



DOCKET #: W2388
 (Continued from 04-13-00
 CCPB Mtg.)

PROPOSED ZONING:
 GB-S (Shopping Center)

EXISTING ZONING:
 RS9

PETITIONER:
 Isakson-Burnhart for
 property owned by others

SCALE: 1" represents 400'

STAFF: D. Reed

GMA: 3

ACRE(S): 35.77

MAP(S): 606842

May 24, 2000

Isakson-Barnhart (contract purchaser)
25 Technology Parkway South, Suite 201
Norcross, GA 20092

RE: ZONING MAP AMENDMENT W-2388

Dear Sirs:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103
Dennis Watson, 2851 Burlwood Drive, Winston-Salem, NC 27103
Vonnie Ingram, 2882 Beckwood Drive, Winston-Salem, NC 27103
Earl G. Young, 2550 Creekwood Drive, Winston-Salem, NC 27102
Matthew R. Warman, 2861 Beckwood Drive, Winston-Salem, NC 27103
Pete Roscana, 341 Auburndale Street, Winston-Salem, NC 27104

ACTION REQUEST FORM

DATE: May 24, 2000
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Isakson-Burnhart for property owned by Eugenia S. Dull, et al

SUMMARY OF INFORMATION:

Zoning map amendment of Isakson-Burnhart for property owned by Eugenia S. Dull, et al, from RS-9 to GB-S (Shopping Center): property is located on the south side of Hanes Mall Boulevard across from Westgate Center Boulevard and at the western end of Summerlin Street (Zoning Docket W-2388).

PLANNING BOARD ACTION:

MOTION ON PETITION: FOR APPROVAL
FOR: AVANT, BOST, JOHNSON, KING, WILLIAMS
AGAINST: POWELL, SCHROEDER, SNELGROVE
SITE PLAN ACTION: MEETS ALL CODE REQUIREMENTS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Isakson-Burnhart for property owned by Eugenia S. Dull, et al, Docket W-2388

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 Board of Aldermen 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 GB-S (Shopping Center) the zoning classification of the following described property:

BEGINNING at an iron pin on the western right-of-way of Hanes Mall Boulevard (80' right-of-way); thence along said right-of-way the following courses and distances: south 65E 32' 29" east for 514.26 feet to an iron pin; thence south 65E 33' 11" east for 257.93 feet to an iron pin; thence south 65E 11' 51" east for 190.30 feet to an iron pin; thence south 63E 39' 20" east for 106.42 feet to an iron pin; thence south 26E 37' 10" west for 20.00 feet to an iron pin; thence along a curve to the right having a radius of 5,669.68 feet, an arc length of 306.07 feet, and a chord bearing and distance of south 61E 50' 03" east for 306.03 feet to an iron pin; thence leaving said right-of-way along a common property line with Lowes Home Centers, Inc. (TMS 3901-119) south 24E 36' 04" west for 1,016.12 feet to an iron pin on the eastern right-of-way of Summerlin Drive; thence along the eastern right-of-way of Summerlin Drive north 53E 18' 03" west for 251.98 feet to an iron pin; thence south 00E 09' 48" west for 37.87 feet to a PK nail; thence north 89E 51' 12" west for 29.94 feet to an iron pin; thence true the property of Eugenia S. Dull et al (TMS 3901-35F) the following courses and distances: south 65E 08' 47" west for 56.71 feet to an iron pin; thence north 82E 46' 59" west for 408.28 feet to an iron pin; thence north 65E 23' 56" west for 602.37 feet to an iron pin; thence along a common property line with Eugenia Dull (TMS 3901A-003) north 00E 31' 26" west for 74.50 feet to an iron pin; thence along a common property line with Sandra K. Smith (TMS 3901A-101C) north 00E 31' 29" west for 129.48 feet to an iron pin; thence along a common property line with Rebecca A. Baird, et al (TMS 3901-29B) north 00E 00' 14" east for 429.71 feet to an iron pin; thence along a common property line with Hanes Square the following courses and distances: north 89E 51' 21" east for 358.59 feet to an iron pin; thence south 89E 27' 53" east for 82.76 feet to an iron pin; thence north 01E 21' 03" west for 151.79 feet to an iron pin; thence north 01E 22' 06" west for 356.48 feet to an iron pin on the western right-of-way of Hanes Mall Boulevard, being the POINT OF BEGINNING. Said tract contains 35.771 acres or 1,588,203 square feet, more or less. AKA Tax Lots 30C, 114, 35H, 34, 33A, 33B, 102A, 115, 35C, and 35F, Tax Block 3901.

