

**MINUTES  
CITY-COUNTY PLANNING BOARD  
AUGUST 13, 2020  
4:30 P.M.  
VIRTUAL MEETING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks,  
Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman  
MEMBERS ABSENT: None  
PRESIDING: Chris Leak

**CALL TO ORDER**

**A. ACTION ON MINUTES**

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

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: George Bryan

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 August 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 August 13, 2020, was as follows: B.3., B.4., B.6., B.5., C.1., C.2., C.3., B.1., B.2., B.7., B.8., B.9.

1. Zoning petition of Arbor Acres United Methodist Retirement Community, Inc. from RM8-S to C-S (Life Care Community and Nursing Care Institution): property is located south of Arbor Road, across from Arbor Place Court (Zoning Docket W-3447) (Case starts at 51:51).

Gary Roberts presented the staff report.

## **PUBLIC HEARING**

FOR:

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103

- We have been working with Arbor Acres to create this core, central district of the campus. Redevelopment in this area allows us to maintain a 500-foot buffer around the perimeter, maintain the existing development patterns in the area, and maintain convenient access for the residents. It also allows us to minimize additional impervious coverage around the site as well.
- We reached out to Planning staff to find an appropriate zoning district that could accommodate the taller buildings. Based on the area plans and *Legacy* recommendations, we felt like the Campus district was appropriate. Visibility from surrounding properties was a concern. We were able to site the buildings at the low point of the property.
- We had a neighborhood meeting on June 25 at Pilgrim Court. No one attended that meeting. Shortly after that meeting, Arbor Acres did receive some communication from the neighbors in the Reynolda Park area. A lot of concerns were regarding traffic. Ramey Kemp & Associates assisted us with a traffic study. We set up a subsequent Zoom meeting with neighbors in the Reynolda Park area.
- On July 21, we held a meeting where the neighbors elaborated their concerns about the potential of increased traffic on Kent Road and Arbor Road. They did advise us of some previous efforts for traffic calming strategies with the City. We then began to instruct suppliers and vendors not to use Kent Road and Arbor Road for access and to focus access to the site from Pilgrim Court.
- We agreed to try to facilitate a meeting with the City, which took place on August 6. We also met with Jeff Fansler. We shared the results of our traffic study. Our counts were the same. We don't think there is a volume issue, but we do think there is a speed issue. It supported the concerns of the neighbors. Conversations with Jeff Fansler were in an effort to try to support any traffic calming measures that could be implemented.

George Bryan asked Mr. Causey what his plans were with regard to stormwater, particularly around the issue of quantity. Mr. Causey stated that quantity would be addressed in accordance with the City's ordinance. George asked Mr. Causey if he had any thoughts of going beyond the 24-year plan. Mr. Causey appreciated the request and stated that it was a common request.

AGAINST:

John Wigodsky, 1140 East Kent Road, Winston-Salem, NC 27103

- I have lived at Kent Road for the past 20 years. My neighborhood is Reynolda Park, which is adjacent to the western side of Arbor Acres, a neighborhood that's bound by Arbor Road, East Kent Road and Reynolda Road. It is a historic neighborhood that was created in the 1930s when Katherine Reynolds subdivided 65 acres at the southern end of Reynolds Estate. She wanted to have an area with a park-like feel, and lots and roads laid

out accordingly. The Planning Board's *Northwest Area Plan* cites our neighborhood as a historic district, and cites a number of houses in the neighborhood being recognized by the State Historic Preservation Office.

