DOCKET #: W2894
(continued from 11/9/2006)

PROPOSED ZONING:
RS9-S (PRD)

EXISTING ZONING:
AG and RS9

PETITIONER:
Betty S. Phillips for property owned by Same

SCALE: 1" represents 800'

STAFF: Roberts

GMA: 3

ACRE(S): 40.75

MAP(S): 648838
December 20, 2006

Betty S. Phillips  
2735 Willard Road  
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2894

Dear Ms. Phillips:

    The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102  
Henry H. Isaacson, P. O. Box 1888, Greensboro, NC 27402  
Norris Hutchins, 1020 E. Sprague Street, Winston-Salem, NC  
Eleanor Cowen, 2765 Willard Road, Winston-Salem, NC 27107  
Nancy Byrum, 1836 Flatrock Street, Winston-Salem, NC 27107
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DATE:</strong></td>
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<tr>
<td><strong>TO:</strong></td>
</tr>
<tr>
<td><strong>FROM:</strong></td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Map Amendment of Betty S. Phillips

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Betty S. Phillips from AG and RS-9 to RS-9-S (Residential Building, Single Family; and Planned Residential Development): property is located on the north and south sides of Willard Road, northwest of Union Cross Road (Zoning Docket W-2894).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL

**FOR:** UNANIMOUS

**AGAINST:** NONE

**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from AG and RS-9 to RS-9-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

Tax Block 2606, Tax Lots 3, 4, and 306

Section 2. This Ordinance is adopted after approval of the site plan entitled Willard Oaks/Betty S. Phillips and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Betty S. Phillips.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Willard Oaks/Betty S. Phillips. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Betty S. Phillips, (Zoning Docket W-2894). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS-9-S (Residential Building, Single Family; and Planned Residential Development), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the RS-9-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Flag the 50% maximum fill line in the floodplain of Fiddlers Creek.
  b. Obtain a driveway permit from NCDOT.
  c. Developer shall notify Planning staff if archaeological resources are encountered during site preparation.
  d. Developer shall provide a stub street to the east for the portion of the site which is north of Willard Road.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a final plat in the Office of the Register of Deeds. Plat shall include a greenway easement 40’ in width measured from the top of the bank of Fiddlers Creek.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. As volunteered by the developer, a four (4) foot high berm shall be installed in an open space area along and within 20’ of the western property lines of lots 22-26.
<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2894</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Betty S. Phillips</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 3, 4 and 306/Tax Block 2606</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use District rezoning from AG and RS-9 to RS-9-S</td>
</tr>
</tbody>
</table>

**Proposal**
The subject request was continued from the November 9, 2006 Planning Board meeting to the December 14, 2006 Planning Board meeting in order to allow the petitioner to meet with the neighbors.

The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG Agricultural District; 40,000 sf minimum lot size to RS-9-S; 9,000 sf minimum lot size. The petitioner is requesting the following uses:
- Residential Building, Single Family; and Planned Residential Development

**Zoning District Purpose Statement**
The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**
(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
Yes

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>North and south sides of Willard Road, north of Union Cross Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 40.75 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Site is primarily undeveloped with the exception of one single family home and associated accessory buildings which are shown to be removed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9 and LI</td>
<td>Fiddlers Creek, undeveloped property and business park uses</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>South</td>
<td>RS-20</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>RS-20 and RS-9</td>
<td>Undeveloped property and single family homes</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</td>
<td>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td></td>
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<tr>
<td>---</td>
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<td></td>
</tr>
<tr>
<td>Yes</td>
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</tbody>
</table>

| Physical Characteristics | Site is undeveloped and heavily wooded with a moderate to gentle slope downward to the north along Fiddlers Creek. Fiddlers Creek with adjacent floodplain forms the northern boundary of the petition site. |

| Proximity to Water and Sewer | Public water and sewer are available to the site. |

| Stormwater/Drainage | No known issues. |

| Watershed and Overlay Districts | The site is not within a water supply watershed. |

