



DOCKET #: F1400
 (continued from 1/8/04
 CCPB meeting)

PROPOSED ZONING:
 RM8-S (PRD);
 Multiple Residential Uses)

EXISTING ZONING:
 AG

PETITIONER:
 Treva S. Hastings Heirs,
 Wanell Weaver,
 Charles O. Williard
 and JADE Associates II, LLC

SCALE: 1" represents 1000'

STAFF: Roberts

GMA: 4

ACRE(S): 87.06

MAP(S): 666834, 666838

February 18, 2004

Treva S. Hastings, heirs, Wanell W. Weaver,
Charles O. Williard, and JADE Associates II, LLC
P. O. Box 4062
Winston-Salem, NC 27115

RE: ZONING MAP AMENDMENT F-1400

Dear Sirs or Madams:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103
Jeff Hatling, Town of Kernersville, P. O. Box 728, Kernersville, NC 27285
Alice Avary, 4325 Pinewood Terrace, Kernersville, NC 27284
Gene Miller, Board of Education, 1605 Miller Street, Winston-Salem, NC 27102

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Treva S. Hastings Heirs care of Wyatt V. Shields, Wanell W. Weaver, Charles O Williard and JADE Associates II, LLC, Docket F-1400

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from AG to RM-8-S (Planned Residential Development; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; and Residential Building, Townhouse) the zoning classification of the following described property:

Tax Block 5618, Tax Lots 107 and 109
Tax Block 5627, Tax Lot 103

Section 2. This Ordinance is adopted after approval of the site plan entitled Gateway Village, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Treva S. Hastings Heirs care of Wyatt V. Shields, Wanell W. Weaver, Charles O. Williard and JADE Associates II, LLC.

Section 3. The Board of Commissioners 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 Gateway Village. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Treva S. Hastings Heirs care of Wyatt V. Shields, Wanell W. Weaver, Charles O. Williard and JADE Associates II, LLC (Zoning Docket F-1400). 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 RM-8-S (Planned Residential Development; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; and Residential Building, Townhouse), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Limits of clearing for the entire site shall be flagged in the field.
 - b. Developer shall obtain water quality approval for stream disturbances from the Department of Environment and Natural Resources if required by the Erosion Control Officer.
 - c. Developer shall obtain driveway permit from NCDOT; additional improvements may be required prior to issuance of permit.

- **PRIOR TO THE SIGNING OF PLATS**
 - a. All documents including covenants, restrictions, and homeowner's association agreements shall be recorded in the office of the Register of Deeds.

- b. All required fire hydrants shall be installed or bonded in accordance with the Forsyth County Fire Department. Fire apparatus turnarounds must be provided in compliance with the 2002 North Carolina State Fire Prevention Code at the dead-end of Woodbay Drive.
 - c. Developer shall install or financially guarantee all streets and sidewalks as shown on the approved site plan to the specification of the City of Winston-Salem Public Works Department.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall record a final plat in the office of the Register of Deeds.
 - b. Townhouse garages shall not protrude closer than three feet to the street than the main façade of the townhouse units as shown on approved site plan.
 - c. Negative access easements along Chamelin Road, Union Cross Road and High Point Road shall be recorded.

ZONING STAFF REPORT

DOCKET # F-1400
STAFF: Gary Roberts

Petitioner(s): Treva S. Hastings Heirs, Wanell W. Weaver, Charles O. Williard and JADE Associates II, LLC
Ownership: Same

REQUEST

From: AG Agricultural District
To: RM-8-S Residential Multifamily District; maximum density 8 units/acre (Planned Residential Development; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; and Residential Building, Townhouse)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 87.06 acres

CONTINUANCE HISTORY

The petition was continued from the January 8, 2004 Planning Board meeting to the February 12, 2004 Planning Board meeting in order to address various site plan issues. It should also be noted that the requested district has been changed to RM-8-S due to requirements regarding the parking arrangements in the originally requested RM-5 district.

LOCATION

Street: North side of High Point Road and east side of Union Cross Road.
Jurisdiction: Forsyth County.

SITE PLAN

Proposed Use: Planned Residential Development with a total of 253 single family, duplex and townhouse dwelling units.
Building Height: 40 foot maximum.
Density: 2.91 units per acre.
Parking: Required: 506 spaces; Proposed: 506 spaces.
Bufferyard Requirements: 30 foot type II adjacent to AG.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Several small accessory buildings to be removed.

