



DOCKET #: W2655

PROPOSED ZONING:
HB-S (Multiple Uses)

EXISTING ZONING:
RS9

PETITIONER:
Thomas Hensley
and Elizabeth Hensley

SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 1.53

MAP(S): 606838



October 22, 2003

Elizabeth J. Hensley and
Thomas E. Hensley
2472 S. Stratford Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2655

Dear Ms. Hensley and Mr. Hensley:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Ray Collins, 3447 Robinhood Road, Winston-Salem, NC 27106

ACTION REQUEST FORM

DATE: October 22, 2003
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of Thomas E. Hensley and Elizabeth J. Hensley

SUMMARY OF INFORMATION:

Zoning map amendment of Thomas E. Hensley and Elizabeth J. Hensley from RS-9 to HB-S [ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater, Indoor; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; and School, Vocational or Professional]; property is located on the northwest side of Stratford Road across from Cloverleaf Drive (Zoning Docket W-2655).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: BOST, CLARK, DOYLE, FOLAN, GLENN, KING, LAMBE,
NORWOOD
AGAINST: EICKMEYER
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Thomas E. Hensley and Elizabeth J. Hensley, Docket W-2655

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to HB-S [ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater, Indoor; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; and School, Vocational or Professional] the zoning classification of the following described property:

Tax Block 3900, Tax Lot 028K

Section 2. This Ordinance is adopted after approval of the site plan entitled Thomas E. Hensley and Elizabeth J. Hensley and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, to Thomas E. Hensley and Elizabeth J. Hensley.

Section 3. The City Council 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 Thomas E. Hensley and Elizabeth J. Hensley. 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.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Thomas Hensley and Elizabeth Hensley, (Zoning Docket W-2655). 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 HB-S [ABC Store (liquor); Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater, Indoor; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; and School, Vocational or Professional], approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the HB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

- b. Driveway permit shall be issued by the North Carolina Department of transportation.
 - c. The developer shall provide professional quality 35mm black and white photographs (8"x10") and color slides of the existing structure on the site. Photographs of all exterior building/structure elevations, exterior and interior architectural details, and landscape vistas shall be provided. Provide professional archival quality video of the overall site, including built and landscape elements. Planning staff will be available to determine specific elements of the site to be documented and will certify compliance with this condition to the Inspections Division. All documentation shall become part of the archival files of the Forsyth County Historic Resources Commission.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by City Fire Department in writing to the Inspections Division.
 - **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City Fire Department.
 - **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one monument type sign with a 5' maximum height.
 - b. The driveway on Stratford Road is temporary until the adjacent property is developed. The adjacent approved site plan has a condition that required access to the subject property. At the time that an alternate access can be provided to the subject property, access to Stratford Road shall be eliminated.

ZONING STAFF REPORT

DOCKET # W-2655
STAFF: S. Chad Hall

Petitioner(s): Thomas E. Hensley and Elizabeth J. Hensley
Ownership: Same

REQUEST

From: RS-9

To: HB-S [Boarding or Rooming House; ABC Store (liquor); Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implements Sales and Service; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Health Services, Miscellaneous; Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Warehousing; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Theater, Indoor; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; School, Vocational or Professional; Storage and Salvage Yard; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; and Utilities]

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

Acreage: 1.53 acres

LOCATION:

Street: Northwest side of Stratford Road across from Cloverleaf Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Square Footage: 14,000 sf

Building Height: 1-story

Parking: Required: 28; Proposed: 78

Bufferyard Requirements: None required

Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A 2-story frame home exists on site; it would either be removed or demolished to make way for the new proposed 14,000 sf building.

Adjacent Uses:

North-	Currently Hillcrest golf course; zoned MU-S (see History W-2582)
East-	Existing GI (across Stratford Road)
Southeast-	Existing GI (across Stratford Road)
Southwest-	Currently Hillcrest golf course; zoned MU-S (see History W-2582)
West-	Currently Hillcrest golf course; zoned MU-S (see History W-2582)

GENERAL AREA

Character/Maintenance: The current dwelling is surrounded by a golf course with frontage on Stratford Road. This will ultimately change with the development of the Hillcrest Golf Course as a previously approved mixed-use development (see History: W-2582).

Development Pace: Moderate to Rapid

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: A small amount of vegetation would be removed.

Topography: The subject property experiences an elevation change from about 846 feet in the southwestern section of the property down to about 824 feet in the northern corner of the property.