| Historic, Natural Heritage and/or Farmland Inventories | The subject property is located within the boundaries of the Friedland Country Congregation as noted in the Forsyth County Architectural Inventory. The historic Friedland community was one of the three country congregations established by the Moravians in the late 18th century. However, no resources have been identified on this particular development site. In 2004, a portion of Friedland was placed on the Study List for the National Register of Historic Places. While this particular site is not included in that Study List area, care should be taken if unassessed archaeological resources are encountered during site preparation. |

| Amount of AG land rezoned since 12-31-94 | 1,918.08 acres with a balance of 59,598.45 acres as per action of F-1460. 1,918.34 acres with a balance of 59,598.19 acres if F-1469 is approved. |

| Analysis of General Site Information | Site is adequate for the proposed improvements. |

<table>
<thead>
<tr>
<th>Generalized Recommended Conditions</th>
<th>BRIEF DESCRIPTION OF CONDITION(S):</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Developer shall obtain a grading permit.</td>
<td></td>
</tr>
<tr>
<td>• Notify Planning staff if archaeological resources are encountered during site preparation.</td>
<td></td>
</tr>
</tbody>
</table>

<p>| SITE ACCESS AND TRANSPORTATION INFORMATION |
|---|---|---|---|---|</p>
<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willard Road</td>
<td>Minor Thoroughfare</td>
<td>±1,780’</td>
<td>1,100</td>
<td>11,100</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Willard Road and Martins Dairy Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Road Improvements</td>
<td>The Thoroughfare Plan recommends Willard Road be improved with two widened inside lanes; parking on one side; curb and gutter; and sidewalks.</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
### Trip Generation - Existing/Proposed

**Existing Zoning: RS-9 and AG**

- 5.08 acres (RS-9) x 43,560sf / 9,000 sf = 24 units x 9.57 (SFR Trip Rate) = 230 Trips
- 35.67 acres (AG) x 43,560 sf / 40,000 sf = 39 units x 9.57 (SFR Trip Rate) = 373 Trips per Day = 603 total Trips per Day

**Proposed Zoning: RS9-S**

- 119 Units x 9.57 (SFR Trip Rate) = 1,139 Trips per Day

### Sidewalks

There are no sidewalks currently located in the general area. However, sidewalks are proposed along one side of most interior streets in accordance with the new street standards and along both sides of Willard Road.

### Transit

Not available

### Connectivity

The portion of the subject property on the southern side of Willard Road demonstrates adequate connectivity with a connection to Martins Dairy Road and a stub to the west. In working with Planning staff the petitioner has agreed to provide a stub street to the east for the portion of the site on the north side of Willard Road. This recommendation is needed due to the large amount of undeveloped land located to the east of the site.

### Traffic Impact Study (TIS)

No TIS is required.

### Analysis of Site Access and Transportation Information

Access to the site is adequate. Planning staff recommends one additional stub street is provided to the east on the portion of the site north of Willard Road. This recommendation has been incorporated into the site plan.

### Generalized Recommended Conditions

**BRIEF DESCRIPTION OF CONDITION(S):**

- Obtain driveway permit from NCDOT.

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2005-2006 Enrolled Students</th>
<th>2005-2006 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hall Woodward ES</td>
<td>53</td>
<td>721</td>
<td>774</td>
<td>452</td>
<td>7</td>
</tr>
<tr>
<td>Hill MS</td>
<td>27</td>
<td>514</td>
<td>541</td>
<td>424</td>
<td>4</td>
</tr>
<tr>
<td>Glenn HS</td>
<td>36</td>
<td>1,812</td>
<td>1,848</td>
<td>924-1,222</td>
<td>13</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

Growth Management Area 3 (Suburban Neighborhoods)

**Relevant Legacy Recommendations**

*Legacy* recommends a mixture of housing types in neighborhoods and higher density infill development at appropriate locations.