Adjacent Uses:

North-	Undeveloped property zoned AG.
East-	Undeveloped property and single family residences zoned AG.
South-	Undeveloped property and single family residences zoned AG.
Southwest-	Union Cross Elementary School zoned IP.
West-	Undeveloped property and single family residences zoned AG.

GENERAL AREA

Character/Maintenance: Rural farmland interspersed with well maintained single family homes, institutional uses and small retail/service uses.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan appears to remove a significant portion of the existing vegetation.

Topography: Across the entire subject property, the elevation changes almost 100 feet, rising from about 880 feet along the creek branch in the southeast section of the site up to 973.9 feet in the northeast section of the site near Chamelin Road. Some rather steep slopes are present, especially in the central section of the property along the creek branch.

Streams: Two creek branches are located in the central section of the subject property. Those two branches intersect in the southeast section of the property and then continue eastward.

Vegetation/habitat: The subject property is covered heavily with vegetation, with the exception of the most northern section of the site.

Floodplains: None.

Wetlands: No wetlands are located on the subject property - *Kernersville Quad*.

Natural Heritage Sites: None.

Farmland Preservation Sites: None.

Environmental Resources Beyond The Site: Because the proposed development is within the Abbotts Creek watershed, and a branch on the site feeds directly into Abbotts Creek, potential runoff and sediment pollution may contribute to the incremental impact that new developments in this portion of Forsyth County could have on water quality in the region.

Water Supply Watershed: The subject property is located in the Abbotts Creek watershed (WS-III).

Compliance with Watershed Protection Regulations: The petitioner is responsible for complying with all existing watershed regulations. The proposed site plan complies with existing WS-III regulations concerning built-upon area.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

Amount of AG Zoned Land Rezoned to Other Districts Since the Creation of the AG District on December 31, 1994: 1,565.78 acres; Balance: 59,950.75 acres.

TRANSPORTATION

Direct Access to Site: Chamelin Road; Union Cross Road; High Point Road

Street Classification: Chamelin Road – Local Road, (platted, unopened and privately maintained); Union Cross Road – Major Thoroughfare; High Point Road – Major Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Union Cross Road between High Point Road and Hedgecock Road = 9,400/11,100

High Point Road between Union Cross Road and Watkins Ford Road = No Counts Available/11,100

Trip Generation/Existing Zoning: AG

$87.06 \times 43,560/40,000 = 94 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 899 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: RM-8-S

$102 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 976 \text{ Trips} + 159 \text{ units} \times 6.59 \text{ (Multi-Family Trip Rate)} = 1,047 \text{ Trips} = 2,023 \text{ Total Trips per Day}$

Planned Road Improvements: Union Cross Road is proposed for improvement to a four lane divided facility with bike lanes. This unfunded project is #7 on the Winston-Salem Urban Area Transportation Needs List.

Connectivity of street network: Reasonably good public street network within the site and connections to adjacent properties.

Sidewalks: No sidewalks are currently present in the general vicinity of the subject property.

However sidewalks are proposed along the Union Cross Road and High Point Road frontages as well as within the development.

Transit: None.

Bicycle Route: Route 24, Union Cross Connector, and Mountains to Sea Cross State Route along High Point Road.

HISTORY

Relevant Zoning Cases:

1. F-1391; AG and RS-20 to LI-S (Multiple Uses - TWO PHASE); approved September 8, 2003; north and south sides of Temple School Road north of High Point Road and west of Union Cross Road; 190.44 acres; Planning Board and staff recommended approval.
2. F-119; R-6 to B-3; approved August 11, 1969; northeast corner of Union Cross Road and High Point Road; 1.34 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Future Growth Area (GMA 4).

Relevant Comprehensive Plan Recommendation(s): *Legacy* proposes the use of the open space subdivision concept in areas where the goal is to preserve rural character and open space. The open space in these developments would consist of streams, wetlands and steep slopes as well as other features such as farm buildings, pastoral views and other features that contribute to the rural character of the area. Retention of deep buffering along major roads along with supplementary plantings would screen these developments from the view preserving the rural feeling of the area for passing motorists.