- Today, East Kent and Arbor Roads are plagued with high traffic volume traveling at high rates of speed. The residents of the neighborhood often have trouble entering and exiting their property, and not only feel unsafe, but are unsafe walking along our neighborhood streets. Traffic studies done in the neighborhood show approximately 2,000 cars per day traveling on neighborhood streets which were never designed to accommodate that volume of traffic. The speed limit in the neighborhood is 25 miles per hour, speed check shows that the average speed of traffic is 7 to 8 miles per hour over the speed limit, and some cars are clocked doing over twice the speed limit at 50 miles an hour. Enforcement by the police is sporadic at best, but when it is done, officers cannot write tickets fast enough. Just last week, the neighborhood petitioned the City to develop a traffic calming proposal, including speed bumps, to address the speed issue, and we are awaiting a response by Mr. Fansler.
- Two factors causing traffic volume are: Cut-through road for people traveling to Coliseum Drive and Reynolda Road or University Parkway. The second source is people going to and from Arbor Acres: its residents, its vendors, its visitors, and its staff. As Arbor Acres has grown, so has the traffic. This was recently highlighted when Arbor Acres was on COVID lockdown and traffic volume in the neighborhood had dropped significantly. The growth of Arbor Acres has been continuous for the past 10 years, going from 409 residents and 251 employees in 2010 to 500 residents and 339 employees in 2020, a growth rate of 27 percent.
- This brings me to the reason for opposing the rezoning request. Without an alternative traffic plan, the expansion of Arbor Acres will further add to our neighborhood traffic issues. It will not only be the 100 new residents traveling on our streets, it will be additional visitors, vendors and staff. We strongly disagree with the planning staff's assessment that the additional traffic will not be an issue on Arbor or East Kent Roads. Traffic is already an issue, and the expansion will make it worse. While Arbor Road was widened in front of Arbor Acres, the road quickly narrows as it approaches East Kent Road. There is no way these roads can accommodate the 11,000 vehicles that will quadruple the current volume at its capacity. The projected incremental trips with expansion do not recognize incremental visitors, staff and vendors. Thus, the impact of the expansion to the road infrastructure in the Planning staff report is inaccurate and in need of further study.
- In addition, it is not possible to look at each expansion at Arbor Acres in isolation and to say it will not have an impact. The totality of Arbor Acres' expansion, over time, must be reviewed and the impact on our historic neighborhood evaluated.
- Residents of the neighborhood have met with representatives of Arbor Acres to discuss our traffic issues. Arbor Acres has said that they would endorse the installation of speed bumps in the neighborhood, they have instructed vendors to use Pilgrim Court versus Arbor Road when entering or exiting Arbor Acres. We believe that a more

comprehensive plan is necessary to channel all traffic from Arbor Acres onto Pilgrim Court, where there is easy access to Coliseum Drive and all points east and west.

- Working with the City, we believe that a viable solution to channeling traffic onto Pilgrim Court can be developed, and any rezoning approval should be contingent on the traffic plan being completed. Long term, we would like to see Arbor Acres explore alternative entrances that would not involve Arbor Road, since we feel sure that there will be expansion plans beyond what is under consideration. Today, we ask that approval of the rezoning request be delayed pending further study by the Planning staff of the full impact of Arbor Acres expansion on our historic Reynolda Park and a presentation by Arbor Acres, in conjunction with the City, on how to channel traffic to Pilgrim Court versus Arbor Road.

Keya Hosseinzadeh, 1050 East Kent Road, Winston-Salem, NC 27104

- My family moved here from Pittsburgh in 2015, where we lived in a historic district, and we were attracted to Reynolda Park for some of the same reasons. We were reassured that Winston-Salem urban planning policies for future growth would preserve quality of life for the residents and also maintain the same beauty as this neighborhood.
- I have two young girls and it's currently impossible to walk safely or bicycle this historic district, especially on East Kent Road, when cars are speeding in excess of 40 miles an hour in a 25-mile-per-hour zone, in addition to the high traffic volume. One of my girls was almost struck by a truck speeding along East Kent Road, and just two weeks ago, I had to jump into a bush while walking on West Kent Road when a service vehicle veered off the road traveling at high speed. We can't bicycle to Reynolda Road, which has existing bicycle paths, and it's a stone's throw to our home.
- Speed bumps are a necessary solution to decrease the average speed, and it may decrease the overall traffic volume, although there is no evidence at this time that traffic volume will decrease with speed bumps alone.
- With respect to the Board, I would like to think any urban planning would bring together institutions, commercial developers and the residents, and I don't believe that's true in this historic neighborhood.

Patricia Brown, 1110 Arbor Road, Winston-Salem, NC 27104

- I have been a resident of Winston-Salem for 32 years. We moved here specifically for this historic neighborhood and its access to the Reynolda property and garden. We have learned over time that the traffic problem has changed the neighborhood in such a way that the diversity in age of this neighborhood has changed. There are very few children, and it's very clear why there are very few children. Their parents are afraid to let them out beyond the driveway. That drives property values down and diminishes the value of the neighborhood.
- At our July Zoom meeting with Arbor Acres, when I asked how tall the new buildings would be, the answer was "Oh, we're not sure, actually. Let's see, I think about 50 feet."