Section 2. This Ordinance is adopted after approval of the site plan entitled Isakson-Burnhart and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Isakson-Burnhart for property owned by Eugenia S. Dull, et al.

Section 3. The Board of Aldermen 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 Isakson-Burnhart. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Isakson-Burnhart for property owned by Eugenia S. Dull, et al., (Zoning Docket W-2388). 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 GB-S (Shopping Center), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 19____" and signed, provided the property is developed in accordance with requirements of the GB-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:

C PRIOR TO THE ISSUANCE OF ANY PERMITS

- a. Developer shall submit a Traffic Impact Study to the Public Works Department of the City of Winston-Salem for approval. Additional conditions related to right-of-way or street or driveway changes may be added as a result of the Traffic Impact Study.

C PRIOR TO THE ISSUANCE OF GRADING PERMITS

- a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).
- b. 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.
- c. A study shall be conducted by the US Army Corps of Engineers for a determination of any "Wetlands" at the northwest corner of the property where there is an existing drainage area.

- d. The City-County Utilities Commission shall approve a plan to relocate the existing water line on this property or any grading over that sewer line prior to the issuance of grading permits. If the sewer line is relocated, final construction must be approved by the City-County Utilities Commission prior to the issuance of building permits.

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
- b. Developer shall dedicate new public right-of-way in fee simple to the North Carolina Department of Transportation along the entire frontage of the property on Hanes Mall Boulevard as needed to make the road improvements listed in “c.” below.
- c. Developer shall widen the south side of Hanes Mall Boulevard through the entire frontage of this property to the specifications of the Public Works Department of the City of Winston-Salem and NCDOT prior to the issuance of any occupancy permits. Approval of the road work by the NCDOT will include placing final overlay pavement on the road and the posting of a bond for short term maintenance of the road work. This widening shall incorporate the design study approved by the City-County Planning Board for Hanes Mall Boulevard which includes at least four (4) travel lanes, a 16-foot landscaped median, and a sidewalk. Sidewalk design and installation shall be approved by the Roadway Appearance Division of the City of Winston-Salem prior to the issuance of occupancy permits. The cost to install the median in Hanes Mall Boulevard shall be reimbursed to the developer or his contractor by the City of Winston-Salem. The reimbursement cost for installing this median shall be approved by the Public Works Department of the City of Winston-Salem. Landscaping in the median will be installed by the City of Winston-Salem. The cost to relocate any utilities, traffic signals, poles, masts, or other traffic mechanical equipment shall be the responsibility of the developer.
- d. Developer shall contact the Roadway Appearance Division of the City of Winston-Salem to coordinate street tree plantings along Hanes Mall Boulevard with the City’s landscape work in the median of this road.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City Fire Department.
- b. The two connector drives shall be constructed to the existing connector drives on the adjoining properties with an easement recorded to allow cross access between properties.
- c. Any required storm water management devices shall be installed.
- d. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility.
- e. Petitioner shall enter into an agreement with the Winston-Salem Transit Authority for on-site transit access.

- f. Public fire hydrants shall be installed in accordance with the City Fire and Utilities Departments.
- g. Any additional traffic-related improvements required by the Public Works Department as a result of the Traffic Impact Study cited above shall be installed.

C OTHER REQUIREMENTS

- a. Only one (1) restaurant which meets the definition in the UDO for “Restaurant (with drive-through service)” shall be permitted within this commercial development.
- b. Development shall be permitted one (1) freestanding fifteen (15) foot monument sign at the entrance to the development on Hanes Mall Boulevard. This sign must be located on a common access and sign easement connected to each parcel in the development. Each other development shall be permitted one freestanding five (5) foot monument sign.
- c. No storage trailers or storage units shall be permitted within this commercial development.

ZONING STAFF REPORT

DOCKET # W-2388

STAFF: David Reed

Petitioner(s): Isakson-Burnhart

Ownership: Eugenia S. Dull, et al

CONTINUANCE HISTORY

This petition was continued from the April 13, 2000, public hearing at the request of the petitioner.

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: GB-S General Business District (Shopping Center)

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

Acreage: 35.77 acres

LOCATION

Street: South side of Hanes Mall Boulevard across from Westgate Center Boulevard and at the western end of Summerlin Street.

Jurisdiction: City of Winston-Salem.

Ward: Southwest.

