

**MINUTES
CITY-COUNTY PLANNING BOARD
SEPTEMBER 9, 2021
4:30 P.M.
VIRTUAL**

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

- August 12, 2021 Public Hearing

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 September 9, 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 September 9, 2021, was as follows: B.1., B.2., B.5., B.6., B.7., B.8., C.1., C.2., B.3., B.4., B.9.

1. Final Development Plan of Glenn Crossing Associates, LLC for a restaurant in a HB-S (Two-Phase) zoning district: property is located in the southwest quadrant of the Interstate 40 and Union Cross Road interchange (Zoning Docket W-3174) (Case starts at 6:16).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the Final Development 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

2. Zoning petition of Salem Congregation from C to GB-L (Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Park and Shuttle Lot; Parking, Commercial; School, Vocational or Professional; Storage Services, Retail; Wholesale Trade A; and Services, A): property is located at the northeast corner of East Salem Avenue and City Yard Drive (Zoning Docket W-3483) (Case starts at 9:17).

Desmond Corley informed the Board of the Petitioner's intent to withdraw the petition.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the Petitioner's withdrawal.

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. Zoning petition of Frank Myers Investments, LLC from RS9 and LB-S to HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Materials Supply; Car Wash;

Child Care, Drop-In; Church or Religious Institution, Neighborhood; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Testing and Research Lab; and Veterinary Services): property is located on the west side of University Parkway and the north side of Sunburst Circle (Zoning Docket W-3489) (Case starts at 36:56).

Gary Roberts presented the staff report.

Jack Steelman asked Gary to share the depth of the two lots that front University Parkway.

George Bryan asked whether staff felt it might be less intrusive to the community if the proposed buildings were moved closer toward University Parkway. Gary responded that it would not, based on the commercial zoning and activity close to the residential area.

Road improvements and traffic were discussed, based on growth in the area, and Jeff Fansler (WSDOT) was asked whether the Beltway connection would increase traffic in the area. Jeff stated that there would be an increase in traffic, but it would not be as impactful as one might think.

PUBLIC HEARING

FOR:

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

- I am representing the petitioner. We had a neighborhood outreach where 156 people were invited, and 10 neighbors attended, one by phone. The neighbors were supportive of the project.
- I understand the area plan calling for commercial uses to be on the front of Hanes Mill Road and also University Parkway; however, with the impacts with this kind of development, especially on Hanes Mill, we have depths of lots that currently have commercial at 80 feet, 99 feet, and 101 feet as you move across that section. We know an existing business will not be there, and we're not sure what is going to happen to the BB&T building from a circulation standpoint, but any redevelopment on Hanes Mill Road is going to be very difficult to do. Following that area plan, the lots at the back, which are single-family lots, really would need to be incorporated into any future commercial development along that Hanes Mill Road section. The same on University Parkway. Overall, this is basically just over a two-acre site. The redevelopment of most outparcels you see is usually one acre to be able to accommodate commercial development.
- We provided parking in front of the retail buildings and then provided circulation around the backside as well. One thing to keep in consideration for any

commercial development (if zoning remains residential behind this lot) there is a 40-foot building setback that gets applied off the red line (indicating on site plan).

- We are not providing any access to Sunburst Circle, so no commercial traffic is going to be exiting out onto Sunburst. Currently, the existing car wash on Sunburst Circle has an access point there, so that would be eliminated, and everything would go out to University Parkway.
- We are going to agree to extend the streetyard across the complete frontage of Sunburst Circle, where the proposed car wash is, and modify the elevations, per staff request, to show faux windows to give it more of a pedestrian scale along that façade.

AGAINST: None

WORK SESSION

Melynda Dunigan asked Mr. Dickey if he had a way to soften the impact of the dumpster location, which is close to the residential development. Mr. Dickey stated that there would be screening around the dumpster and that they were willing to look at different locations.

Mo McRae asked how residents would be protected from commercial lighting. Mr. Dickey stated that the zoning ordinance had been modified to make sure light fixtures had full cutoffs and that this development would be in full compliance with the ordinance. There will also be intense buffering.