This meeting is the first I have heard that there will be buildings up to 75 feet. I cannot, in good conscience, allow that kind of future development, beginning with this particular classification, to happen in a very specialized part of town that has retained its character because of future-oriented thinking.

J. D. Wilson, 1069 East Kent Road, Winston-Salem, NC 27104

- We live between two houses that are on the national register, with Arbor Acres as our backyard neighbor. We are proud to have Arbor Acres as our neighbor. Our property is the southern perimeter of the original Reynolda Estate.
- All of us need to slow down and have more time to learn these rezoning plans, the impact now and beyond, and consider potential solutions together. We need time to find ways for meaningful collaboration, which is in our City's DNA.
- The staff may have followed the letter of the law in this process, and if so, the process is flawed, as our neighborhood was caught totally off guard by this major expansion for two reasons: (1) the required signs were posted at Arbor Acres, not in our neighborhood, and (2) the letter was delivered during COVID and when people were away for the July 4 holiday.
- The staff report is loaded with metrics, traffic counts, traffic speeds, generic load standard, but minimal details about the historic neighborhood we're blessed to live in, or protection of its environment especially mature trees and vegetation or its character of place.
- Two days ago an elected official sent me a copy of the *Northwest Winston-Salem Area Plan* that is loaded with information about protection of historic treasures, preserving the character and quality of such neighborhoods, and related environmental concerns. The staff report did not really touch on any of these topics. Perhaps because metrics are easier to cite, advocate or defend. This is a significant failing of this process and/or the report. References to the area plan in the report simply indicate that the petition conforms. We respectfully disagree. Regarding economic development (on page 51), it states: The *Legacy* goal is to attract environmentally sensitive new businesses and provide a high quality of life. We need to be mindful of what message the action on this matter sends.
- We would not allow this level of traffic and speed through Historic Old Salem. In fact, we rerouted Main Street to avoid that. We should have the same concern for Winston's Historic Reynolda Park.
- Mrs. Reynolds created Reynolda Park with the talented noted landscape architect Thomas Sears. It's one of the City's top historic treasures. If she were here today, her voice would be heard asking you to protect the historic treasure to which she gave birth. As residents of her visionary residential park, we are honored to be here today to speak on her behalf in a way that you will hear. We ask that you delay consideration to give all of us time to work together through this for a compatible updated traffic management plan that works for us and the Winston-Salem we all love.

## **WORK SESSION**

George asked whether the traffic study was done during the COVID period or outside of the COVID period. Mr. Wigodsky stated that it was done in July, during the COVID period. There was a prior study done four years ago where the traffic numbers were significantly higher. The drop in traffic is approximately 30 percent during the COVID period. On East Kent Road, southbound, the traffic count was 1,419 cars in 2016, and it was 1,121 cars in the most recent study.

Melynda Dunigan described this as a very sensitively designed proposal and complimented the petitioner on such, especially due to the consolidation of the proposal in the center of the development, leaving the buffer of the RM-8 property. She stated that she doesn't see this development significantly raising traffic volume since traffic will be dispersed throughout the whole network, and she sees re-designing the road as the best solution. Melynda concluded that she did not see this proposal being a significant contributor to the problem and approved of it.

Brenda Smith stated that a traffic management plan would be beyond the scope of the Planning Board, that Arbor Acres and the community have some of the same concerns and haven't had the potential to work with DOT to try to apply some traffic calming measures. Brenda stated that those things could help to improve this area, and maybe discussions will help further that along.

George recommended that City officials sit down with citizens in the neighborhood to come up with a good plan for this area. George stated that while Planning Board and DOT's work go hand in hand, the Board does not hold any control or influence over DOT.

Jack Steelman stated that, as a native of Winston-Salem, there are a number of things that make him incredibly proud to be from here, one being Reynolda Park, and that as long as everyone shared the same common goals, traffic calming and traffic management could be achieved.

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

SECOND: Brenda Smith

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: Brenda Smith

VOTE:

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

AGAINST: Jack Steelman

EXCUSED: None

2. Zoning petition of White Oak Vista, LLC from LB-L to GB-S (Arts and Crafts Studio; Banking and Financial Services; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Storage Services, Retail; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; and Child Day Care Center): property is located on the north side of Country Club Road, across from Tucker Avenue (Zoning Docket W-3449) (Case starts at 1:36:41).

