DOCKET #: W2790

PROPOSED ZONING: PB-S

EXISTING ZONING: LO

PETITIONER: Housing Partnership of Winston-Salem and AIDS Care Service, Inc. for property owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRE(S): 0.43

MAP(S): 630854
August 24, 2005

City of Winston-Salem  
c/o Bryce Stuart, Manager  
P. O. Box 2511  
Winston-Salem, NC  27102  

RE: ZONING MAP AMENDMENT W-2790  

Dear Mr. Stuart:  

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, AICP  
Director of Planning  

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102  
Bill Benton, 1105 Brookstown Avenue, Winston-Salem, NC  27101  
Housing Partnership of Winston-Salem/Forsyth County, P. O. Box 20335, Winston-Salem, NC  27120-0335  
Brian Newman, 116 Shady Blvd., Winston-Salem, NC  27101  
Anne Tambling, 996 Bryansplace Road, Winston-Salem, NC  27104  
David Brow, 750 Marguerite Drive, Winston-Salem, NC  27106  
Mary Jamis, 704 Brookstown Avenue, Winston-Salem, NC  27101  
Phil Archer, 633 Second Street, Winston-Salem, NC  27101  
Jane Milner, President of Housing Partnership of Winston-Salem/Forsyth County, 2321 Maplewood Avenue, Winston-Salem, NC  27103
**ACTION REQUEST FORM**

**DATE:** August 24, 2005  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Map Amendment of the Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of the Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem from LO to PB-S (Residential Building, Single Family); property is located on the north side of Second Street east of Spring Street (Zoning Docket W-2790).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem, Docket W-2790

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

_________________________________

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 LO to PB-S (Residential Building, Single Family) the zoning classification of the following described property:

Tax Block 0095, Tax Lots 105, 106, 031, and 032

Section 2. This Ordinance is adopted after approval of the site plan entitled Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem

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 Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem 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 Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem, (Zoning Docket W-2790). 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 PB-S (Residential Building, Single Family), approved by the Winston-Salem City Council the ______ day of ______________________, 20____" and signed, provided the property is developed in accordance with requirements of the PB-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 ANY PERMITS**
  a. Developer shall record a negative access easement across the frontage of Second Street.
  b. If archaeological resources are encountered during site preparation, planning staff shall be informed so that photo documentation can occur if desired in a timely manner.

- **PRIOR TO ISSUANCE OF GRADING PERMITS**
  a. Developer shall obtain a driveway permit from WSDOT; additional improvements may be required prior to issuance of driveway permit. Developer shall also close all unused driveway connections along all public street frontages.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.
• OTHER REQUIREMENTS
  a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
  b. All on site lighting shall be a maximum of 15 feet tall and shall not cast direct light on to adjacent properties.
  c. The structures on lots 1 and 4 shall be constructed with minimum front building lines from Second Street consistent with the structures on the lots east and west of the subject property.
  d. Homes built on this site shall be selected from the nine elevations that are attached with no duplication of any one design on the site.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2790</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Housing Partnership of Winston-Salem/Forsyth County and City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 31, 32, 105 and 106/Tax Block 0095</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Rezoning</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO (Limited Office) to PB-S (Pedestrian Business) in order to develop five single family homes. The petitioner is requesting the following uses:

- Residential Building, Single Family

**NOTE:** Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.

### Zoning District Purpose Statement

The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. This district is intended for application in Growth Management Areas 2 and 3.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(I) - *Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?*

The PB purpose statement calls for office, retail, service, institutional and high density residential uses. This request provides five single family homes on approximately ¾ acre, for an overall density of 6.66 dwelling units per acre. This is a moderate density and does provide an opportunity for single family residential homes in close proximity to downtown Winston-Salem.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Second Street east of Spring Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 0.76 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The subject property is currently undeveloped.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Zoning and Use</td>
<td>North</td>
<td>PB-S &amp; LO</td>
<td>Multifamily units</td>
</tr>
<tr>
<td>------------------------</td>
<td>-------</td>
<td>-----------</td>
<td>------------------</td>
</tr>
<tr>
<td>South</td>
<td>LO</td>
<td></td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>LO</td>
<td></td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>PB-S</td>
<td></td>
<td>Single family homes/office uses</td>
</tr>
</tbody>
</table>

**(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?**

Yes, this request is consistent with the existing single family homes in the general area.