Streams: No streams are on or adjacent to the subject property.

Vegetation/habitat: Some light vegetation is on the subject property. It is located to the rear (southwest) of the existing structure.

Floodplains: None

Environmental Resources Beyond The Site: The proposed site plan does not appear to impact any environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Stratford Road; Cloverleaf Drive; Somerset Drive

Street Classification: Stratford Road – Major Thoroughfare; Cloverleaf Drive – Local Road; Somerset Drive – Minor Thoroughfare

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

Stratford Road between Burke Mill Road and Clemmonsville Road = 23,000/42,200

Somerset Drive between Jonestown Road and Stratford Road = 2,000/11,100

Trip Generation/Existing Zoning: RS-9

$1.53 \times 43,560/9,000 = 7 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 66 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: HB-S

$14,000/1,000 \times 40.67 \text{ (Specialty Retail Center Trip Rate)} = 569 \text{ Trips per Day}$

Planned Road Improvements: None.

Sight Distance: Good.

Interior Streets: Subject property would have access to a street at the time of development of the Hillcrest Golf Course.

Traffic Impact Study recommended: Yes, if the following proposed uses were developed: Fast Food Restaurant (with or without drive-through,) High Turnover Sit Down Restaurant; Bank (with or without drive-through,) Convenience Store, Theatre, Government Offices.

Connectivity of street network: Only temporary access will be given to the subject property from Stratford Road. With the development of the Hillcrest Golf Course to mixed use development, alternate access will be provided via an internal street which has been previously approved.

Sidewalks: None existing.

Transit: Route 19 along Stratford Road

HISTORY

Relevant Zoning Cases:

1. W-2582; RS-9 to MU-S (Multiple Uses); approved February 3, 2003; northwest corner of Stratford Road and Somerset Drive; 161.45 acres; Planning Board and staff recommended approval.
2. W-2531; HB-S to HB-S; approved March 4, 2002; south side of Hewes Street northwest of Stratford Road; 0.5 acre; Planning Board and staff recommended approval.
3. W-2349; RS-9 to HB; approved November 1, 1997; Northwest side of Stratford Road/U.S. 158, between Hewes Street and Parrish Street; 0.34 acre; Planning Board and staff recommended approval.
4. W-2156; RS-9 to HB; approved June 2, 1997; northwest side of Stratford Road west of Parrish Street; 3.63 acres; Planning Board and staff recommended approval.
5. W-1493; R-6 to B-3-S (Stores or shops, retail; Agriculture); approved January 4, 1988; southwest intersection of Hewes Street and Stratford Road; 1.67 acres; Planning Board recommended approval, staff recommended denial.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* calls for a mix of uses in neighborhoods, especially those kinds of uses that provide for the daily shopping needs of nearby residents.

Area Plan/Development Guide: *South Stratford Road Development Guide* (adopted in 1989)

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* recommends that the subject property remain in residential use (it also recommended that Hillcrest Golf Course remain as a recreational use). Given the changing nature of this specific area (especially in light of the recent approval of the Hillcrest redevelopment), perhaps some form of commercial conversion is feasible. However, the project should be designed so that it is compatible with the Hillcrest project.

HISTORIC RESOURCES REVIEW

Known Historic Resources: No

Comments: Located on this site is the Hensley house. While not listed in the official inventory of historic properties for Forsyth County, the house does appear to possess historical and architectural integrity. As such, retention of this house on site is highly desirable. In the event that such is not possible, recommends documentation of the property on its original site prior to its relocation. Such documentation would include:

- Professional quality 35mm black and white photographs (8"x10") of the house, site, and any remaining outbuildings. Photographs of all exterior building/structure elevations, exterior and interior architectural details, shall be provided.
- Professional quality 35mm color slides of the site, to include all elements listed above.

Historic Resource staff will be available to determine specific elements of the site to be documented.

All documentation shall become part of the archival files of the Forsyth County Historic Resources Commission.

ANALYSIS

The current request is to rezone 1.53 acres from RS-9 to HB-S (Multiple Uses). The site is located on the northwest side of Stratford Road across from Cloverleaf Drive. Currently located on the subject property is a residential dwelling. The zoning around the subject property is all MU-S, with GI across Stratford Road.