Gary Roberts presented the staff report.

## **PUBLIC HEARING**

FOR:

Luke Dickey, Stimmel Associates, PA, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

- This is a two-story storage building (with basement) pushed to the front of the site. There will be a two-story elevation from Country Club Road, and the rest of the building will be basement level. We have worked with staff on the looks of the façade. Parking will be to the side of the building. A Type III bufferyard will be adjacent to Trinity United Methodist Church. It also wraps around where the meditation garden is, and we agreed to continue the 40-foot undisturbed Type III buffer that was originally approved with the zoning in 2015.
- We have agreed to a condition, as stated, in terms of stormwater management. We are agreeing to go to the 50-year storm from a design standpoint. We are looking at an open sand filter on the backside with some detention. That is not an open water device, which will help with mosquito issues. We are also working with the Stormwater Division about how much water we can take out toward Country Club Road to reduce the amount of discharge that goes into the back neighbors' yards. We are looking at a system that will be located in the parking lot to tie into the existing stormwater system at Country Club Road.

- This will be a low traffic generator for the type of use. We have 12 parking spaces listed on the plan, which shows how much traffic will be generated by this request. When these facilities are built, at first, trip generation is high with people coming to lease, then the trip generation decreases dramatically, resulting in 30 trips per day, making it a very low traffic generator.
- We are proposing to maintain the existing trees on the back side and meet the requirements for the buffer. All of the units will be internal to the building, so it will be access-controlled.
- During COVID, we opted to send letters, as it is hard to hold meetings during COVID time. The letters were generated from GeoData within 500 feet of the proposed request. We received one response from an owner who lives directly behind the proposed facility.
- We believe the proposal meets the *West Suburban Area Plan* and *Legacy 2030*.

George asked Mr. Dickey if there will be any stormwater discharge to the north, to which Mr. Dickey replied yes. The quantity has not been fully designed at this point, but Stimmel Associates is working to see how much can be taken out towards Country Club Road to reduce that amount of discharge, as well as how that amount of discharge can be held so it doesn't come out all at once onto the property behind that location. Two main property owners that would be affected are directly behind the site, which would be Ms. Johnson and Mr. and Mrs. Beamer.

George asked Mr. Dickey if he had talked with the property owners about the concerns others have had regarding the discharge. Mr. Dickey stated that Ms. Johnson mentioned that it was a concern, and that is how the agreement was reached to level it out where it is not so concentrated, along with the 50-year storm condition.

Clarence Lambe asked if the storage facility would house vehicles, boats and/or RVs. Mr. Dickey stated that there would be no outside storage on the site.

Jamie Bennett, 125 North Westview Drive, Winston-Salem, NC 27104

- I am a resident that abuts Country Club Road, so I am very familiar with the corridor and I want this to look good for the community. It is important that we showcase our best efforts and hope everyone can see that.

AGAINST:

Emily Bickle, 3830 Cavalier Drive, Winston-Salem, NC 27104

- Our home is corner-to-corner with the suggested rezoning site, next door to the Beamers. We would like to object to the lack of effort to replace the neighborhood meeting with any additional public notifications for neighbors to comment, and we suggest - in the future - that the City consider posting on the multiple social media platforms that they use to keep residents informed about rezoning. I posted on Next Door and got feedback from several neighbors who are opposed to this.