Area Plan/Development Guide: *Union Cross/Southeast Forsyth County Small Area Plan* (adopted by CCPB in 2003 and by the Forsyth County Board of Commissioners on January 26, 2004;)

Relevant Development Guide Recommendation(s): The *Union Cross/Southeast Forsyth County Small Area Plan* recommends the subject property be developed using the modified conservation subdivision method. This method recommends that the overall density be three (3) units/acre, or less, and that at least 50% of the site is protected in permanent, open space. Additionally, the following recommendations from the plan are applicable to this case: (a) that either 50’ on both sides of streams, as measured from the centerline, or the FEMA regulated floodway fringe, whichever is greater, be shown as permanent stream buffers and that a greenway easement be dedicated within the buffer(s); and (b) that BMPs be used to ensure the quality of post-construction stormwater runoff;

Thoroughfare Plan: Union Cross Road is proposed for improvement to a four lane divided facility with bike lanes. This unfunded project is #7 on the Winston-Salem Urban Area Transportation Needs List.

Other: The Town of Kernersville will provide comments regarding this request in a separate correspondence.

WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 253 students to the system, as indicated by the following chart. These numbers are based upon an earlier site plan with a total 261 dwelling units compared with the 253 dwelling units shown in the latest site plan.

Project	Number Units	Schools	Projected Students from Project	2003-2004 Enrolled Students	2003-2004 Projected Students with Accumulated Totals since 4/15/03	School Capacity
Gateway Village	261*	Union Cross ES	117	956	1,073	760
		Southeast MS	58	1,475	1,533	800
		Glenn HS	78	1,818	1,896	972-1,312

ANALYSIS

The subject request is to rezone 87.06 acres located along Union Cross Road and High Point Road from AG to RM8-S PRD. The site is currently undeveloped with the exception of several small accessory structures which would be removed.

The general character of the surrounding area is semi rural. Most of the immediately adjacent properties are either low density residential or undeveloped and zoned AG. However the recently approved ±190 acre Alliance Business Park, along Temple School Road, suggest the area is in transition. The *Union Cross/Southeast Forsyth County Small Area Plan* recommends a modified conservation subdivision approach to the subject property, and also identifies a Neighborhood Activity Center to evolve at the intersection of Union Cross Road and High Point Road. Access to US 311, a grade separated expressway, is located less than 500 feet southeast of the site. Union Cross Elementary School, zoned IP, is also located directly to the southeast across High Point Road.

The site is located within *Legacy's* Future Growth Area. *Legacy* proposes utilizing the open space subdivision concept in areas where the goal is to preserve rural character and open space.

During the requested continuation of the petition, planning staff and the developers worked on numerous modifications to the initial plan in order to more closely conform to the recommendations of the pending area plan. The density is less than the recommended maximum of three units per acre. The plan proposes a combination of single family, duplex and townhouse dwelling units. The entrance onto Chamelin Road has been removed and the proposed units have been shifted to the south into the area which is currently wooded. Although this shift will most likely not be far enough to completely hide the units within the existing treeline, it should preserve some semblance of the existing open field along that portion of Union Cross Road and Chamelin Road. The total undisturbed area is ±45% and consists of formal and informal open space areas. The more formal and functional open space element, in the form of a neighborhood green, has been added in the center of the development. This design feature, somewhat common to many traditional neighborhoods built in the early part of the twentieth century, essentially consists of a single loaded street with houses on one side facing a semi-circle common green on the other side.

Regarding the street network, a connection into the adjacent street right-of-way for Pinewood Terrace as well as two future stub streets extending to the east have been added. While acknowledging the environmental constraints of the site, staff would prefer a street connecting the northern section of the development with the southern section. Staff does however welcome the pedestrian linkage as an alternative. Sidewalks in the ratio of approximately one (1) linear foot of sidewalk for one (1) linear foot of street are included in addition to the provision of sidewalks along the Union Cross Road and High Point Road frontages. Also in an effort to improve the walkability and social interaction of the neighborhood, large variety street trees will be installed and the townhouse garages will not protrude toward the street beyond the primary front wall of the house more than three feet.

Staff notes that Kernersville planning officials have raised questions regarding certain elements of the proposed site plan as to whether they meet the exact requirements of the UDO. Specifically the UDO requires various landscape and building design elements to minimize the potential negative impacts of featureless, barracks-type multifamily developments in multifamily zoning districts. In this instance, however the petitioner is proposing a RM-8 townhouse development with garages and individual driveway connections to public streets. Staff believes that the scale of these buildings satisfactorily addresses the intent of the UDO with respect to adequate air, light and perceived bulk and scale of the building mass. According to the Inspections Division other concerns raised by the Town officials do not apply to UDO development criteria for RM-8 zoning.