The site plan illustrates a nondescript 14,000 square foot building and associated parking lot that is currently over 50 parking spaces for the specific use used for parking calculations (Retail Store, Specialty). If this were to be the true use of the subject property, staff would prefer that the excessive parking be eliminated. Within the long list of uses being considered, some of these may trip the need for a Traffic Impact Study (TIS), such as “Banking and Financial Services” and “Restaurant without drive-through”. Additionally, several of the uses indicated are inconsistent with those approved for the MU-S that surrounds the subject property. With the efforts made with the adjacent MU-S zoning petition to satisfy neighbors regarding specific uses, staff believes that the requested list should be as consistent as possible to the MU-S approval (W-2582). Staff has spoken with the petitioner’s representative and they are evaluating the elimination of those uses that are inconsistent with those that were approved for the adjacent “Hillcrest” development.

Since the approval of zoning docket W-2582, also known as the “Hillcrest” property, one consideration of this current request is how it may fit into the overall scheme of the proposed larger development. One cannot assume the 162-acre MU-S Hillcrest development to be a “given”, but Planning staff does wish to coordinate the efforts of this current proposal with the same level of detailed attention and effort that went into the ultimate approval of Hillcrest. Staff’s objective is that the subject site should be designed and conditioned to meld seamlessly with the comprehensively planned Hillcrest development.

Being that this current request is to rezone to HB-S, a zoning district distinctly different from that of the approved Hillcrest site (MU-S), a “seamless” match is difficult but not impossible to be achieved.

The HB district requires a 40’ front building setback. With this, it would be preferred that the building front onto Stratford Road, leaving a either a 0.5’ or a 12 ft. side building setback abutting the proposed street to the west of the subject property that will access the Hillcrest development. Either setback would be consistent with the approved Hillcrest plan and associated volunteered conditions.

Probably more important than the setback is the elevations of the proposed 14,000 sf building as it relates to said proposed street and Stratford Road. The proposed building should have non-tinted windows at the street level in conjunction with façade articulation to “break-up” a long blank wall, especially along proposed Hillcrest entrance. Furthermore, the building should have a presence, although diminished slightly by the 40’ front setback, along Stratford Road. In that, the building’s main entrance should be facing Stratford Road. Currently, the site plan indicates one entrance on the northeastern side. The site plan preparer and petitioner’s representative have discussed building orientation and pedestrian links and staff is encouraged that a revised site plan will mitigate staff’s concerns. However, per this writing, said revised plan has not been submitted.

One last key consideration of this request is access to the subject property. Even within the discussions of the Hillcrest case, NCDOT had made clear mention that, should this property come in for rezoning, that access would only be provided from within the Hillcrest site versus

having access directly onto Stratford Road. As it now stands, NCDOT strongly prefers that any access to the subject property be *temporary* only and that access to Stratford Road be *eliminated* at the time that access to the site would be obtainable from the northwest from the development of Hillcrest. The exact location of access from the Hillcrest property is still under discussion.

Note: NCDOT does not have the authority to approve temporary driveway permits or close previously approved access to Stratford Road once opened. However, as a condition of Special Use District Zoning, driveway access to Stratford Road can be closed once new access is made available through the Hillcrest Project.

In summary, the current request needs to focus on the desired use(s) of the subject property and/or submit traffic impact studies for the uses that exceed the peak hour thresholds that require a TIS. Only then can Planning staff formalize our recommendations on this proposal. Additionally, the site plan needs to adequately address the parking needs for the use and square footage indicated and not show more parking that is required under the UDO. Lastly, access to the parking area from the proposed Hillcrest development needs to be finalized as well as where to provide pedestrian access to the proposed building and how that entrance relates to the public street.

Planning staff is optimistic that these issues can be satisfactorily resolved prior to the Planning Board Public Hearing. On the basis that the project can be fully integrated into the Hillcrest project, staff is supportive of the zoning proposal. Otherwise staff will not recommend in favor of this HB-S zoning request.

FINDINGS

1. The site plan illustrates a nondescript 14,000 square foot building.
2. The associated parking lot is currently over 50 parking spaces for the specific use indicated.
3. Within the long list of uses being considered, some of these may trip the need for a Traffic Impact Study (TIS); several of the uses indicated are inconsistent with those approved for the surrounding MU-S.
4. The proposed building should have a positive relationship to Stratford Road as well as the proposed entrance into the Hillcrest property.
5. Access to the subject property from Stratford Road must be temporary and be eliminated at the time that access to the site would be obtainable from Hillcrest.