- There have been numerous issues with the property that's already there. There have been zoning enforcement issues with the shopping center next door to the proposed rezoning that still haven't been resolved. Back in 2015, when this property was rezoned, 30 people came to the neighborhood meeting for that and had voiced concerns about outdoor music and noise, such as what comes from Cross Fit behind the Dollar General shopping center next door. That is not even zoned for outdoor recreation. And we have been trying to get this resolved with the zoning department for a year now. Even during the pandemic, when gyms were supposedly closed, we've still been woken up by tire flipping. So we are really unhappy to see that the proposed zoning for this property would also include outdoor recreation as a use. We would strenuously object to that.
- We get the feeling from what is being proposed that no one in city government is paying much attention or cares about the development of this area. I'm not sure why pedestrian traffic keeps getting mentioned because I really don't see anyone walking to a storage facility. One of the possible uses presented in the 2015 rezoning when the property owner had originally promised to limit the uses of property - which they're now going back on - was a dry cleaner. That was approved by the Planning Board and City back then, and at that time there were already three dry cleaning solvent cleanup programs in and around the intersection of Gordon Drive and Country Club Road because there is a substantial amount of dry cleaning solvent contamination here. This is one of the reasons we are very concerned about runoff and the amount of impervious surface. The DEQ testing that has been done in our house showed solvents in the water and in the soil are actually affecting the indoor air in our basement.
- As for the 40-foot buffer at the back of the property, looking at the map, there is also a 40-foot buffer at the shopping center next door. We can tell you from experience it really doesn't block any noise at all. It's poorly maintained and not very effective.
- Even if the storage facility is relatively quiet, it is not really what we would like to see as a neighborhood. It doesn't promote walkable business area. It seems extremely large for it adjoining directly with single-family residential property. One of our biggest concerns is this also opens the door for an even less desirable use in the future if this rezoning gets approved. We would like to know if the developer would be willing to take any of these uses off the table. Like agreeing not to have any outdoor recreational use, agreeing not to put a dry cleaner there, or considering an actual physical barrier on either side of the 40-foot buffer area.

Tom Walter, 125 South Gordon Drive, Winston-Salem, NC 27104

- I don't find this structure to be community oriented, and the Gordon Manor Business Center currently houses retail and service businesses that support a small borough of Winston-Salem. A large two-story (above ground) one-story (below ground) storage facility is being built here, but I believe it supports other communities of Winston-Salem, primarily to the east going into Buena Vista.
- In my opinion, there is nothing like meditating in the meditation garden next to a two-story structure. It certainly is not a community project. Gary mentioned this use would

not be typical in a location such as this, and I agree 100 percent. This is not commercial in the sense of community and neighborhood. Gordon Manor and South Fork, the services are great that you can walk to; it provides from haircuts to food to convenience stores to the diner. I think there is a much better use for that piece of land to serve and develop for this community. A storage facility, in my mind, is more an industrial-type facility, not something you put in a neighborhood.

- On the Stimmel Associates' preliminary drawing in the lower-right hand, it says: This is a preliminary site plan, limited information, and therefore it may not reflect the actual site features. No site research has been conducted. Site conditions may change significantly. I feel that this is an investment for whatever business is getting into it, and I don't think they have any interest in the community here, and I think that needs to be taken into serious consideration.

Phillip Wynne, 213 Kyle Road, Winston-Salem, NC 27104

- We go to Trinity United Methodist Church. My wife does a lot of work in the prayer garden and it is nice and serene to sit and look back, and if this gets built, we'll be looking at a five-foot wall in the back of a building. From the church parking lot, we'll be looking at the side of the building and the dumpster. If you look beside the dumpster where the truck pulls in, the dumpster is facing the side of the columbarium. There is also a 250-year-old oak tree on the property, and the arborist has said that it is one of the oldest white oak trees in Forsyth County, and I don't see it on the plans anywhere.

## **WORK SESSION**

In response to a question presented by Clarence, Mr. Bennett agreed to omit outdoor recreation uses, as well as dry cleaner uses as a subcategory of Services, A.

Based on comments from the opponents, Melynda did not feel this was consistent with the comprehensive plan and felt that neighborhoods should be preserved to be neighborhood-serving. Melynda also stated that the GB zoning request in this area would be problematic for ramping up intensity. Melynda asked if the 250-year-old tree was proposed to remain on the site. Mr. Dickey stated that the white oak would not be preserved.

George stated that storage facilities do not need to be in the middle of activity and be of high visibility. Something that generates activity and encourages pedestrian activity should be placed in that community. There are other options for storage buildings other than being in the middle of activity centers.

Jack stated that he would never put a mini-storage facility in the middle of a neighborhood activity center. He stated that the Board needs to rethink what would be an appropriate location for this product. There is a demand for the product, but this is not the place for it.

Jason Grubbs stated that he saw the problem as more related to where these storage facilities fit in the overall zoning scheme, more than the individual cases themselves, and that it's the market that drives developers to put certain things in certain places.

Aaron King discussed staff's review of this case and gave several examples of past cases that were similar in nature. There was further discussion about whether storage facilities belong in GB zoning districts.

George stated that there are creative ways to do this without intruding in activity centers and decreasing activity, and he did not believe this was a creative proposal.