In summary, staff sees the subject request as being generally consistent with the *Union Cross/Southeast Forsyth County Small Area Plan* and welcomes the various neighborhood design elements which have been volunteered by the petitioner. Staff recommends approval of the request.

FINDINGS

1. *Legacy* proposes the use of the open space subdivision concept in areas where the goal is to preserve rural character and open space.
2. The adopted *Union Cross/Southeast Forsyth County Small Area Plan* recommends the subject property be developed using the modified conservation subdivision method. This method recommends that the overall density be three (3) units/acre, or less, and that at least 50% of the site is protected in permanent open space. In adopting the Area Plan, The Board of County Commissioners reiterated that this is a recommendation, not a requirement.
3. The subject request preserves $\pm 45\%$ of the property as undisturbed and provides both formal and informal arrangements of common open space.
4. The subject request provides a reasonably good network of public streets with connections to adjacent properties along with sidewalks and street trees.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Limits of clearing for the entire site shall be flagged in the field.
 - b. Developer shall obtain water quality approval for stream disturbances from the Department of Environment and Natural Resources if required by the Erosion Control Officer.

c. Developer shall obtain driveway permit from NCDOT; additional improvements may be required prior to issuance of permit.

• **PRIOR TO THE SIGNING OF PLATS**

- a. All documents including covenants, restrictions, and homeowner's association agreements shall be recorded in the office of the Register of Deeds.
- b. All required fire hydrants shall be installed or bonded in accordance with the Forsyth County Fire Department. Fire apparatus turnarounds must be provided with the 2002 North Carolina State Fire Prevention Code at the dead-end of Woodbay Drive.
- c. Developer shall install or financially guarantee all streets and sidewalks as shown on the approved site plan to the specification of the City of Winston-Salem Public Works Department.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

- a. Developer shall record a final plat in the office of the Register of Deeds.
- b. Townhouse garages shall not protrude closer than three feet to the street than the main façade of the townhouse units as shown on approved site plan.
- c. Negative access easements along Chamelin Road, Union Cross Road and High Point Road shall be recorded.

PUBLIC HEARING - January 8, 2004

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to February 12, 2004.

SECOND: Jerry Clark

VOTE:

FOR: Bost, Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

Gary Roberts presented the staff report.

PUBLIC HEARING - February 12, 2004

FOR:

Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

- Represent the owners of the property
- It's very unusual to have street trees, open space, sidewalks out in the rural area.
- We had an extensive neighborhood meeting, inviting everyone in the area based on tax records.
- Among the concerns were the two streets to the east. They were bent around to fit the terrain and sight distance.
- Most people at that meeting seemed to favor not connecting the two parts of the development with the street across the stream area. Terrain was a consideration and there was a desire to separate traffic so traffic going to the school would not inundate the area.
- Mrs. Avary didn't like the connectivity to the west which of course is there because the staff recommend it.
- In response to opposition from Jeff Hatling, Planning Director from the Town of Kernersville:
 - We're in Forsyth County zoning jurisdiction, not Kernersville's. Our government at this time is Forsyth County and their staff has strongly recommended this case.
 - Mr. Hatling apparently believes the northern part of this site should be part of the business park. That would rule out open area.
 - One of Mr. Hatling's wishes is that there be no access to Union Cross Road. That is totally baffling to me because that is a major thoroughfare.
 - These will be single family homes in the 1,100 to 2,400 square foot range and will cost between \$110,000 and \$180,000.
 - The townhomes will be 1,200 to 1,400 square feet and cost between \$110,000 and \$125,000.

AGAINST:

Jeff Hatling, Planning Director Town of Kernersville,

- Referred to memo which had been previously distributed. A copy is on file.
- Staff didn't hit on condition #59. In our staff reports, we go step by step through every condition of the multifamily. One aspect is the public street system. This street system that is proposed blocks, impedes, and interferes - the exact language out of the UDO.
- In this connection, they talked about some grades, different topo problems of this issue of connecting road. There is none.
- This is extremely important. It's basically a frontage road of Union Cross Road basically serving about 2,000 acres that would eventually go to Union Cross Elementary School and several church to this neighborhood activity center. Also it's very important to note in the UDO number 59 states that the adequate access "for fire, police and garbage services be provided."
- This is the annexation line. If you cut off this street, we will not have police, fire, and garbage service connection between the two areas.
- Another point in condition #59, it calls for recreational facilities. They have common open area, but it calls for common open facilities, recreation facilities. No facilities are proposed.

