

**MINUTES**  
**CITY-COUNTY PLANNING BOARD**  
**JUNE 10, 2021**  
**4:30 P.M.**  
**Virtual Meeting**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman  
MEMBER ABSENT: None  
PRESIDING: Chris Leak

**CALL TO ORDER**

**A. ACTION ON MINUTES**

- May 13, Public Hearing
- May 27 Work Session

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, 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 June 10, 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 June 10, 2021, was as follows: B.1.; B.2.; B.3.; B.6.; B.7.; B.4.; B.5.; B.8.; B.9.; B.10.; C.1.; C.2.; D.1.

1. Zoning petition of Frederick W. Fogg; Lanier Williams Real Estate, LLC; and MDC NC1, LP from LB and RS9 to LB-S (Convenience Store and Retail Store): property is located at the northeast corner of Ebert Road and West Clemmons Road (Zoning Docket W-3471) (Case starts at 3:37).

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: Melynda Dunigan

VOTE:

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

AGAINST: None

EXCUSED: None

2. Zoning petition of Salem Congregation from C to IP; property is located at the southeast corner of East Salem Avenue and Rams Drive and the east side of City Yard Lane (Zoning Docket W-3476) (Case starts at 7:25).

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

AGAINST: None

EXCUSED: None

3. Site Plan Amendment of Front Street Wallburg, LLC for changes modifying the overall site layout in a LI-S zoning district: property is located at the northeast corner of Wallburg Road and Sherlie Weavil Road (Zoning Docket W-3478) (Case Starts at 10:13).

Desmond Corley presented the staff report.

In response to a question about the existing Special Intense Development Allocation (SIDA), Desmond stated that it would not be impacted as long as the total developed area remains under 70 percent impervious.

Luke Dickey (Stimmel Associates) addressed a discrepancy between uses listed on the site plan and those considered in a revised traffic impact analysis.

### **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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman  
AGAINST: None  
EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman  
AGAINST: None  
EXCUSED: None

4. Site Plan Amendment of Psi Delta House Corporation for changes related to the addition of an accessory building in the northern portion of the site in a RM8-S zoning district: property is located on the north side of Polo Road, west of Long Drive (Zoning Docket W-3479) (Case Starts at 39:13).

Gary Roberts presented the staff report.

Melynda Dunigan asked whether there are any limits to the number of participants at an event center. Gary responded that there are not. George Bryan inquired as to whether the garage doors that are depicted on the drawing would open and close and asked whether the public address system would still be considered *inside* if those doors were open. Gary deferred to the petitioner.

George noted that the building was described as an accessory building and asked whether it would be considered an accessory dwelling if someone were to live in it. Chris Murphy indicated that it would not because the use of the property is Fraternity or Sorority. The site plan shows a proposed building but does not go into detail about whether anyone will live there.

## **PUBLIC HEARING**

FOR:

Luke Dickey, Stimmel Associates, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

- This site plan is for the accessory building on the back side behind the unit and to formalize the gravel parking lot, which creates dust and noise. They propose to have this garage-type building as a meeting space for alumni. The garage doors are facing toward the back of the existing facility. There are no proposed garage doors on the side that would face towards the main parking lot or the neighborhood to the rear. The dumpster is tucked away on the backside of this building and is not visible from Polo Road.

- The site plan shows added fencing along the property line similar to what you see on the Wake Forest campus, with brick piers and metal picket fencing for added security, and an added gate. Currently, the side is completely open where anyone could walk across in or through it, so they are looking to add fencing, from a security standpoint. It also adds extra security when school is out for the summer and no one is there.