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

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak

AGAINST: George Bryan, Melynda Dunigan, Brenda Smith, Jack Steelman

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition with the following conditions: omit outdoor recreation uses, as well as dry cleaner uses as a subcategory of Services, A.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak

AGAINST: George Bryan, Melynda Dunigan, Brenda Smith, Jack Steelman

EXCUSED: None

3. Zoning petition of D-2/Dairio, LLC from HB-S to HB-S (Offices; Parking, Commercial; Restaurant (with drive-through service); School, Vocational or Professional; Services, A; and Services, B): property is located at the northwest corner of the intersection of Orchard View Drive and West Clemmons Road (Zoning Docket W-3450) (Case starts at 4:25).

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: Jack Steelman

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: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

4. Zoning petition of CVR Properties, LLC from LI to GB-L (Building Contractors, General; Building Materials Supply; Car Wash; Combined Use; Convenience Store; Fuel Dealer; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Services, A; Services, B; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Urban Agriculture; Utilities; Warehousing; and Wholesale Trade A): property is located on the southeast side of North Glenn Avenue, south of Akron Drive (Zoning Docket W-3451) (Case starts at 8:25).

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: Brenda Smith

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: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

5. Zoning petition of The Commons of Forsyth County, Inc. from MU-S and RS9 to MU-S (Two-Phase) (Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Planned Residential Development; Life Care Community; Offices; Services, A; School, Vocational or Professional; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; and Family Group Home A): property is located on the west side of Old Greensboro Road at its intersection with US 158/ Reidsville Road (Zoning Docket W-3452) (Case starts at 27:54).

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: Jack Steelman

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: Tommy Hicks

VOTE:

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

AGAINST: None

EXCUSED: None

6. Zoning petition of Jamais Arriere, LLC from RS9 to RM8-S (Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; and Residential Building, Townhouse): property is located on the west side of University Parkway, north of Sun View Road (Zoning Docket W-3453) (Case starts at 11:19).

Desmond Corley presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

Melynda asked whether it was possible to get connectivity into the site. Gary stated that while connectivity was a concern, it was not feasible based on the topography.

George stated that there were two stub streets in Arbor Ridge and asked what the original intent of the development of that property for those stub streets were. Aaron replied that Arbor View Lane is a public street that stubs to the east and west; to the west, there is a stream, and the stub to the east was intended to provide some connectivity to the area that is bound between Ziglar Road and University Parkway. In that case, staff felt the topography was suitable enough that the stubs would work; in this case, the topography and the small nature of the site made that more challenging.

George asked about the intended raised median on University Parkway. Jeff Fansler, with WSDOT, stated that there was a proposed median on University Parkway but that he did not believe it went all the way to Sun View Road. George stated that it was difficult to make a left turn onto University Parkway from the site and asked if there were some way for the entrance to be adjusted to accommodate traffic. Jeff stated that it would be a matter of working with

NCDOT and the project developer to see how to incorporate safety improvements with the larger NCDOT project. Sun View Road and this parcel access would be problematic because there are other parcels involved that are unrelated to the site. The opportunity lies with coordinating egress and access with the NCDOT project. It is possible to rectify the problem in the early design stages of the plan.

George referenced the cul-de-sac behind Arbor View Lane and inquired as to whether WSDOT and staff had looked at that as a potential site for a stub. Aaron stated that the challenge in that was the configuration of the long, narrow shape of the subject property.

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

SECOND: Brenda Smith

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: Brenda Smith

VOTE:

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

AGAINST: George Bryan

EXCUSED: None

7. An ordinance amendment proposed by Planning and Development Services staff amending Chapter 5 and Chapter 11 of the Unified Development Ordinances to revise uses allowed in the Limited Industrial (LI) and General Industrial (GI) zoning districts; to revise the outdoor storage area requirements of the use Manufacturing B; and to revise the definitions of Manufacturing A and Manufacturing B for Winston-Salem and Forsyth County (UDO-CC4) (Case starts at 2:35:31).

Steve Smotherman presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

8. An ordinance amendment proposed by Planning and Development Services staff amending Section 3.2.2 of the Unified Development Ordinances, pertaining to Certificates of Appropriateness (UDO-CC5) (Case starts at 2:41:20).

David Reed presented the staff report.

Jack recommended that staff not use the 180-day period as standard practice but use it in emergency situations only, such as this time dealing with COVID.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

9. Public Hearing for the *Downtown Winston-Salem Streetscape Master Plan* (Case starts at 2:45.00).

Amy Crum presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Clarence Lambe recommended approval of the *Downtown Winston-Salem Streetscape Master Plan*.