STAFF RECOMMENDATION

Zoning: **APPROVAL**, with reduction of uses and site plan considerations that make positive visual and physical relationships to the approved adjacent MU-S and Stratford Road.

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. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - b. Driveway permit shall be issued by the North Carolina Department of transportation.
 - c. The developer shall provide professional quality 35mm black and white photographs (8"x10") and color slides of the existing structure on the site. Photographs of all exterior building/structure elevations, exterior and interior architectural details, and landscape vistas shall be provided. Provide professional archival quality video of the overall site, including built and landscape elements. Planning staff will be available to determine specific elements of the site to be documented and will certify compliance with this condition to the Inspections Division. All documentation shall become part of the archival files of the Forsyth County Historic Resources Commission.
 - d. A Performance Bond or Letter of Credit shall be submitted to the City of Winston-Salem in the amount of \$15,000 as an instrument of warranty to close access to the subject property from Stratford Road. The driveway on Stratford Road is temporary until the adjacent property is developed. The adjacent approved site plan has a condition that required access to the subject property. At the time that an alternate access can be provided to the subject property, access to Stratford Road shall be eliminated.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by City Fire Department in writing to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City Fire Department.

- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one monument type sign with a 5' maximum height.
 - b. At the time that an alternate access can be provided to the subject property, access to Stratford Road shall be eliminated. This shall be insured with a performance bond.

Chad Hall presented the staff report.

After the publication of the draft staff report, several subsequent conversations with the petitioner took place regarding staff concerns. A sidewalk along the frontage of the property that would link to the public sidewalk system of the approved "Hillcrest" Development was added to the site plan. Additionally, the petitioner agreed to reduce the original list of uses to make them

consistent with those approved for “Hillcrest”. With the addition of the sidewalk and a consistent list of uses staff recommended **APPROVAL**.

PUBLIC HEARING

FOR:

Ray Collins, 3447 Robinhood Road, Winston-Salem, NC 27106

- Spokesperson for petitioners.
- This property is bounded by Hillcrest on three sides. Hillcrest has indicated that construction may begin as early as September 2003.
- The Hensleys did not protest the Hillcrest development.
- When they learned how soon construction could start, they put their property up for sale and it is not under contract with Mr. James Hodge. We have worked with staff. Our only disagreement is regarding the curb cut onto Stratford Road.
- The pending sale of Hillcrest has not closed and there is obviously no 100% assurance that it will close for certain. Since there is no assurance, access to this property through Hillcrest is not guaranteed. So, Mr. Hodge feels insecure promising his access to Stratford Road will go away without knowing when the loop around his property will be put in place. When we met with DOT, we were told the curb cut would be granted and were not told it would be temporary.
- The probable use of this property is for a restaurant. It would be difficult for customers to get used to one access and then have that taken away.

AGAINST: None

WORK SESSION

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

1. Philip Doyle: I understand DOT’s concerns, but you have to be able to meet in the middle. Why take his existing curb cut away when he’s got access from the two Hillcrest accesses. I also see no reason for the bond.
2. Arnold King: Why until both accesses are open? Wouldn’t one be sufficient?
3. Jimmy Norwood: If Hillcrest is developed before this property, they won’t have a cut anyway, right?
4. Jimmy Norwood: I think we should look at how we determine where building elevations are (visually).
5. Carol Eickmeyer: If we take the bond requirement out, I can’t vote for this. It’s important to keep Stratford Road as clean as possible.
6. Aubrey Smith: This is fairly difficult to enforce, but can be done. Just keeping up with it will be our problem. We can do it regardless of whether or not we have the bond.

MOTION: Philip Doyle moved approval of the zoning map amendment, without the bond requirements and that access on Stratford Road be terminated when access is provided from the rear of the property.

SECOND: Dara Folan

VOTE:

FOR: Bost, Clark, Doyle, Folan, Glenn, King, Lambe, Norwood

AGAINST: Eickmeyer

EXCUSED: None

SITE PLAN MOTION: Philip Doyle certified that the site plan meets all code requirements and recommends staff recommendations.

SECOND: John Bost

VOTE:

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

AGAINST: Unanimous

EXCUSED: None

Written Comments by Planning Board members:

Carol Eickmeyer: I voted against this motion because we took out the surety bond - otherwise the rezoning is fine. To me, a surety bond indicates seriousness about limiting access to Stratford Road.

A. Paul Norby, AICP
Director of Planning