Richard L. Malloy, Jr., 1056 West Kent Road, Winston-Salem, NC 27104

- I am an alumni of Wake Forest University; I graduated in 1991. I was the president of this fraternity. I currently help with housing issues, mostly of a financial nature, and was the one who did the rezoning and negotiations with Wake Forest back in 2003 for the initial zoning. I have been involved in this project for many years.
- We hired College Corner Properties two years ago as our property manager. We have done over \$250,000 of internal renovations. The alumni continue to support the organization. We are looking at significant dollars for the project to make it a better place for the community. We want a safer environment for the students that are there. There are a lot of random people that come on the site. We get a lot of break-ins, cars get stolen and broken into, rocks come up in the driveway and hit people and cars, and then there are air quality issues.
- The garage concept is really for the alumni to have a place to gather that is not inside the house, particularly with the pandemic - a type of open-air space to hold meetings. The garage is meant to be a gathering spot and has no bedrooms. Nobody could live in there. The existing basement serves as the party area for the kids. This is more of a relaxed atmosphere outside. I can't say whether they will ever have parties out there, but it is not the intent to have wild, crazy events in that space. It's more for alumni when they come for Homecoming and big college games. The house is really for the undergrads and this space more for alumni.
- We have already raised almost \$300,000. Our objective is to get close to a million dollars, to continually improve that site and make sure that it's a functioning, viable example of what Wake Forest can be doing around fraternities and sororities.

Bobby Patterson, 125 Linker Place Court, Clemmons, NC

- The fraternity has worked very hard to formalize this space for this proposal to enhance security of the site for the students, as well as the neighborhood. I agree with Mr. Malloy's comment that we are looking to improve the alumni experience there with what we are calling the *garage and event center*. We have worked hard to make that building fit in with the building that is there, not only with the original fraternity house that we did, but also with the campus just across the street.
- The garage door openings would be facing towards the existing house and away from the neighborhoods to the back. Those were our design intents, and I think the fraternity has done a good job of being mindful of those in steering this project in a direction that has positive benefits for everyone.

AGAINST:

Kent Stroupe, 1409 Polo Road, Winston-Salem, NC 27106

- I am the president of historic Oak Crest and I represent the Oak Crest Historic District. For a number of years, this fraternity house has been an eyesore and a problem within our neighborhood. There have been a number of trash issues over the years, even before the current facility was built there. There are trash complaints that date back as early as 1994, and it is currently under abatement right now, such that if they have trash, the City is automatically able to come in and clean the trash up immediately, based on the past problems with the property. They are required to comply with the City code enforcement for one year before they are off the list. They have not proven themselves so far.
- Secondly, they have had numerous calls to the police. They have been in trouble with Wake Forest University and, if I am not mistaken, are currently suspended and not recognized as a fraternity by the university. They will have to go under, I think, a period of about four years without throwing parties or having functions there before they can be reinstated. And each time they do have a function or a party there, the clock starts over for that four-year period. They have been having parties on a regular basis and so the clock has not moved as far as that goes.
- When they do have parties, it's very disturbing. My family has lived in this neighborhood since 1958 and I have resided here since 1964 in the house I grew up in. When they have a party and I'm walking the neighborhood, I can hear it as far as the end of Idlewild Drive, and sometimes further than that. That is at least 1,500 feet away.
- This facility shows four garage doors across the front, and then there is some glass on the west side of that, and I don't know, it appears to be another garage door. I don't know if there are garage doors on the sides of this new building or not, but if they are going to have that open, they will have amplified music and it will reverberate through the neighborhood.
- One gentleman spoke and said this would be strictly for alumni events, but I highly doubt that. I really feel like the current students that live there will be using that on a regular basis to have their regular parties as they have done over the whole time they have ever been there.
- The trash has been a problem for many years, and it continues to be. When they have parties there is foot traffic all over the place, and if you are driving along that stretch of road, you have to be extra alert because when they are having a party, most of them are not sober.
- We do not feel like they have been a positive influence on our neighborhood over the past years. Certainly, the addition of this building does not indicate to us that that would change.