Melynda indicated her intent to recommend disapproval of the petition based on the impacts it will have on the residential area, which she believed could be redeveloped as more dense development that would complement the activity center.

George stated that DOT really needed to look at a different plan for Sunburst Circle, which is impacted by the subject property, because it is untenable in terms of traffic circulation.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is inconsistent 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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: None

4. Zoning petition of Archie F. Wooten Heirs from RS9 to RM5-S (Residential Building, Single Family and Residential Building, Townhouse): property is located on the north side of Kernersville Road, between Scotland Ridge Drive and Calvin Road (Zoning Docket W-3493) (Case starts at 1:11:47).

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Sara Shirley, American Engineering, 8008 Corporate Center Drive, Suite 110, Charlotte, NC 28226

- The plan for this property is anywhere from 8-18 units to the acre, and 2.7 was the previously proposed density. We're hoping to maintain a little flexibility in that. We have a couple of revisions that could possibly be done, but currently the proposed density is 2.5 units per acre.
- On Monday, August 23, we hosted an in-person and virtual neighborhood meeting to gather information. There were four main concerns: traffic, schools, stormwater, and buffering. A traffic impact analysis was performed. The traffic impact analysis did not recommend any improvements. The NCDOT has come back and stated that the turn lane on Kernersville Road would be required. We are agreeable to that, and agreeable that if the right-of-way exists along Calvin Road, we can consider a right-turn lane on Calvin Road.
- We have been in communication with the Forsyth County Board of Education to obtain current enrollment rates for the schools that are in current route to our project. The three schools that route to us have declined in terms of enrollment.
- The areas reserved for stormwater are intended to be dry retention basins within the Salem Lake Watershed. We're only allowed to develop a maximum of 30 percent of the site using the stormwater control measures. We can develop approximately 19 acres, maximum. The stormwater areas will be perpetually owned and maintained by the proposed Wooten Farms HOA. We will be proposing that every external perimeter will have a buffer along it, 20-foot minimum, 40-foot, generally, around the townhomes. Where we can preserve trees, we are happy to do so.
- We will offer amenity areas for the entire community, as well as a walking trail around the pond. We are proposing to maintain the front yard setback at 20 feet in order to keep cars off the sidewalks.

Nick Burns, Impact Designs, 172 Williamson Road, Unit 3728, Mooresville, NC 28117

- Traffic at this site is 915 trips per day, and from a number's perspective, it did not warrant any mitigations along Kernersville Road. However, the developer has worked with NCDOT and WSDOT and agreed to making additional improvements on top of what was in the traffic study in an effort to improve the flow along their frontage.

Asha Burnette, Keller Williams, 1407 NC Highway 66, Suite B, Kernersville, NC 27284

- I am a realtor in Kernersville. I am also a neighbor. I live off Kernersville Road, and I have been there for seven years. I was able to attend a community event where I met Scott Stone. I would like to offer an update on the housing market. Everyone knows there has been an inventory shortage, so I think this is a fantastic opportunity to provide more housing development. Also, to increase the market value for the houses that are neighboring the new subdivision, as well as providing some economic development for the Kernersville area.
- There were some concerns about traffic congestion and the schools being able to accommodate. They have confirmed there would not be a defect for that. I also think the new I-74 bypass will help eliminate some of the traffic concerns as well.

Kyle diPreto, 254 Kingsley Park Drive, Suite 110, Fort Mill, SC 29715

- I am the developer on the project and want to make myself available for any questions, anything relative to the type of construction and homes we plan to build here. We took a page from Vernon Farms. I think the overall design and intent of that project was thorough with regard to a variety of different demographics. We took into account the future land use plan and tried to be thoughtful and intentional with regard to the number of homes we had on site. We are well below what the future land use plan calls for.
- We also wanted it known that we definitely heard the neighbors' concerns when we met with them. We intend to be better neighbors than they have had in the past.

