

**MINUTES
CITY-COUNTY PLANNING BOARD
MARCH 11, 2021
4:30 P.M.
VIRTUAL**

MEMBERS PRESENT: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak,
Mo McRae, Brenda Smith, Jack Steelman
MEMBER ABSENT: George Bryan
PRESIDING: Chris Leak

CALL TO ORDER

Chair Chris Leak recognized Council Member Scippio and Council Member MacIntosh, who were in attendance.

A. ACTION ON MINUTES

- February 11, 2021 Public Hearing
- February 25, 2021 Work Session

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on March 11, 2021, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on March 11, 2021, was as follows: B.1.; B.2.; B.3.; B.4.; B.5.; B.6.; C.1.; B.7.

1. Zoning petition of CNKS, LLC from RS30 to RS20-S (Residential Building, Single Family): property is located on the east side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road (Zoning Docket F-1598) (Case starts at 6:45).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Clarence Lambe

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Mo McRae recommended approval of the zoning petition.

SECOND: Clarence Lambe

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

2. Zoning petition of Carole L. Long from RS9 to RM18-S (Residential Building, Single-Family; Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; and Planned Residential Development): property is located on the north side of Stafford Village Boulevard, across from Stafford Place Boulevard (Zoning Docket W-3461) (Case starts at 10:00).

This is automatically continued to April 8, 2021, per Planning Board's By-Laws.

3. Zoning petition of James Strader and James W. Strader Revocable Trust from HB-S to HB-S (Restaurant (with drive-through service); Retail Store; Furniture and Home Furnishings Store; Offices; and Storage Services, Retail): property is located on the southeast corner of Peters Creek Parkway and Brewer Road (Zoning Docket W-3462) (Case starts at 10:00).

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: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

4. Zoning petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem from RM18 and RMU to PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home): property is generally bounded by East Third Street, Woodland Avenue, East Fifth Street, and Metropolitan Drive (Zoning Docket W-3463) (Case starts at 12:26).

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: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

5. Final Development Plan of BHR Land Holdings, LLC for single-family development in a MU-S (Two-Phase) zoning district: property is located south of Mizpah Church Road, across from Ridge Bluff Drive (Zoning Docket F-1309) (Case starts at 17:50).

Desmond Corley presented the staff report.

Chris Leak asked whether the developer was in agreement with all of the recommendations proposed by staff, and Desmond replied that he had received an email earlier in the day stating that they were.

Melynda Dunigan asked why the case has a Forsyth County docket number when the staff report states that the property was annexed into the City of Winston-Salem. Desmond explained that this was the docket number assigned to Long Creek Village when it originally came to be rezoned. When final development plans are accepted, staff attaches the original case number to the petition as opposed to assigning a new one.

Melynda asked whether there was any requirement for a neighborhood meeting. Desmond stated that because the zoning has already been approved, and this is not a rezoning case, petitioners are not required to do neighborhood outreach. Staff mails letters to property owners within 500 feet to give them the opportunity to share their concerns, but it is not a requirement for the petitioner because the zoning is already in place. Melynda asked whether, at any time during this process, there has been a neighborhood meeting to discuss the project and the impact to the neighborhood, particularly for Vestal Road. Desmond stated that he was not aware of any meetings. Melynda asked whether the neighbors on Vestal Road were aware of the proposal to widen the road. Desmond stated that that would have been a part of the staff report that is available on the website. He added that he was not aware of any specific outreach to the

neighbors letting them know about that, but that staff is available from WSDOT that may be able to speak to that.

Melynda asked Jeff Fansler (WSDOT) how folks on Vestal Road would be notified of plans to widen their road. Jeff stated that they would work with the developer and whomever constructs the road to notify residents of any roadwork along their frontage. He added that WSDOT typically works with homeowners and neighborhoods to make sure they are aware of what is going on. To date, he could not say whether the homeowners were aware of what that widening requirement is, but before the project starts, WSDOT would work with the developer and the contractor to make them aware. Melynda asked Jeff if it would be the responsibility of the developer to finance the widening of the road, and Jeff stated that it would be. Melynda mentioned the staff report's acknowledgement of the requirement to install sidewalks internal to the development, and she asked if there would be a similar requirement for the Vestal Road widening. Jeff indicated that there would not, due to the fact that a ribbon pavement section is required, not curb and gutter, and adding sidewalk to a ribbon pavement street push significantly outside of the actual edge of pavement, creating further impacts. The 22-foot requirement was targeted just to handle the additional traffic and manage the two-way traffic that would be using Vestal Road. At this point, a sidewalk is not recommended for Vestal Road.