Doug Cunningham, 111 Idlewild Drive, Winston-Salem, NC 27106

- I am a 15-year resident of Forsyth County. Prior to that, I lived in Davie County. I am a 33-year resident of the state of North Carolina. When I moved into the neighborhood, the first thing I noticed was the eyesore of 1101 Polo Road. It's been a constant battle, constant code violation, noise violation. I have probably called in a dozen times in the 15 years I have lived here.
- The report Kent was speaking of was a report generated by Bruce Bailiff and sent to us. It represents 84 different code violations over a period of 27 years that started in 1994, and it includes the most current one that occurred, which was a trash violation on May 18. Based on their history, they don't deserve any kind of addition to this property. The violations that have been reported over the 27 years include eight different categories of violations. Those include housing, solid waste, weeds, trash, curbside trash, graffiti, shrubbery, junk. And I'm sure if there were more categories you could add them to that list. We feel like by adding another building, it's just going to magnify the current problem that we have always had.

## **WORK SESSION**

George asked the neighbors what kind of condition there should be with the garage door arrangement if the case were approved, and there was discussion about noise amplification in relation to the City's noise ordinance.

George then asked Mr. Malloy to explain the history of violations and the relationship of this fraternity with the City of Winston-Salem. He also asked Mr. Malloy if the fraternity has ever tried to work through some of the issues with the neighborhood.

Mr. Malloy indicated that the fraternity has not met with the neighborhood, but they would be open to doing that. He further stated that they were unaware of neighbors because Wake Forest has bought everything around them.

Chris Leak asked Mr. Malloy if this was the first time he had heard that the neighbors are in opposition. Mr. Malloy stated that it was, and that they were prepared to go to the neighbors as they did for the rezoning in 2003-2004, but they were told they were not required to because Wake Forest is the only neighbor. Mr. Malloy indicated that he reached out to Wake Forest and sent their plans and did not receive any opposition.

Chris Leak asked Mr. Malloy who receives the notices when violations occur. Mr. Malloy responded that it would probably be their property manager, College Corner Properties, who would take care of the problem right away.

Jason Grubbs asked staff to review the standards that the Board must use to evaluate this request. Chris Murphy reminded the Board that Fraternity or Sorority was determined to be an appropriate use of this property in 2003. The request before the Board is a Site Plan

Amendment, which goes through a similar process to rezoning, but serves as an approval of a revised site plan for additions to the property. As part of that, the Board can consider the impacts that the proposed building may have on the surrounding property owners. This is a fraternity that has been on the property since 2003, so the use determination has been made. The determination that needs to be made here is whether the proposed changes are consistent with the ordinance, as well as what impacts the changes may have on the larger community.

There was further discussion about what the Board is tasked to do with a Site Plan Amendment and what they are not responsible for, in this case. George stated his reasons for encouraging the Board to vote against approval of this case.

MOTION: George Bryan recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Melynda Dunigan

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: George Bryan recommended denial of the Site Plan Amendment.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan

AGAINST: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: None

5. Zoning petition of Winston Salem Business Adventures, LLC from RS9 to HB; property is located on the east side of Germanton Road, north of North Patterson Avenue (Zoning Docket W-3480) (Case Starts at 1:32:24).

Amy McBride presented the staff report.

Due to the area plan recommendation being different from the zoning recommendation, Melynda asked staff whether they considered this request to be consistent with the area plan. Amy stated that, without a site plan, future development is unknown at this point. It is currently a residential property, but in looking at the trending growth of the area and the surrounding properties that are zoned HB, it would be consistent.

## **PUBLIC HEARING**

FOR:

Tracy Myers, 1601 Conrad Road, Lewisville, NC 27023

- My family has had businesses here for 101 years. I really believe in and support growth in this area. I started an athletic training program for young people approximately nine years ago in a rental property that we have outgrown. The subject property that I purchased was not an attractive piece of property. I purchased the property next to it and revitalized the corner of Germanton and Patterson, and now my goal is to move up the hill. That property has been sitting empty since I bought it. We have outgrown the last facility, which primarily serves young people 15-19 years of age. The majority come from homes that are less fortunate. We train them in many forms of athletics but we also train them in how to run the business so they will be equipped to go into the workplace.
- The person living in the residential home that I am requesting be rezoned is an employee as well. The plans for the adjacent property are why I am seeking rezoning of the residential piece, to put up a facility for the kids. They train at night, three hours a night. That is when they are coached and mentored.
- Where this building is going is already zoned commercial use, but to get that building built the way I need it built, I need that residential home zoned commercial as well.