AGAINST:

Mitzi Williams, 251 Dumont Drive, Winston-Salem, NC 27107

- My first question is, has anybody walked the land? Everybody has all these opinions, but the land is very uneven, the pond is in the center of it, and they had to dynamite all around us. And I'm sure they are going to have to do it over there. I don't even know if they have surveyed the land to see if it's workable.
- My wish would be that the City purchase it and connect it to the Salem Lake walkway, because it's a beautiful piece of property, and I feel like the kids do not have enough places to go anyway.

Joey Butner, 3683 Kernersville Road, Kernersville, NC 27107

- The issues I have with this proposal have to do with infrastructure. A lot has been said about the traffic, but I'm not sure how old the traffic study is that is being used. The traffic on Kernersville Road is horrible. I don't think you will find anyone that lives near here that says it's not so. If you want to find out how bad the traffic is, maybe talk to some of the bus drivers and that will give you an idea of how bad it is. Adding anything more to this would be awful.
- I want to talk about the schools, too. It was difficult getting our foster son in East Forsyth School because they were full. I am not sure where the numbers are coming from that these schools are not full. They are full. I don't think infrastructure is in place to add this many more homes onto Kernersville Road. I would prefer the infrastructure be completed because you have the interchange going in that is approximately a mile from this property; they are going to be rerouting a lot of traffic onto Kernersville Road. They are closing some of the connector roads, so that is going to be even more traffic. I don't think that is figured into any road study.
- Ms. Shirley stated that all the homes would be more than 100, 150 feet from any dwelling. Well, I have a modular home on there that is probably 60 feet from one of their proposals. If you look at Units 12, 13 and 14, it's very close to that modular home.
- We went to the community meeting; there were a whole lot of people there, and almost everyone was against this. The feeling of everyone around this whole project is that they really don't want to see this happen.

Ms. Williams agreed with Mr. Butner's comments and asked the Board if they received a petition from the community. Chris Murphy asked when it was turned in and to whom.

Debbie Blake, 240 Dumont Drive, Winston-Salem, NC 27107

- I have the official email where the City accepted the petition on August 25 at 2:37 p.m. by Sabrina Stowe. I also provided a letter attached to the petition and requested that it be presented to the Planning Board for the ones who were against this development proposal. And we also provided an outline for the reasons for the petition. They promised me it would be filed and provided to the City Planning Board meeting.

Chris stated that the petition was sent to the Community Assistance Liaison for the Council Member and that it was not officially submitted to Planning staff. He also stated that there were a number of letters that are included in the Board's packets from citizens who are in opposition. He suggested Ms. Blake send the petition to Gary.

Ms. Blake asked when the traffic study was conducted because there was no traffic in the photos provided. Gary indicated that he took the photos during normal work hours. Ms. Blake then stated that the developer would be coming onto her property, according to the proposal that was

presented. She asked whether a barrier could be installed so they do not have to look at rooftops. Mr. diPretoro stated that they would not be putting in a barrier wall, and that they certainly would not be coming up Calvin Road where it turns into a dirt road. He stated that they would stay on their property. There will be required plantings that will meet the conditions of the Planning and Engineering staff with the City, while maintaining as much of the vegetation that currently exists as possible.

Patti Petree, 3456 Kernersville Road, Kernersville, NC 27107

- We live a block from this proposed development. We understand development is inevitable on these farms. We own one of the farms in the area. But what we are personally against is the rezoning to multi-family. We would like it to stay zoned single-family to keep the feeling of the neighborhoods that are being built in this area the same as they are currently, not into townhomes. There is nowhere to park on the street.
- We would like the Planning Board and Council not to approve rezoning. Let the developers develop a lovely single-family neighborhood. We have seen people die in our front yard from the wrecks that are happening on Kernersville Road.

Judi Swaim, 3616 Kernersville Road, Kernersville, NC 27107

- I agree with everything, especially about the traffic on Kernersville Road. Our mailbox has been knocked over many times. We got permission from the post office to set it back off the road and it was still run into.

Ms. Williams indicated that over 61 people signed the petition. That included almost everyone in the area that knew about the rezoning. Ms. Petree asked the Board not to turn Winston-Salem into Charlotte with all the traffic they have there.