- The construction and buildings are not compatible with the area.
- The proposed triplex is going to be within 120' within Union Cross Road and approximately 200-some feet from Chamelin. The buffer requirement is not adequate.
- Rural character and historic character of the area will not be preserved.
- Every one of the concerns I expressed, you need to multiply it by nine. This is eighty acres. If the developer puts in the sewer, it will open up approximately 900 acres of development. This development will set the precedent of bad public road systems, bad access issues, lack of recreation facilities which costs tax payers money, poor construction design standards for meeting the area. So, when you're looking at this one project, you need to look at the entire area that will open up when the sewer is installed.

Alice Avary, 4325 PineWood Terrace, Kernersville, NC 27284

- US 311 is soon to be corridor for I-74. Has any traffic been studied for this area? I have done one of my own for years because of the schools.
- This property is not conducive to traffic patterns. There are no acceptable outlets to it.
- We have been told for years that there is no right-of-way for a road to be cut through.
- These connections will be used for cut-throughs. This intersection handles a lot of buses, it handles cement mixers, dump trucks, and with the industrial park, around the clock, 24 hour Fed Ex trucks.
- If the entranceways are brought to the lower side of the property, it would be located in a dangerous curve.
- Caleb's Creek is coming in behind us. I figure it's going to have enough impact on the watershed other than us. All of these branches fall into the category of falling into the creeks that go into Oak Hollow Lake and into Guilford County's water system which is already in danger.
- Safety is our first issue.
- I'd as soon see the area lay as it is, nothing come in, because it's too unsafe.
- The school is already over capacity with mobile units being used for classrooms.
- They run 13 buses in and out of there (Union Cross School) in the morning and afternoon. Other schools will also be impacted.
- You can't get in and out of the highway any more.
- I suggest a fee per developed unit which is then used to support and enlarge our school system.
- If it does develop, I suggest that all exits and entrances be placed away from the intersection, away from the school zones, and away from the main road. Bring it out the back side of the property and onto Chamelin Road.

Gene Miller, WS/FC Schools,

- I echo Ms. Avery's sentiments. I'm not against this plan, just concerned about our schools.
- We need more schools because of the growth in our community.
- Developers and those who are building should pay a fee towards the impact on schools - just like sewer hook-ups.

WORK SESSION

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

1. The north and southern boundaries and a little bit on the western boundary have areas noted which will remain completely undisturbed.
2. A small sliver of the trees along the northernmost area of the property will probably be able to be preserved, but a buffer does augment that.
3. Cost of units cannot be considered by the Planning Board.
4. This is a PRD, so the homeowner's association will be responsible for maintaining trees.
5. Paul Norby: A couple of counties have gone to the General Assembly and received authority to charge impact fees for schools. Durham County has instituted a fee without going to the General Assembly and is now involved in a court case about that fee. To date, Forsyth County has chosen to use bond referenda to take care of school needs. There are also one or two counties in the State which have an "adequate facilities" ordinance which doesn't collect fees, but basically it prohibits approval of development where there is not the school capacity to handle that.
6. Staff is not aware of any plans for widening High Point Road, but there has been a request put into the Transportation Improvement Program for the widening of Union Cross Road.
7. Dara Folan: Do we want to make a recommendation for the County to look at school impact fees in the future?
8. Carol Eickmeyer: This is the first of many developments in this area. There will be a huge impact on these roads; it's our responsibility to not create unlivable situations.

MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

FOR: Bost, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

Written Comments by Planning Board Members:

Jimmy Norwood: My concerns with this project are:

- Comments made by Mr. Jeff Hatling with the Town of Kernersville. I feel that some of the questions shown have been resolved with Mr. Hatling prior to this hearing.
- There appears to be a lack of communications between the school system and staff. I feel that this should be discussed prior to coming to the hearing.

Carol Eickmeyer:

- I am concerned about the impact on the school system from this development's volume of new residents. I am also concerned about traffic that will result from this development combined with the business park.

Jerry Clark:

- I voted for the petition because the project exceeded *Legacy* requirements and matches up well with the area plan. The only question that can affect the quality of life is traffic. As this area grows, there must be a plan that will relieve this problem.

According to information furnished on December 3, 2003 by the Office of the Tax Assessor, the subject property was in the name of Treva S. Hastings, Heirs, Wanell W. Weaver, and Charles O. Williard.

A. Paul Norby, AICP
Director of Planning