AGAINST:

Erica Lowery, 5478 North Ridge Drive, Winston-Salem, NC 27105

- I live behind the subject property. We already have a lot of traffic. I am concerned about there being more traffic. Property values are also a concern.
- I commend the owner for doing something positive, but it is a busy road. Getting more commercial on that road, I am concerned about what type of commercial use it would have and what it would do to property values. I am not against progress, but I am against progress at the expense of others.

Chris Murphy reminded the Board that this is a General Use request, and they will need to consider the full range of uses when making their decisions.

## **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: George Bryan, Melynda Dunigan, Walter Farabee, 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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

6. Zoning petition of Terry Ray Hicks from RS9 to RS9-S (Residential Building, Single Family and Accessory Dwelling, Detached): property is located on the north side of South Hawthorne Road, between Miller Street and Irving Street (Zoning Docket W-3481) (Case Starts at 17:40).

Desmond Corley presented the staff report.

The Board discussed emergency vehicle access, traffic, and parking with staff.

### **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: George Bryan, Melynda Dunigan, Walter Farabee, 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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

7. Zoning petition of Jones Estates A&W, LLC from MH and RS20 to MH-S (Manufactured Housing Development): property is located on the north side of High Point Road, east of Glenn Hi Road (Zoning Docket W-3482) (Case Starts at 27:22).

Desmond Corley presented the staff report.

The Board discussed access, nonconforming existing conditions, and open space with staff.

### **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: George Bryan, Melynda Dunigan, Walter Farabee, 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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

8. Zoning petition of Kimberly L. Gardner from AG to RS20; property is located on the northeast side of Bowman Road, north of Pine Hall Road (Zoning Docket F-1603) (Case Starts at 1:44:51).

Elizabeth Colyer presented the staff report.

Brenda Smith asked if there was a minimum lot size in AG zoning. Elizabeth stated that the minimum lot size in AG zoning is 40,000 square feet, just under an acre. A 40,000-square foot minimum lot size would be needed in AG zoning to sell off a lot to build a single-family home.

Clarence Lambe asked whether one could end up with 20,000-square foot lots in a PRD in AG zoning. Chris Murphy indicated that it was possible, assuming all other requirements are met (minimum acreage, PRD bufferyards, open space, et cetera).

### **PUBLIC HEARING**

FOR:

Kim Gardner, 210 Trailing Pine Lane, Cleveland, NC 27013

- My grandmother lived there and has since passed, so I no longer need two homes. I want to divide the property so I can sell the original property but keep the second home. Each home has its own driveway, septic, and well. One of them has been there for 21 years, and the other one for 20 years.

AGAINST: None

### **WORK SESSION**

Melynda indicated that she was opposed out of respect for the area plans, especially in GMA5. She recalled seeing numerous requests in GMA5 to rezone AG land. She went on to state that this case is not in a transitional area and could potentially create a new one problematically. She stated that it is a good idea for the Board to revisit GMA5 so that consistent policies are in place to adhere to the goal of preserving rural areas.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is inconsistent with the comprehensive plan.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, 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: Jack Steelman

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: None

9. An ordinance amendment proposed by Planning and Development Services staff modifying Sections 5 and 11 of the *Unified Development Ordinances* pertaining to the use-specific standards and definitions for Storage Services, Retail (UDO-CC11) (Case Starts at 2:05:01).

Tiffany White presented the staff report.

Melynda asked Tiffany to quantify the limited amount of LB zoning noted in her research.

Clarence asked if this ordinance would impact repurposing of any other types of structures.

Chris Murphy stated that an existing office building, for example, will more than likely already meet the material requirements, but taking a building and modifying the exterior and adding on to it would be more like a hybrid.

Jack Steelman stated that he supported the intended goals of the text amendment but was not sure that the draft language, as written, will enable the Board to accomplish those goals. He referred to a storage facility on Robinhood Road and asked that more time be spent working on the language of the ordinance to make sure it supports the Board's intentions.