**Relevant Area Plan(s)**


**Area Plan Recommendations**

Located in the New Interstate 40 and Ridgewood Road area. The area holds possibilities for moderate density (5-8 units per acre) residential development because of direct access and reasonably flat topography. The proposed request is for 2.92 single family units per acre.
<table>
<thead>
<tr>
<th>Greenway Plan Information</th>
<th>Future greenway proposed along Fiddlers Creek</th>
</tr>
</thead>
</table>
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | *(S)(3) - Have changing conditions substantially affected the area in the petition?*  
No  
*(S)(4) - Is the requested action in conformance with *Legacy*?*  
Yes  

| Analysis of Conformity to Plans and Planning Issues | The subject property is suitable for the proposed improvements and the request is consistent with the recommendations of *Legacy* and the *US 311 Development Guide*. Planning staff has recommended retention of some of the existing mature trees which line the north side of Willard Road rather than berming and landscaping. The site plan reflects this recommendation. |

| Generalized Recommended Conditions | **BRIEF DESCRIPTION OF CONDITION(S):**  
• Greenway easement along Fiddlers Creek |

| RELEVANT ZONING HISTORIES | |
|---|---|---|---|---|---|---|
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
|---|---|---|---|---|---|
| F-1451 | AG to RS9-S | Denied 4-10-06 | Majority of current site | 35.67 | Approval | Approval |
| F-1399 | AG to RS-20-S (PRD) | Denied 1-2-04 | ± 1 mile southeast | 84.3 | Approval | Approval |
| F-1094 | I-2 to R-6 | Approved 11-14-94 | Included northeast portion of current site | 7 | Approval | Approval |
| F-951 | R-6 to I-2 | Approved 1-22-90 | Included northeast portion of current site | 172 | Approval | Approval |

<table>
<thead>
<tr>
<th>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Units (by type) and Density Building Height</td>
<td>119 units on 40.75 acres = 2.92 units per acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40’</td>
<td>35’</td>
</tr>
</tbody>
</table>

| UDO Sections Relevant to Subject Request | • Chapter B, Article II, Section 2-1.2 (H) RS-9 District and Section 2-5.58 Planned Residential Development |
Complies with Chapter B, Article VII, Section 7-5.3

| (A) Legacy policies:     | Yes |
| (B) Environmental Ord.  | Yes |
| (C) Subdivision Regulations | Yes |

Analysis of Site Plan Compliance with UDO Requirements

Site plan complies with the requirements of the UDO.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request is consistent with the recommendations of Legacy and the US 311 Development Guide.</td>
<td>Request would result in the conversion of an additional 35.67 acres of AG zoned property to RS-9-S zoned property.</td>
</tr>
<tr>
<td>Site plan illustrates sidewalks along one side of most interior streets and along both sides of Willard Road.</td>
<td>Request would result in the further suburbanization of properties within the historic Moravian Friedland Country Congregation area as noted in the Forsyth County Architectural Inventory.</td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

a. Flag the 50% maximum fill line in the floodplain of Fiddlers Creek.
b. Obtain a driveway permit from NCDOT.
c. Developer shall notify Planning staff if archaeological resources are encountered during site preparation.
d. Developer shall provide a stub street to the east for the portion of the site which is north of Willard Road.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

a. Developer shall record a final plat in the Office of the Register of Deeds. Plat shall include a greenway easement 40’ in width measured from the top of the bank of Fiddlers Creek.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

a. As volunteered by the developer, a four (4) foot high berm shall be installed in an open space area along and within 20’ of the western property lines of lots 22-26.

STAFF RECOMMENDATION: APPROVAL.

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
**PUBLIC HEARING** - November 9, 2006

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved continuance of the zoning map amendment and site plan to December 14, 2006.
SECOND: Arthur King
VOTE:
   FOR: Jerry Clark, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican
   AGAINST: None
   EXCUSED: None

**PUBLIC HEARING** - December 14, 2006

Gary Roberts presented the staff report.

