is very concerned that this project would leave out a lot of our citizens. I have looked at this thoroughly, I have printed out the plans myself and read through them. I know there are a lot of things that are not decided today, but one of the things that is a major concern to a lot of the citizens in the area is the proposed closure of Indiana Avenue at Akron Drive. I would like to say that using the proposed Perimeter Point Boulevard as an alternate route is not a good idea. That is pretty much a service road that turns off of Indiana Avenue and could not hold the traffic. Indiana Avenue is two lanes in either direction, with a center turning lane, and making people turn on that particular service road to get to Patterson Avenue is not a good idea. So I speak in opposition of that as a solution for the extension of Shorefair Drive, even if it's necessary.
- We have to remember that Indiana Avenue is a direct route from the north side of Winston-Salem to Patterson Avenue and on to the east side of Liberty Street. When those types of decisions have to be thought about, I just want to make sure that you, as a board, understand that we, the north side residents, use that road daily, and to us it would be like shutting off University Parkway.
- I have no problem with economic development, we just want to make sure that we are included. There are companies that have expressed concerns that they would be closed off from that area. I stand for them today, and just want to make sure that we are not left behind.

Kirk Ericson mentioned that staff has been aware of the potential road closure and have heard citizen comments at public meetings concerning the potential closure. Kirk stated that the recommendations of this plan aren't predicated on that closure happening or not happening. The methods for success that have been discussed in the plan would be achievable either way. There are further meetings to be held that will discuss the fate of that potential road closure. Kirk asked Jeff Fansler to provide more information on this project.

Jeff stated that there is a new road facility proposed as an extension of Shorefair Drive that currently cul-de-sacs and is directly in line with Akron Drive, and that there is anticipation that

one day, there would be access to Akron Drive via the new extension of Shorefair Drive. It would be an intersection signalized at Indiana Avenue. The road closure comes due to the railroad. In our past history of working with them, they do not allow new at-grade railroad crossings without closing another existing crossing. That would result in the closure of Indiana Avenue south of where the new road and Indiana would intersect. The road plan is still in the early stages, and more public input is scheduled. Some meetings are being re-scheduled due to weather. Jeff stated that WSDOT was still pursuing the connection and that it would not include just the closure of Indiana Avenue, but rather the closure of Indiana Avenue with alternate improvements to handle the re-routed traffic.

Chris Murphy stated that, in addition to public meetings and citizen involvement on the planning of this road, any future closure would be subject to a public hearing before City Council, which Jeff confirmed.

Melynda Dunigan asked for clarification of the language in the report, that the road closure is something being considered and not necessarily proposed by the plan. Kirk confirmed this and Melynda suggested that staff seek to further clarify this language in the plan.

Johnny Sigers left the meeting.

Janet Robinson, 3120 Flanders Drive, Winston-Salem 27105

- I live in the North Ward area. A lot of the planes that have started coming over our neighborhood are really noisy. When I first moved there in 1977, Smith-Reynolds was there and it was very noisy with the planes coming over my area. I adjusted to that noise, and after Smith-Reynolds ended passenger service, they didn't have all those planes coming in and out. But now, hearing this plan, I'm thinking about my neighborhood and the impact that it's going to have.
- I was here for the other cases and heard you talking about Meadowlark and the noise and the traffic, and concessions were made for that neighborhood, but it seems to me that you are not concerned with what's going to happen in our neighborhood with the noise and traffic. That is a really big concern of mine. Like I said, I have been here since 1977, and I would like to leave my home to my children or my grandchildren.

Kirk stated that there is language in the plan about considering the impacts of any expansions to existing businesses or creation of new businesses in the area on the residential areas many of which are historic and good community assets with a lot of long-term residents that the City will want to preserve. Kirk added that the plan is not talking about a return to passenger flights at Smith-Reynolds Airport, but it instead focuses on companies that specialize in drone use, aviation maintenance, and training and education. The anticipation is that there will not be the same level of noise and intensity as back in 1977 when Smith-Reynolds was taking in a lot of passenger flights.

Steve Smotherman stated that the goal of the plan is not to increase the number of flights at Smith-Reynolds, but to increase the curb appeal and to have a nice experience for folks who do fly into Smith-Reynolds, with the hope that they may want to locate or relocate to the area.

WORK SESSION

MOTION: Jack Steelman moved approval of the *Smith Reynolds Airport/Whitaker Park Strategic Area Plan*.

SECOND: Tommy Hicks

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

C. PLANNING BOARD REVIEWS

1. PBR 2020-01; Wake Forest University and Forrest Staton (Chatham Phase 3); northern terminus of Chatham Farm Road, north of Robinhood Road; 7-lot PRD in RS12 and IP zoning; Winston-Salem; 21.11 acres (Case Starts at 17:20).

MOTION: Jack Steelman moved approval of the Planning Board Review.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

D. STAFF REPORT

Due to the Coronavirus outbreak, all City public meetings, as well as staff meetings that include 20 or more people, have been canceled indefinitely, as directed by City Manager Lee Garrity.

The IS Department is in the process of making alternate arrangements for the purchase of iPads for Board members. Aaron reminded everyone to be on the lookout for the Census 2020 packets coming to their home addresses soon.