Melynda also asked Jeff if he had numbers for the trip generation for the various access points. Jeff stated that the distribution was modeled for the traffic analysis. The main access across from Ridge Bluff is modeled at 85 to 90 percent of the site traffic, and there will be 300 to 500 trips per day that use Vestal Road. That is what the TIA is recommending, based on how the traffic is expected to be dispersed throughout the site. In response to a question about the turn onto the first street into the neighborhood, Jeff stated that the recommendation is more about direct access and time of entry. Travel time is modeled, including how you would get to the location most expeditiously. He stated that everything they were seeing puts most of the load on Mizpah Church Road, past Vestal Road, turning left into the site across from Ridge Bluff. Melynda asked Jeff if he thought drivers would be motivated to take the turn onto Vestal Road before they get to the main entrance. Jeff stated that based on what they are seeing, it would be more advantageous and feasible for folks to turn off of Mizpah Church Road at the main access.

Clarence Lambe asked Jeff whether the widening of Vestal Road would be done within the existing right-of-way or if there will be any taking of the road. Jeff explained that thinking about road widening involves thinking about the impact to driveways, and when you do that, it often pushes the limits of construction close to the edges of the existing right-of-way. It is likely the work could be completed within the right-of-way using construction easements, but there would be no formal right-of-way acquisition.

Melynda asked Desmond if staff had considered trying to stub any of the development up to the adjacent parcel to the north that adjoins Mizpah Church Road, which would allow a second access onto Mizpah Church Road. Desmond recollected that there was a newer home on that property that would impede the ability of a road to go through it unless it were sold in the future

and subdivided. Melynda asked Desmond if he thought there was any other possible access point on Mizpah Church Road through the north of the development. Desmond answered that he did not think there was.

Melynda asked whether staff saw any possibility of this project being acceptable without the connection through Vestal Road. Desmond stated that staff would not support a development that did not have any other connection. Melynda pointed out that Joe Fogarty (Stormwater) had raised issues about whether there were enough stormwater management devices on the site plan, and she asked if that was still questionable. Joe stated that, according to the developer's information, there is enough stormwater management to address any issues at this point. Joe could not say for sure until he sees a detailed grading plan, but that is not a requirement at this stage of the process. At this point, he is taking the developer's and engineer's word that there is enough shown. When they come in for permitting, he (Joe) will make sure that everything is managed according to the City's stormwater requirements. Melynda mentioned her concern about the tributary of Muddy Creek that goes down into Long Creek Park. She wanted to be sure there would be no impacts to the creek that would keep recreational resources from being enjoyed and emphasized how important it was to make sure the stormwater is properly managed. Joe indicated that the stormwater would be managed per the ordinance requirements.

Melynda reiterated her concerns about the impact this would have on Vestal Road and stated that this is not a good model for what the Board should look to in the future. Sometimes the community benefit is outweighed when there is a significant enough impact to the neighbors, and this is a good example of that. However, she felt this project was far enough along that she did not believe this should hold it up. She added that there should be more careful planning of these projects to avoid these kinds of impacts.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the Final Development Plan.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

6. Zoning petition of Dennis Weavil and Edna C. Edwards from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center): property is located on the west side of Union Cross Road between Carl L. Clarke Road and Axle Drive (Zoning Docket F-1599) (Case starts at 37:09).

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: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

7. An ordinance amendment proposed by Planning and Development Services staff, in consultation with the City and County Attorney offices, to modify numerous sections of the *Unified Development Ordinances* (UDO) to align with the North Carolina General

Assembly's combination of the Planning and Development statutes in NCGS 153A and NCGS 160A into NCGS 160D. (UDO-CC10) (Case starts at 41:04).

Chris Murphy 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: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

C. PLANNING BOARD REVIEWS

Desmond Corley presented the staff report.

1. PBR 2021-05; Elam Investments, LLC (Gatehouse Manor); north of Pope Road and west of Glovenia Drive; 46-lot Planned Residential Development; Winston-Salem; 14.09 acres (Case Starts at 39:39).

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

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

D. STAFF REPORT

There will be seven hearing items presented at the next Planning Board public meeting.

Aaron King brought to the attention of the Board an email regarding a seminar on accessory dwelling units that was sent out earlier in the day.

Aaron noted that Friday, March 12 will be approximately a year since the last in-person meeting.

E. FOR THE GOOD OF THE ORDER