FOR:

Henry Isaacson, 101 West Friendly Avenue, Greensboro, NC
   • I represent the petitioner and the purchaser.
   • Throughout this case we've been very sensitive about the neighborhood and meeting with the neighborhood. We held a second neighborhood meeting on November 30th. However, only three people attended this latest meeting. Therefore, it's difficult to know what if anything may be said in opposition to this case today.
   • Our first meeting last January produced two primary concerns along with several others which I believe we have addressed.
   • Those primary concerns were traffic and density and then undisturbed areas for animal habitat and the stub street as shown on the site plan.
   • Although this development didn't require a Traffic Impact Study, we hired a Traffic Engineering firm to address the impact of our proposed development on the neighborhood. The result of that study indicated that even with the homes that we will build, Willard Road will operate at only 21% of its capacity after buildout.
   • This time around, we employed another Traffic Engineer to make sure the original results were accurate. The results were similar.
   • Our density is just at 2.9 units/acre even though the recommendation for this area is 5-8 units/acre.
   • Moreover, we're in compliance with Legacy and the US 311 Development Guide.
   • If this development does not go through, another developer could very well try to capitalize on the higher density which is allowed. We have chosen not to do that, but to keep the density low and compatible with other nearby developments.
   • We have set aside 23% of our site, or approximately 9 acres, as undisturbed natural area so that there is sufficient land reserved for animal habitats. This natural area will also act as an additional filter for storm water runoff and as an additional neighboring buffer.
• The stub street shown on the most recent site plan is a request from the Planning staff. I am fairly certain that it is linked to safety issues. We preferred the cul-de-sac as originally planned, however, staff requested that we make that change on this most recent site plan.
• We've been fortunate to learn about the historic nature of the Waughtown community and where it is today. We have the highest respect for that community which is located approximately three miles from this site. We have pledged to their representative to continue to assist in their economic development. For example, we would be glad to promote the Waughtown Community at our sales office so that prospective buyers would know where they can obtain food, medicine, and other services.
• As in many zoning cases, there are some concerns which we simply cannot address or do anything about. For instance, there is a manufactured home park not too far away - about a mile and three-tenths from our site. It has been there for quite a while and we don't have anything to do with it and shouldn't be held accountable for it, but it has come up in discussions with some of the neighbors. Even if it fills up, which we think is doubtful, we do not think it will adversely affect the traffic on Willard Road.
• We cannot address the idea that "We just don't want this development at this site." We believe that this property will not remain as is. It is on the market and will one day be sold to someone in the development community. Here we have a responsible developer with a proven track record in this community as well as the Triad region. We submit that there is little if any risk to the community in allowing this development of all single family homes at a modest density to be built. If this development is allowed to move forward, it will become an asset to the entire community.

Norris Hutchins, 1020 E. Sprague Street, Winston-Salem, NC
  • We have a good, strong community. We have worked long and hard to keep the historic values that exist there and keep the homes. At the same time, the community has to grow and we have to provide homes for people. We need new blood in the community. If we don't get it, the older people die out and the history of the area gets lost.
  • I have many friends who live on Willard Road. I have not heard anybody say that they resented the property being built here because they know Betty & her family had to give up the farm. They tried to keep something they were proud of.
  • Betty has to sell the property because the time has come for her to live in a retirement home. It would be a dishonor to her and her family who tried so hard to keep the property up to not allow this development when there are so many people who need homes.

AGAINST:

Eleanor Cowen, 2765 Willard Road, Winston-Salem, NC 27107
  • Referred to a power point presentation which she displayed and submitted on CD.
  • Please vote "no" on this request in order to preserve the quality of the established neighborhood, minimize traffic hazards and congestion, and to protect the environment.
  • The County Commissioners voted 5-2 earlier this year to deny this request because of widespread community objection and because of the traffic issues. There are some serious traffic issues here.
  • RS-9 is inconsistent with the surrounding neighborhood.
  • Winston-Salem is a desirable place to live because of the character and integrity of its existing neighborhoods.
I'm here to ask you to help us preserve our community.
The surrounding community is mostly zoned RS-20 which requires a minimum lot size of 0.46 acres.
Putting five houses per acre is inconsistent with the surrounding homes.
Homes around this property have large lots and mature trees.
The stub street is directed toward my house.
The Legacy Tool Kit expresses a desire to maintain a distinction between communities of urban and rural character within the county. It also suggests that there be some sort of transition between high density and low density development.
I suggest that Carolland is proposing to build a "just anywhere USA" development on Willard Road at the expense of the surrounding and distinctively appealing community.
For those reasons, I ask that you deny this request.
I'm not opposed to this property being developed. I would love to see it being developed consistent with the surrounding area to RS-20.
There are only two outlets on this section of Willard Road. One is at the intersection of Sprague and Willard Roads which is already a difficult intersection because there are sharp curves there and it is on a hill.
High density development already impacts traffic flow with the trailer park that has not yet filled up. There's an apartment complex with multiple units and the only outlet for these developments is onto Willard Road.
Referred to other proposed developments in this area.
Willard Road is a narrow, hilly, and windy residential road. It does not make a very good thoroughfare.
Currently there is only one outlet for these 79 units unless you build a stub street through my back yard and bulldoze my house and then you could have another outlet.
Development plans should incorporate connectivity without displacing neighboring residents.
This will create a dangerous intersection. Carolland could very well design a development which has connectivity without threatening neighboring homes or creating blind intersections. This proposed development does not meet with common sense.
Willard Road is part of a local bike route. Adding 1000 more trips to this road daily would make this road less desirable for cyclists and pedestrians.
Please deny this request.
There are environmental concerns.

Nancy Byrum, 1836 Flatrock Street, Winston-Salem, NC 27107
I represent the Waughtown Preservation and Revitalization Coalition. We came before you before, in February I believe, and as was stated the case was denied by the County Commissioners.
We support the community around there.
Ms. Cowen has submitted a petition of those in opposition to this request.
Several members of the Phillips family would have been here but there was a family funeral today at 2 o'clock.
This is within 1.3 miles of the boundaries of the old Waughtown/Bellview Historic District. We are very concerned about this area. We are not trying to stop development but in the past, the development in this area has been anything but smart growth.
While you cannot hold Carolland accountable for the trailer park on the hill above them, it still compounds the storm water runoff when you clear another 50 acres.
• There are other tracts of land which do not have to be rezoned and which can be developed without any public hearing. That can add even more traffic to this narrow, winding road.
• We need to preserve the rural character of our streets which are so wonderful in this area.
• While I appreciate the opposition's position, I can't go along with it.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. Henry Isaacson, attorney for the petitioner, has a conflict for the January City Council meeting and has asked that the City Council delay consideration of this request until the February 5, 2007 meeting.

2. Storm water staff did not recommend a condition for this site because it is a single family development that discharges directly into a floodway. That is not typically required and they did not feel that this case was an exception.

3. In response to a question from the Board about access to the site, Gary Roberts noted that neither State nor City DOT had any comments about access points. State DOT did state that they would require a left and right turn lane as part of the driveway permit.

4. The access point will line up with Martins Dairy Road which is a preference when possible.

5. Carol Eickmeyer: Because it has water and sewer already, we have a responsibility to acknowledge that there will be building and that it is in the best interest of the community to build it to a level of density that somehow bridges the gap between what's there now and what could be there. This area is great because of the variety of housing. It's not all multifamily or all one style of housing and the lot sizes vary. This proposed development is less dense than it could be. A lot of buffering is being provided as are sidewalks. The stub street is critical to any kind of development in the larger community for community safety. This would be really hard not to approve because of these factors.

6. Paul Mullican expressed appreciation to Ms. Cowen for all the work she put into her presentation.

7. Jerry Clark: When I moved into my house, the road was like a country lane. It was very nice. Now that 16,000 cars a day come across the road, it still looks like a country road. It's only during peak hours that you have any problem. We can't change that type of progress. It's essential for our community.

8. Carol Eickmeyer: Change is very hard, but as a community we have a responsibility to look at where we've put infrastructure which we've done here. Quite frankly I'd much rather see us build something like this here where there is infrastructure than other situations where it depends on a package plant.
MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
  FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Paul Mullican, Brenda Smith
  AGAINST: None
  EXCUSED: None

A. Paul Norby, FAICP
Director of Planning