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The subject property slopes moderately from the northeast to the southwest. The property contains no streams or wetlands.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The property will be served by public water and public sanitary sewer.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The subject property is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

| Historic, Natural Heritage and/or Farmland Inventories | The subject property is located within the boundaries of the Holly Avenue National Register Historic District, which was designated a National Register District in 2002. The site itself is located on Second Street, which is one of the major transportation corridors in the District. Because the Historic District is listed on the National Register and because Second Street is highly visible, it is very important that this particular site be designed in a manner to blend with the District in terms of street orientation, setback, lot coverage, height, scale, massing, and fenestration patterns. Historic Resources planning staff is concerned that the submitted site plan is not compatible in several of these areas. Elevation drawings would be important to review in this particular instance. Additionally, it should be noted that no on-site above-ground historic features will be affected by the proposal. However, in 2000, an archaeological resource on the site was uncovered when a collapsed storm drain created a sink-hole on the property. This site was subsequently studied by Old Salem, Inc. Archaeologist, Michael O. Hartley. The study concluded that the archaeological feature was a remaining component of Salem’s 18th century waterworks system, the “Salem Reservation,” which was located in the Holly Avenue Historic District [copy of historic map showing the “Reservation” available from Historic Resources staff]. The State Historic Preservation Office concurred with this finding. Therefore, extreme care should be taken in grading, etc. the site as it is likely that significant archaeological resources could be uncovered and destroyed before being documented. |
The subject property is approximately ¾ acre and currently contains only low growth vegetation. Existing public utility easements do place certain development restrictions on this property. A 30’ private drainage easement runs along the northern and eastern property lines. A 20’ public utility easement runs through the middle of the property. The site plan submitted with this request indicates that lots 1 and 4 will front on Second Street with the remaining three lots having no street presence. Staff feels that it is important for the homes on lots 1 and 4 to have a street presence and address Second Street in a similar manner that the existing buildings along Second Street do. It is important to reflect some of the design considerations that got Holly Avenue on the National Register of Historic Places. The streetscape along Second Street primarily contains structures that are pulled up to the street and address the street with their front door. With no assurance that these buildings will address the street with the front of the home, staff believes that this will interrupt the pattern of setbacks, building “rhythm” and scale. These are features that are important to preserve within the Holly Avenue Historic District. Another recent case (W-2778) faced some of the same issues and the petitioners were able to address the street architecturally while maintaining a site design similar to what is proposed in this petition. It is not necessary for new construction to “mimic” the historic architectural style, but rather to reflect some of the basic site design characteristics that encourage neighborhood interaction and functionality.

**Recommended Conditions**

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<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>Second Street</td>
<td>Minor Thoroughfare</td>
<td>Southern</td>
<td>4,200/9,000</td>
<td>14,600</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Access to the property will come via Second Street.

**Trip Generation - Existing/Proposed**

Existing Zoning: LO

No trip generation for general use zoning.

Proposed Zoning: PB-S

5 units x 9.57 (SFR Trip Rate) = 48 Trips per Day

**Sidewalks**

Sidewalks currently exist along Second Street.

**Transit**

Yes
Analysis of Site Access and Transportation Information

The site will be accessed via Second Street and will contain ten parking spaces; two for each home. The internal circulation of the site revolves around a circular traffic island. The traffic island is located in the approximate middle of the site with lots located around it. The parking areas will contain a porous paver treatment with only a portion of the entrance to be paved. Sidewalks are existing along the Second Street road frontage.

Recommended Conditions

PRIOR TO THE ISSUANCE OF ANY PERMITS:
- Developer shall record a negative access easement across the frontage of Second Street for Lots 1 and 4.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- Developer shall obtain a driveway permit from WSDOT; additional improvements may be required prior to issuance of driveway permit. Developer shall also close all unused driveway connections along all public street frontages.

