

**MINUTES
CITY-COUNTY PLANNING BOARD
VIRTUAL WORK SESSION
May 27, 2021
4:30 P.M.**

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

Board members welcomed Walter Farabee as a new member of the Planning Board.

I. STORAGE SERVICES, RETAIL, TEXT AMENDMENT (UDO-CC11)

Tiffany White will summarize UDO-CC11, a text amendment proposing use-specific standards for Storage Services, Retail. A Planning Board public hearing is scheduled for this item on June 10th. This item is a 2020-2021 Planning Board work program item [attached]. (No Board Action Required)

Over the past few years there has been an increase in requests for self-storage buildings with internal access to storage units. When reviewing such projects, staff has suggested design modifications to petitioners that would help projects better fit in with the character of their surroundings. As part of the work program this year, the Planning Board asked staff to research best practices and develop basic standards for this use that would better reflect expectations and reduce the negotiation required for individual projects. Based on that research, different standards are being proposed for external and internal access storage facilities. Tiffany described those standards in detail. She also discussed additional language that would be added to the ordinance draft to address hybrid projects that include both external and internal access storage.

George asked Tiffany what, in her proposed changes, addresses the issues of walkability and interaction with people in a downtown area or neighborhood activity center, and he discussed buildings where the first floor was used for a variety of retail users other than storage as a way to ensure more activity in an area. Tiffany stated that the only district that would require mixing uses at street level is the PB district.

George asked why this requirement would not exist in other areas of mixed uses given the expansion of these areas. Kirk stated that staff had to view the self-storage use on balance with the impacts it would generate compared with some of the other uses allowed in the district. He also stated that Legacy's overall goal is to have a mix of different uses that can serve nearby residents concentrated in activity centers rather than stripped out along corridors. George stated that it would be better to come up with standards that allow storage buildings in these areas with retail on street level. He noted that how storage facilities address walkability is the key issue and stated that he doesn't see this amendment doing a good job of addressing this. Melynda agreed with George's comments and gave the example of the Country Club Road self-storage case, where she voted for denial based on saving space in activity centers for uses that are neighborhood serving, where people can walk to restaurants and shops, and not allocate space for a use that was not neighborhood serving.

Jason Grubbs disagreed, noting that storage does provide a neighborhood service. High-density residential often has these facilities nearby, because folks do not have enough room to store all of their stuff. The denser the environment, the more likely people are going to walk to their storage unit. He also stated that in his opinion the location of these facilities was driven by the market.

Jack Steelman recommended that storage not be allowed as a permitted use in the PB district. Aaron King noted that when staff was looking at PB standards, the thought was this use already allowed there, and that better rules need to be put in place than what is there now.

Chris Murphy stated that allowing storage units in a variety of zoning districts does take the pressure off someone coming in and rezoning a property, which could introduce a zoning that is not wanted in an area, even though the use may make sense there. Having to go to HB or GB in a neighborhood setting might set a precedent that is not wanted. Melynda questioned how many small neighborhood activity centers have LB zoning, and would these activity centers attract storage buildings. Brenda Smith stated that she did not see why this use shouldn't be allowed in Pedestrian Business given the fact that additional restrictions have been placed on storage buildings in terms of design and that there is a Planning Board review. Jack stated that he would recommend reducing the minimum lengths within which building articulation/fenestration would be required. Aaron stated that those lengths were the same as standards already existing in the large-scale retail building standards of the ordinance.

In response to comments by Walter Farabee regarding external storage, Tiffany explained that for storage uses directly adjacent to residential uses, bufferyard requirements would exist. In addition, outdoor screening, standards note that if you can't screen outdoor storage with a building addition, screening is required. Fencing can be used for screening, although this is not required. Landscape screening is also allowed by the ordinance.

Aaron stated that this text amendment is scheduled to come to the Planning Board public hearing on June 10, and that staff would take the Board's comments regarding PB/LB zoning into consideration.

II. INTERCHANGE PLANS – PHASE II UPDATE

Steve Smotherman will present staff recommendations regarding the next phase of Northern Beltway Interchange Plans. This item is a 2020-2021 Planning Board work program item. (Board Action Required)

Steve Smotherman presented background information on the *Legacy 2030* Area Plan Updates. He went on to state that Growth Management area boundaries are normally reassessed as part of the comprehensive plan process that will be coming up in the near future, and that this would provide a good way to potential inconsistencies between Growth Management areas and the presence of sewer along the northeast segment of the Northern Beltway corridor.

There is also a need to evaluate the feasibility of serving the frontage areas on the north side of the Beltway with sewer. Some businesses leaders view these areas as possible economic development sites if the Growth Management and Area Plan Land Use issues can be resolved.