George stated that he would like to see a text amendment that centered on walkability and revitalizing retail and blocks of neighborhoods, regardless of the building use.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

After some discussion, George made a motion to approve the proposed text amendment with various revisions intended to clarify the language of the standards. It was seconded by Melynda, who stated that she appreciated staff's research on LB districts in activity centers. She also stated her appreciation for the changes that would make the externally accessed storage facilities more attractive, but she urged the Board to think about the use itself and not just its appearance. She added that she sees this as more of a warehousing use rather than an office use.

Chris Murphy noted that storage services are currently allowed in PB districts with an elected body Special Use Permit, but they are not allowed in LB districts. Staff was considering those districts because they would allow the use with higher design standards to relieve pressure from requests that would rezone property to HB or GB.

Kirk Ericson stated that staff could have revised language distributed in the next week so the Board could vote on it at Work Session.

George stated that he has heard from neighborhoods that are concerned with many issues that they do not understand. He wanted them to have the opportunity to take it to their neighborhood associations.

MOTION: Jack Steelman moved that this item be continued to the June Work Session for further discussion and input from the Board and staff.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

10. An ordinance amendment proposed by Hank Perkins modifying Table 5.1.1: Principal Use Table of the *Unified Development Ordinances* to allow schools and religious institutions in the Entertainment (E) zoning district. (UDO-CC12) (Case Starts at 2:32:54).

Gary Roberts presented the staff report.

Melynda asked whether adding the uses to the E district would change the requirements for school parking. Gary stated that parking requirements are outlined in the E district standards and would take precedence.

## **PUBLIC HEARING**

FOR:

Luke Dickey, Stimmel Associates, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

- Along with the expansion of the E district, there have been interests by school systems and churches to be located in those areas as well. We view these uses as compatible within the E district, as typically they are in the morning hours or in the early afternoon hours. Anything that is within the entertainment district from a loud music standpoint happens later in the evening, so it would not necessarily be incompatible with the E district. And it is trying to create more opportunity for a mixed-use environment in the

entertainment district, throughout all hours of the day, to accommodate these uses. Some churches might like to have music outdoors as well.

- We feel these are compatible uses within the entertainment district and just want to broaden the horizon of what could go into these districts as well.

AGAINST: None

### **WORK SESSION**

Jack asked if there were any districting requirements where, for instance, a new bar would have to be a certain distance away from a school or church, which could prevent the continued growth of both. Chris Murphy stated that he could not speak to what state laws may require, but there is nothing in the ordinance pertaining to that.

George expressed concern that text amendments are being proposed because people want to sell land and asked why parcels could not be zoned back to their former districts, rather than encroaching on the entertainment district, which had great purpose behind it.

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: George Bryan

EXCUSED: None

### **C. PLANNING BOARD REVIEWS**

1. PBR 2021-08; Friends Baptist Church (Friends Baptist Church); West side of Lewisville-Clemmons Road, south of August Drive; School, Private; Forsyth County and Clemmons; 18.22 acre (Case Starts at 34:58).

Desmond Corley presented the staff report.

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

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

2. PBR 2021-09; Myrtle Sink (Fiddlers Landing); East side of Baden Road, south of Thomasville Road; 44-lot Planned Residential Development; Winston-Salem; 12.19 acres (Case Starts at 37:12).

Desmond Corley presented the staff report.

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

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

#### **D. WORK PROGRAM**

Chris Leak recommended that discussion of the Work Program be tabled to Work Session. There was unanimous agreement among Board members.

#### **E. STAFF REPORT**

Courtney Driver, Director of Utilities, will be at Work Session to talk about proposed utility expansion at the edges of the Muddy Creek service basin and an item that the Board will be considering as the comprehensive plan update is reviewed, specifically related to some GMA changes that are part of that process. UDO-CC11 will also be discussed and voted on, as well as the work program.

There will be two new zoning petitions for July, one continued case, a text amendment, and two Planning Board Review items.

#### **F. FOR THE GOOD OF THE ORDER**