SITE PLAN

Proposed Use: Shopping Center.

Square Footage: 303,489 square feet.

Building Height: Single story.

Parking: Required: 1,214; Proposed: 1450.

Bufferyard Requirements: A type III bufferyard is required adjacent to RS-9 zoning.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is mostly wooded with one single family home (to be removed).

Adjacent Uses:

North - Commercial uses zoned GB-S.

East - Commercial uses zoned GB-S.

South - Single family homes and vacant, wooded land zoned RS-9.
West - Commercial uses zoned GB-S and single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Well-maintained commercial and residential uses.
Development Pace: Fast.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site will be cleared except for proposed buffer areas.
Topography: Site slopes down to the north.
Streams: None.
Vegetation/habitat: Site is currently wooded.

TRANSPORTATION

Direct Access to Site: Hanes Mall Boulevard.
Street Classification: Minor thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
 Hanes Mall Boulevard east of I-40/Business I-40 - 15,000/12,000
 Hanes Mall Boulevard west of Stratford Road - 22,000/28,000
Trip Generation/Existing Zoning: RS-9
 $(35.77 \text{ (ac)} \times 43,560/9,000\text{sf}) \times 9.55 = 1,653 \text{ new trips}$
Trip Generation/Proposed Zoning: HB-S Shopping Center
 $303,489/1,000\text{sf} \times 42.92 \text{ trip rate} = 13,005 \text{ trips}$
Planned Road Improvements: Median-divided widening, with sidewalks.
Sight Distance: Good - signalized.
Interior Streets: Private.
Traffic Impact Study recommended: Yes.
Connectivity of street network: Good to the east, west and north; not connected to the south.
Sidewalks: Staff recommends sidewalks along Hanes Mall Boulevard frontage.
Traffic Calming: Landscaped median.
Transit: WSTA Westside Connector Route runs along Hanes Mall Boulevard; access through the site is needed.

HISTORY

Relevant Zoning Cases:

1. W-2014; RS-9 to GB-S (General Merchandise Store); withdrawn at the January 11, 1996, Planning Board public hearing; south side of Hanes Mall Boulevard across from Westgate Center Boulevard (including current site); 35.77 acres; staff recommended approval.

2. W-2351; GB-S (Shopping Center) to Site Plan Amendment; approved December 6, 1999; north side of Hanes Mall Boulevard west of Westgate Center Drive; 26.15 acres; Planning Board and staff recommended approval.
3. W-2256; RM-18 and GB-S (Shopping Center) to GB-S (Shopping Center); approved November 5, 1998; north side of Hanes Mall Boulevard west of Westgate Center Drive; 26.15 acres; Planning Board and staff recommended approval.
4. W-2253; GB-S (Multiple Business Uses) to GB-S (Multiple Business Uses); approved November 2, 1998; south side of Hanes Mall Boulevard adjacent to current site to the west; 10.45 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): See specifics in area plan.

Area Plan/Development Guide: *South Stratford Road Development Guide*.

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* identifies this site as part of an activity center. The plan calls for commercial development along this section of Hanes Mall Boulevard.

Thoroughfare Plan: The *South Stratford Road Development Guide* (1989) recommends a connector road from Eddystone Road or Springhaven Drive from Atwood Acres to Hanes Mall Boulevard. However, a more recently prepared *Atwood Acres Area Alternative Access Study* (1996) prepared by Planning Board and WSDOT staff does not recommend connecting with Eddystone, but rather with several alternate street stubs to the west.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: *South Stratford Road Development Guide*.

Greenway/Trail Name: Atwood Acres to Hanes Mall Boulevard Greenway.

Comments/Status of Trail: The development guide proposes a greenway/pedestrian connector from Atwood Road along Eddystone Lane to Hanes Mall Boulevard through the subject site. However, the site plan shows no proposed pedestrian connection from the end of Eddystone Lane through the site to Hanes Mall Boulevard. A private access road (for vehicles) is shown extending from a point near Eddystone Lane between two buildings for future retail north to Hanes Mall Boulevard (there is not direct connection with Eddystone).

ANALYSIS

The rezoning request is to permit a shopping center on approximately 35.77 acres of land. The site plan submitted shows several buildings, the largest of which is 148,000 square feet. The total square footage proposed is 303,489 square feet. The site would have one full-movement access point at the existing traffic light at Westgate Center Boulevard. Additionally, the site proposes one other driveway on the western end of the project which will be limited to right-in and right-out movements by the installation of a landscaped median in Hanes Mall Boulevard.