Based on this, staff is recommending that the Board not complete any additional interchange plans until after the new comprehensive plan is completed. This will allow for the Growth Management Areas in the northeast area to be reevaluated and can allow an opportunity for to investigate the cost of providing sewer to the frontage areas on the north side of the Beltway interchanges. Staff suggested that rather than working on the new Walkertown Road Interchange Plan next year, staff could work on the New Walkertown Road Corridor Plan. This process would still allow for planning issues in northeast Winston-Salem to be addressed.

Staff noted that many public meetings will be held regarding the Growth Management Plan as part of the Comprehensive Plan Update process. Aaron also recommended the Board invite Courtney Driver, Director of Utilities, to a work session to update the Planning Board on sewer issues. The Board agreed to this suggestion.

MOTION: Clarence Lambe

SECOND: Walter Farabee

VOTE:

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

AGAINST: None

EXCUSED: None

III. APPLICATION FEE WAIVER – TURKEY SHOOT TEXT AMENDMENT

Per UDO Section 3.2.15.A.6, the Planning Board may waive the text amendment application fee for an amendment submitted by an individual which is determined by the Planning Director to be beneficial throughout the jurisdiction. Aaron King will discuss a proposed amendment to Turkey Shoot use conditions and why staff is recommending fees be waived for this amendment. (Board Action Required)

Aaron presented background information on a potential text amendment related to a fee waiver for a turkey shoot application and explained the request by a citizen to amend the ordinance. A turkey shoot is currently allowed by temporary permit, with use conditions. The citizen requested that these rules be amended but did not wish to pay the text amendment fee, so Aaron suggested he conduct further research. Research was completed on how surrounding counties regulate turkey shoots and was presented to staff. Based on this research, staff agreed that our standards, which have been in place since 1967, need updating. Such an update would be of benefit throughout our jurisdiction, not just for this one site. Aaron made a recommendation to the Board that the \$1,000 application fee be waived due to the fact that improving these rules does provide a benefit to the community. Aaron also stated that should the Board decide to waive the fee, that it does not automatically mean that they will support the actual text amendment. That will be a separate evaluation process with public hearings.

MOTION: Clarence Lambe

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

IV. DISCUSSION ON PLANNING BOARD WORK PROGRAM FOR FY '21-22

Kirk Ericson will brief the Board on the draft Planning Board work program for Fiscal Year 2021-22. This item is a 2020-2021 Planning Board work program item [attached]. The Board will vote on this item at its June 10th meeting. (No Board Action Required)

Kirk updated the Board on key work items for the coming year. He mentioned the steps staff has taken so far to prepare for updating the next comprehensive plan that will take the place of *Legacy 2030*. Staff will share with the Board what they have learned in reviewing other peer cities' comprehensive plans later in the year. In the coming year, staff's intent is to focus on process development and preparation for public engagement in summer 2022.

Another key item is to turn the Downtown Streetscape Plan into ordinance standards. Staff will work with stakeholders and the Downtown Partnership and bring the Planning Board a text amendment this fall.

At a previous work session, Jason Thiel, with the Downtown Partnership, asked for staff assistance in updating the Downtown plan, and time has been committed to this in the work program.

Kirk reviewed other items on the work program, which was sent to the Planning Board, for review. Staffing levels and priorities were also discussed. The work program will be brought to the Board in June for adoption before the new fiscal year starts on July 1.

V. DEBRIEFING PUBLIC HEARING MEETING OF MAY 13th

Melynda Dunigan mentioned last month's zoning request of New Living Word Fellowship, Inc., and suggested that if the Board were not willing to impose conditions that City stormwater engineers recommend in such cases, citizens who experience flooding may put pressure on elected officials to tighten up stormwater rules for all projects. She also stated that addressing stormwater could be handled piecemeal as needed or by an across-the-board update that promotes greater controls and regulations.

Aaron noted that with this particular zoning case, staff made an error by not including stormwater's 50-year storm recommendation in its presentation to the Board. The applicant was contacted after the meeting and staff suggested that the applicant may want to volunteer that condition to the elected officials. The petitioner agreed with this, and the case will go forward to City Council in June with that stormwater condition added. Aaron will also invite Keith Huff to a work session to review stormwater standards with the Board. Being consistent on guidance and rules was also discussed at length.

VI. STAFF REPORT

Given the Governor's recent order related to public gatherings, the City Manager has stated that Boards and Commissions are free to decide when they will go back to meeting in person. The Chair and Vice Chair will have discussions on when the Planning Board will resume in-person meetings.

Aaron will be on vacation in June so Chris Murphy will be conducting the public meeting and Kirk will be conducting the work session this month.

VII. FOR THE GOOD OF THE ORDER