WORK SESSION

Jason Grubb stated that he wanted people to understand that the decision the Board makes today is not the final decision and that they will have an opportunity to make their voices heard when City Council hears this case.

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 with the turn lane condition.

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

5. Zoning petition of Claire Calvin and Matthew Giegengack from LB and LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; and School, Public): property is generally bounded by the east side of South Broad Street, the west side of South Poplar Street, and the south side of West Walnut Street (Zoning Docket W-3494) (Case starts at 11:51).

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

6. Zoning petition of Randall Scott Dunston from AG to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located on the southeast side of Stanleyville Drive, across from Montlieu Drive (Zoning Docket F-1605) (Case starts at 14:41).

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

7. Zoning petition of Artis K. Kapp, Brenda Z. Kapp, and Jerry D. Stoltz from RS9 to HB-S (Convenience Store; Motor Vehicle, Repair and Maintenance; Fuel Dealer; and Restaurant (with drive-through service)): property is located on the east side of Shore Road, south of the US 52 interchange with Westinghouse Road (Zoning Docket F-1606) (Case starts at 17:27).

MOTION: Clarence Lambe recommended Case F-1606 be continued to the October 14 Public Meeting.

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 Robin Hood Baptist Church from IP to GB-S (Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Police or Fire Station; School, Private; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located south of Robinhood Road, between Lynndale Drive and Olivet Church Road (Zoning Docket F-1607) (Case starts at 19:23).

Desmond Corley presented the staff report.

In response to a request from George, Luke Dickey (Stimmel Associates) explained the road connections and entrance into the development.

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

George Bryan left the meeting at approximately 6:40 p.m.

9. Site Plan Amendment of Brookberry Farm LLC, Berkley Von Feilitzsch, and Heribert Von Feilitzsch for modifications to the illustrative site plan and conditions for development in a MU-S (Two-Phase) zoning district: property is located west of Brookberry Farm Circle, east of Ketner Road, and south of Cedarmere Drive (Zoning Docket F-1608) (Case starts at 1:57:57).

Gary Roberts presented the staff report.

Melynda asked Gary to explain a connection that was removed on the original plan and what the factors were in it being removed.

PUBLIC HEARING

FOR:

Daniel Dinsbeer, 1540 Silas Creek Parkway, Winston-Salem, NC 27102

- I am the developer for Brookberry Farm. We have adjusted our site plan for the purpose of adjusting to the market that has changed since its approval, which allows us to do more exciting things that we feel will be really good for Brookberry.
- A neighborhood meeting was held where over 100 people attended. Over half the people were from Covington. A large number objected to connectivity through their development. Most folks were concerned with the amenity package, and there was overall general concern about traffic.

- We are well under the percentages of what we could have developed here; we will be 20 percent less than what we could have done.

AGAINST:

John Pueschel, 148 Covington Place, Lewisville, NC 27023

- I reside in the Covington Place neighborhood. I wish to lodge my objection to the proposed plan to open the stub road to connect Brookberry and Covington Place. I'm also president of the Covington Place Homeowner's Association, and while I know most of my neighbors agree with me, I am speaking on my own behalf.
- I have lived most of my life within approximately three miles of where I live now. The changes in this area have been profound. There is no greater proponent of progress in Forsyth County than me, and I'm very appreciative of this body and the ordinance that seeks to bring planning and order to our growth. But the zoning ordinance says that its purpose is to promote health, safety, and general welfare of the residents within the zoning jurisdiction. Connecting Covington to Brookberry is contrary to the purposes of the ordinance and is detrimental to the citizens of Brookberry and Covington Place most impacted by the connection.
- Covington Place is home to approximately 100 families. We're surrounded by trees, tucked away from high traffic, and we have very narrow streets. We have sharp turns, we have street parking during the day, we have no sidewalks, and we have no speed bumps. Our kids use the street, they ride their bikes, they walk their pets, and the streets are the main path for all of us in the neighborhood. We have neighborhood lights, but no streetlights, and the streets are very dark at night. There is no ability to widen the streets in Covington. Everyone on the backside of Brookberry is going to use that road to escape the Meadowlark traffic mess.
- Not approving that stub is not going to impact emergency services because there is an emergency services station at the top of Meadowlark on Robinhood. They don't need a cut-through to get where they need to quickly.
- While this stub road may have been approved in 2005, much has changed in this area since then. This plan is no longer wise, it is not consistent with safety, it's not consistent with good traffic management, and it's not good for the quality of life of the citizens most impacted.
- I request that the Board not approve this plan to include the connection of the two communities. I have no objections to anything else in the plan. In the alternative, I would ask that further studies be conducted, especially traffic forecast studies. It will have tremendous impact on the character and quality of life in Covington Place.