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>Brunson Elementary School</td>
<td>2</td>
<td>509</td>
<td>511</td>
<td>293</td>
<td>10</td>
</tr>
<tr>
<td>Wiley Middle School</td>
<td>1</td>
<td>793</td>
<td>794</td>
<td>723</td>
<td>5</td>
</tr>
<tr>
<td>Reynolds High School</td>
<td>1</td>
<td>1704</td>
<td>1705</td>
<td>1273-1496</td>
<td>5</td>
</tr>
</tbody>
</table>

CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Relevant Legacy Recommendations</th>
<th>Relevant Area Plan(s)</th>
<th>Area Plan Recommendations</th>
<th>Applicable Rezoning Consideration from Chapter B, (S)(3) - Have changing conditions substantially affected the area in the petition?</th>
<th>(S)(4) - Is the requested action in conformance with Legacy?</th>
</tr>
</thead>
<tbody>
<tr>
<td>GMA 2; Urban Neighborhoods</td>
<td><em>Legacy</em> recommendations related to residential development include encouraging a mixture of housing types in neighborhoods; encouraging infill development; and allow higher density infill development at appropriate locations. <em>Legacy</em> also encourages the use of design in redevelopment to reinforce scale and character.</td>
<td><em>South Central Winston-Salem Area Plan (SCAP) (2004)</em></td>
<td>This site is designated in SCAP for office/urban residential uses. Urban residential uses include a mix of single family, duplex, triplex, quadraplex, and townhouse units at varying densities.</td>
<td>Yes. This area has seen a renewed sense of re-investment in recent years.</td>
<td></td>
</tr>
</tbody>
</table>
Article VI, Section 6-2.1(S)

Yes, *Legacy* does recommend a variety of housing types as well as encouraging infill development.

Analysis of Conformity to Plans and Planning Issues

The SCAP recommends high density residential for this site. Although the area plan recommends high density residential for this site, staff could be supportive of the requested use, provided that the development relate in an intentional way to Second Street.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2778</td>
<td>LO to PB-S</td>
<td>Approved August 2, 2005</td>
<td>North</td>
<td>0.46 acre</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2647</td>
<td>HB to LO</td>
<td>Approved October 6, 2003</td>
<td>Northwest</td>
<td>0.16 acre</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2615</td>
<td>HB and LO to PB</td>
<td>Approved May 5, 2003</td>
<td>Northwest</td>
<td>5.3 acres</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot Square Footage</td>
<td>7957 sq. ft.</td>
<td>Single family homes to be placed on the 5 lots.</td>
<td></td>
</tr>
</tbody>
</table>

Units and Density: 5 units; density = 6.66 dwelling units per acre

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 spaces</td>
<td>10 spaces</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 feet</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>38.4 %</td>
<td></td>
</tr>
</tbody>
</table>

- Section 2-1.3(F) PB District
- Section 2-1.3(F)(3) Supplementary District Standards

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

The site plan does comply with UDO requirements.
### Recommended Conditions

#### OTHER REQUIREMENTS:

- Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
- All on site lighting shall be a maximum of 15 feet tall and shall not cast direct light on to adjacent properties.
- The structures on lots 1 and 4 shall be constructed with minimum front building lines from Second Street consistent with the structures on the lots east and west of the subject property. Further, the structures on lots 1 and 4 shall provide windows, doors, and/or other design features that provide a street presence along Second Street (as determined by Planning Staff).
- If archaeological resources are encountered during site preparation, planning staff shall be informed so that photo documentation can occur if desired in a timely manner.

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

#### PRIOR TO THE ISSUANCE OF ANY PERMITS:

a. Developer shall record a negative access easement across the frontage of Second Street for Lots 1 and 4.

b. If archaeological resources are encountered during site preparation, planning staff shall be informed so that photo documentation can occur if desired in a timely manner.

#### PRIOR TO ISSUANCE OF GRADING PERMITS:

a. Developer shall obtain a driveway permit from WSDOT; additional improvements may be required prior to issuance of driveway permit. Developer shall also close all unused driveway connections along all public street frontages.

#### PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.

#### OTHER REQUIREMENTS:

a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

b. All on site lighting shall be a maximum of 15 feet tall and shall not cast direct light on to adjacent properties.

c. The structures on lots 1 and 4 shall be constructed with minimum front building lines from Second Street consistent with the structures on the lots east and west of the subject property. Further, the structures on lots 1 and 4 shall provide windows, doors, and/or other design features that provide a street presence along Second Street (as determined by Planning Staff).

### 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 does provide infill to the downtown area</td>
<td>Lack of street presence along Second Street</td>
</tr>
<tr>
<td>Request represents a re-investment in the downtown area</td>
<td>Request is not consistent with the Holly Avenue Historic District</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION: APPROVAL; with condition regarding street presence.

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.
Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Bill Benton, 1105 Brookstown Avenue, Winston-Salem, NC 27101
- We have nine designs and five lots. Once the first person selects a design and lot, the design and lot come off the market. This way, no design will be repeated. There will be five unique homes on this site.
- Read from statement by David Brow who had to leave to catch a flight.
  - These designs are truly sustainable.
  - They are part of the SECCA Home and House Project. It's the future of affordable housing and continues to attract national and international attention.
  - Designers and architects were encouraged to submit new designs for low and moderate income families. In addition, the design criteria specified environmental and sustainable materials, technologies and methods.
  - The siting of these houses is crucial to the overall concept of the cluster of these houses. Some of the houses incorporate passive solar application. The relationship of one house to the next will create a design application the neighborhood and the City will be proud of.
  - We want the public to select their design and not have to come back and "duke it out" with the Planning staff.
  - This is nine different designs and nine different designers to build the five houses.

Mary Jamis, 704 Brookstown Avenue, Winston-Salem, NC 27101
- Our neighborhood is unanimously in support of this request.
- It's exciting to have a plan that fits our neighborhood so well.
- This has become a question, not of whether this fits in this neighborhood, but how much of an opportunity we have to create this unique project without too much hands-on from the Planning staff.
- These homes feel like one entity rather than separate homes.

Phil Archer, 633 Second Street, Winston-Salem, NC 27101
- I support this project for all the reasons already listed.
- These designs will have great appeal to young professionals.

Jane Milner, President of Housing Partnership of Winston-Salem/Forsyth County, 2321 Maplewood Avenue, Winston-Salem, NC 27103
- Soon we will be known as Partners for Home Ownership.
- This project is an exact example of what our board has been trying to do.
- We acquired this land and were asked to do this by the City of Winston-Salem.
- We've been looking for a place to put these house designs.
• When Bill Benton came along, this seemed to be the right project in the right place.
• The neighborhood wants owner-occupied, low density units for this site.
• I'm hopeful that the orientation and so forth of the houses will not be the stopping point and that this project can proceed and be a wonderful example of sustainable future design of affordable housing.

AGAINST: None

WORK SESSION

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

1. Mr. Benton showed photographs of the designs and offered the condition that those be the only designs allowed on the site.

2. Mr. Norby noted that in general, staff is very supportive of this request for new infill single-family development in this neighborhood. The home designs are certainly innovative and modern. Staff is not interested in having to make subjective judgments about the units. The requested condition was generated from a concern that this site is within a National Register Historic District. We were trying to find some ways to create compatibility with the streetscape for the two lots fronting Second Street. While the focus on these designs by the petitioner has been internal, it is also important for the two lots on Second to have a relation to existing homes nearby. These are going to put the neighborhood on the map. Our only reservation was whether it takes away from the neighborhood's historic character.

MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions including the first sentence of the condition presented with the staff report. The second sentence of that condition is deleted.
SECOND: Carol Eickmeyer

AMENDMENT: Mr. Folan amended his motion to include the condition, "Homes built on this site shall be selected from the nine elevations that are attached with no duplication of any one design on the site."
SECOND: Ms. Eickmeyer accepted the amendment.

VOTE:
FOR: Clark, Curtis, Eickmeyer, Folan, King, Mullican, Smith
AGAINST: None
EXCUSED: None
Written comments submitted by Planning Board members:

Jerry Clark: Innovation is sometimes neglected in the Planning process, with the exception of this project. Thinking ahead will result in the stabilization of this area and bring about pride of ownership to all who reside in this area. I approve of this project.

_________________________________________
A. Paul Norby, AICP
Director of Planning