Traffic impacts from this development will be substantial, and a traffic impact study is recommended. The guidelines for road improvements for Hanes Mall Boulevard include widening the south side of the road with a sidewalk and a 16-foot landscaped median in the middle of the road. The City of Winston-Salem will be funding the actual median; however, City Engineering staff will be working with the developer to have the construction of the median handled along with development of the site.

The site plan proposes internal drive connections to the land on the east and west sides of the proposed development. Those connector roads will be beneficial in providing alternative access for overall traffic flow between developments. Any internal vehicle trips which can be shared between developments without having to access Hanes Mall Boulevard will help mitigate traffic congestion in this area.

Although the *South Stratford Road Development Guide* recommends a vehicular connection to the Atwood Acres neighborhood, that recommendation was made with the understanding the uses along Hanes Mall Boulevard would be mostly office. The commercial nature of Hanes Mall Boulevard would make such a connection a major cut-through, and staff therefore recommends against it.

There is also a 9.56 acre tract at the rear of this property which is not proposed for rezoning. It is anticipated that this could someday be developed for a complementary use, such as office or multifamily. Although any such development would have to be evaluated as part of a future rezoning application, the petitioner has provided in this site plan a driveway connection stub to the edge of that tract to enable access for any possible future development. This site plan also indicated landscaping at the southern periphery of the proposed commercial development, which is important to assure any sort of non-commercial development potential on the vacant tract. If and when the vacant tract is submitted in the future as a rezoning request, it will be equally important to supplement that landscaping to further assure that a non-commercial use can be compatible with the rear of this proposed commercial development.

Currently a high tension power line traverses east-west through the southern half of the rezoning tract. The developer proposes to accommodate that facility by locating parking lots and access drives under the existing power lines. No relocation of the power lines is shown on the site plan. Parking lots and other non-building improvements are generally permitted under such power lines as long as the utility provider can provide access, service, and maintenance to the power line.

Signage restrictions similar to those applied to other developments in the area will be required. The current site may have one large entrance sign limited to a 15-foot monument sign. That sign will have to be installed on a common access and sign easement parcel so that other sites can use this sign. Without these special agreements, this sign would be considered off-premises and come under off-premises sign restrictions. The other individual parcels may have one ground sign on each lot, limited to a five-foot monument sign. Wall signage is not restricted.

In summary, this is by far the fastest growing commercial area in the county. Because the project site is surrounded on three sides by commercial development, has access provided by the existing traffic light at Westgate Center Boulevard, and will connect internally to the developments on both the east and west sides, the property is recommended for commercial development. The proposal is consistent with similar retail land uses already approved in the area and will be connected to the commercial developments both to the east and west which will serve as a frontage road on the south side of Hanes Mall Boulevard. The site plan design reflects an attempt to mitigate the "big box" appearance of development which is typical in the immediate area and provides adequate buffering to the single family homes located to the south and southwest of the site.

FINDINGS

1. The rezoning request is to permit a shopping center on approximately 35.77 acres of land.
2. The site would have one full-movement access point at the existing traffic light at Westgate Center Boulevard.
3. The guidelines for road improvements for Hanes Mall Boulevard include widening the south side of the road with a sidewalk and a 16-foot landscaped median in the middle of the road.
4. The site plan proposes internal drive connections to the land on the east and west sides of the proposed development.
5. The proposal is consistent with similar retail land uses already approved in the area and will be connected to the commercial developments both to the east and west which will serve as a frontage road on the south side of Hanes Mall Boulevard.
6. Because the project site is surrounded on three sides by commercial development, has access provided by the existing traffic light at Westgate Center Boulevard, and will connect internally to the developments on both the east and west sides, the property is recommended for commercial development.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- C **PRIOR TO THE ISSUANCE OF ANY PERMITS**
 - a. Developer shall submit a Traffic Impact Study to the Public Works Department of the City of Winston-Salem for approval. Additional conditions related to right-of-way or street or driveway changes may be added as a result of the Traffic Impact Study.

C PRIOR TO THE ISSUANCE OF GRADING PERMITS

- a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).
- b. 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.
- c. A study shall be conducted by the US Army Corps of Engineers for a determination of any “Wetlands” at the northwest corner of the property where there is an existing drainage area.
- d. The City-County Utilities Commission shall approve a plan to relocate the existing water line on this property or any grading over that sewer line prior to the issuance of grading permits. If the sewer line is relocated, final construction must be approved by the City-County Utilities Commission prior to the issuance of building permits.