Trisha Ferguson, 5296 Hidden Stream Drive, Lewisville, NC 27023

- I sent a packet that I hope was able to get to everybody. In addition to the points Mr. Pueschel just made, all of which are very salient, the primary objection to this is not in

the development that is already underway with Brookberry. The concern is, for the amount of planning that has gone on for these homes, connecting to this stub road, which may have seemed like a good idea back in 2003, isn't a good idea today. And it would be as simple as going through our neighborhood during a time when school buses are either dropping off or picking up children to see that. That happens four times a day and right near the street that has been identified to be opened up.

- I understand the initial thought was that that street would provide a southern egress, but it is no longer a safe option. That is what we tried to outline in the document that was sent. We are urging the Committee to look at other options that are safe for the southern egress, whether it needs to be looking at Beauchamp or Rosewind that is already there, or Ketner; to give more thought to this particular part of this proposal and separate it out from the larger proposal of Brookberry that involves the number of homes and the types of garages; to focus on the specifics of attaching to an existing neighborhood that is not designed to support that additional traffic and will come at the expense of our children's safety.
- In the graphics that were sent in the packet, we did try to include the design of the streets in Covington Place and how they are not amenable to any additional traffic. We have marked where the bus would stop, as well as this corner turn that is already providing safety issues. The second graphic is to show where we are in location to the different schools. It means the two-lane roads are backed up for miles every single morning and every single afternoon. We know our neighborhood would become a cut-through. We need to adjust to the current conditions.

Pankaj Amesar, 250 Blackburn Court, Lewisville, NC 27023

- I live in the Covington Place neighborhood. I want to emphasize all the great points my neighbors have presented. We have young children of our own and fear for their safety. Our opposition is not for the development as such but just the stub road that has been emphasized.

WORK SESSION

The required connectivity ratio was discussed, and Chris Murphy explained that it factors in internal and external connections. He further explained that the stub street provision is separate from interconnectivity. The future access point to the Beltway was also discussed.

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

AGAINST: None

EXCUSED: None

C. PLANNING BOARD REVIEWS

1. PBR 2021-14; Janice D. Berger; north side of Robinhood Road, between Chickasha Drive and Allgood Road; Utilities substation; Forsyth County; 0.69 acres (Case Starts at 26:45).

Desmond Corley presented the staff report.

Desmond answered questions from George regarding the buffer and whether the facility would be hidden from Robinhood Road. George also inquired about future plans for expansion on Robinhood Road and Jeff Fansler with WSDOT confirmed that there were no current plans for road improvements in the area.

MOTION: Clarence Lambe recommended 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 2021-16; WS/FC Board of Education; northwest corner of Haverhill Street and Renon Road; Additions to existing school; Winston-Salem; 57.77 acres (Case starts at 33:40).

Desmond Corley presented the staff report.

Melynda asked Desmond to clarify the ability to walk around the building where the addition is going to be, adjacent to the ballfield. Desmond stated that there would be a sidewalk that may not be visible on the site plan due to topography and grading lines.

MOTION: Clarence Lambe recommended 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. STAFF REPORT

Amy Crum introduced Daniel Rankin as the newest staff member.

There will be 13 hearing items presented at the next Planning Board public meeting.

Work Session will resume its regular schedule in October with two items currently on the agenda.

Staff will be participating in the upcoming City of Winston-Salem University September 30.

The submittal deadline for historic markers is October 31.

E. FOR THE GOOD OF THE ORDER