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. PLANNING BOARD REVIEWS**

1. PBR 2020-04, Duke Energy Carolinas, LLC (Duke Energy-Kerwin Circle), east of Kerwin Circle and northwest of intersection of Stanley Farm Road and West Mountain Street, construction of utility substation, Forsyth County, 13.27 acres (Case Starts at 33:00).

Desmond Corley presented the staff report.

MOTION: Clarence Lambe moved approval of the Planning Board Review.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

2. PBR 2020-05, MLK Properties, LLC (9<sup>th</sup> Cube), southeast corner of intersection of East Ninth Street and Angelo Brothers Avenue, 10 single-family residential housing units, Winston-Salem, 1.18 acres (Case Starts at 34:35).

Desmond Corley presented the staff report.

MOTION: Clarence Lambe moved approval of the Planning Board Review.

SECOND: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

3. 2020-06, Forsyth County (Kaleideum), southeast corner of intersection of West Third Street and Town Run Lane, Alternative Compliance request for Winston Overlay requirements, Winston-Salem, 1.18 acres (Case Starts at 38:20) .

Desmond Corley presented the staff report.

George asked staff if this property met the requirements of the *Downtown Winston-Salem Streetscape Plan*. Aaron stated that the focus of this request is more the Winston Overlay district, which is specific to building placement and architecture. The main focus of the *Downtown Winston-Salem Streetscape Plan* is what happens between building walls and not so much architecture.

George discussed issues with Kaleideum occupying space abutting Town Run Lane, which leads to the greenway, and asked for a commitment to require the developers of Kaleideum to softening Town Run Lane with plantings so that it would not feel like an alley leading to the greenway. Adam Sebastian (Stich Design) stated that the sidewalk on the east side of Town Run Lane abutting the property Kaleideum is less than six feet wide, and there was discussion with Planning about decreasing the width of Town Run Lane so that the sidewalk adjacent to Kaleideum can be wider. If Town Run Lane could be reduced, a ten-foot sidewalk could be installed along the side of Kaleideum that would allow the design team to introduce street trees and landscaping to that edge, allowing it to be much more pedestrian friendly and more in line with the extension of the greenway.

George asked if City staff had any desire to meet that request. Aaron stated that staff was in agreement, if funds could be found to support it. George encouraged the City to seriously consider the softening of Town Run Lane to make it more pedestrian friendly, since it leads to the greenway and to Merschel Park and leads to more greenways to the north via Trade Street.

Jack asked when, if ever, the Board would have another opportunity to support the discussions here today. Aaron stated that the decision regarding what happens in the public right-of-way along Town Run Lane is not likely to come back to the Planning Board; it is a Public Works decision. All comments will be in the minutes and are noted by the Council Members present at this meeting.

Jack also encouraged the City to give additional consideration to the Town Run Lane area, given our dedication to greenways, parks and strollways.

MOTION: Clarence Lambe moved approval of the Planning Board Review.

SECOND: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: Jason Grubbs

**D. STAFF REPORT**

Presented at the next Planning Board Public Meeting will be one preliminary subdivision review and one final development plan that accompanies a zoning conversion.

City Council has confirmed Monike McRae to serve on the Planning Board. The request will go to the County Commissioners for their confirmation. Once the Commissioners take action, an orientation will be held with Monike.

August Work Session has been canceled.

Five input meetings will be held for the Public Art 2020-2030 Master Plan, three of which will be in-person meetings. The first meeting will be August 18 from 12:00 to 1:30 p.m. at Paddison Memorial Library; the second meeting will be on August 20 from 6:00 to 7:30 p.m. at the Anderson Community Center; and the third one on Tuesday, August 25 from 6:00 to 7:30 p.m. at the Hanes Hosiery Community Center. There will be two virtual meetings: the first one on Thursday, August 20 from 1:00 to 2:00 p.m. and the second on August 27 from 6:00 to 7:00 p.m. All information is online on the Public Arts Commission website. There is a survey online for those who cannot attend any of the meetings. Everyone is required to sign up if they wish to participate in any of the aforementioned meetings.

The General Government Committee has asked staff to provide updated research on accessory dwelling units.

**E. FOR THE GOOD OF THE ORDER**