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
- b. Developer shall dedicate new public right-of-way in fee simple to the North Carolina Department of Transportation along the entire frontage of the property on Hanes Mall Boulevard as needed to make the road improvements listed in “c.” below.
- c. Developer shall widen the south side of Hanes Mall Boulevard through the entire frontage of this property to the specifications of the Public Works Department of the City of Winston-Salem and NCDOT prior to the issuance of any occupancy permits. Approval of the road work by the NCDOT will include placing final overlay pavement on the road and the posting of a bond for short term maintenance of the road work. This widening shall incorporate the design study approved by the City-County Planning Board for Hanes Mall Boulevard which includes at least four (4) travel lanes, a 16-foot landscaped median, and a sidewalk. Sidewalk design and installation shall be approved by the Roadway Appearance Division of the City of Winston-Salem prior to the issuance of occupancy permits. The cost to install the median in Hanes Mall Boulevard shall be reimbursed to the developer or his contractor by the City of Winston-Salem. The reimbursement cost for installing this median shall be approved by the Public Works Department of the City of Winston-Salem. Landscaping in the median will be installed by the City of Winston-Salem. The cost to relocate any utilities, traffic signals, poles, masts, or other traffic mechanical equipment shall be the responsibility of the developer.
- d. Developer shall contact the Roadway Appearance Division of the City of Winston-Salem to coordinate street tree plantings along Hanes Mall Boulevard with the City’s landscape work in the median of this road.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City Fire Department.
- b. The two connector drives shall be constructed to the existing connector drives on the adjoining properties with an easement recorded to allow cross access between properties.
- c. Any required storm water management devices shall be installed.
- d. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility.
- e. A pedestrian access from the northern terminus of Eddystone Lane shall be provided through the site to the sidewalk on Hanes Mall Boulevard.
- f. Petitioner shall enter into an agreement with the Winston-Salem Transit Authority for on-site transit access.
- g. Public fire hydrants shall be installed in accordance with the City Fire and Utilities Departments.
- h. Any additional traffic-related improvements required by the Public Works Department as a result of the Traffic Impact Study cited above shall be installed.

C OTHER REQUIREMENTS

- a. Only one (1) restaurant which meets the definition in the UDO for “Restaurant (with drive-through service)” shall be permitted within this commercial development.
- b. Development shall be permitted one (1) freestanding fifteen (15) foot monument sign at the entrance to the development on Hanes Mall Boulevard. This sign must be located on a common access and sign easement connected to each parcel in the development. Each other development shall be permitted one freestanding five (5) foot monument sign.
- c. No storage trailers or storage units shall be permitted within this commercial development.

[For information purposes only: The draft *Legacy* plan identifies the site as being located in the municipal services area of *Legacy's* growth management plan. The *Legacy* plan calls for the creation of compact commercial activity nodes with a mix of uses and a pedestrian scale.]

PUBLIC HEARING - April 13, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved continuance of the zoning map amendment and site plan to May 11, 2000.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Williams

AGAINST: None

EXCUSED: None

PUBLIC HEARING - May 11, 2000

David Reed presented the staff report.

FOR:

Steve Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

I represent Isakson-Burnhart.

This tract is part of the last large piece of land owned by Eugenia Dull.

There is a large grade separation at the rear. There were great efforts to separate these segments so there was not one long strip of development.

We've been in discussions with the neighborhood for a year and a half. We've tried hard to follow their wishes. Their strongest wish from day one has been that there be no connections, either vehicular or pedestrian, between their neighborhood and the development along Hanes Mall Boulevard.

Initially connections sounded good, but reality showed a different picture.

This center is below the line of sight of the houses behind it.

Dennis Allen Watson, 2851 Burlwood Drive, Winston-Salem, NC 27103

President of Atwood Acres Neighborhood Association. Here to express our support of this plan without modifications. We realize commercial development is going to happen along Hanes Mall Boulevard. Isakson-Burnhart has worked with us to protect our neighborhood and maintain our quality of life. We are against allowing pedestrian access to the shopping center through our neighborhood.

Vonnie Ingram, 2882 Beckwood Drive, Winston-Salem, NC 27103

We would like to see this plan approved as submitted. We are not in support of pedestrian or vehicular access.

Earl G. Young, 2550 Creekwood Drive, Winston-Salem, NC 27103

I approve the site plan, but I like to walk and would like to walk to it too. It would be nice to be able to walk to it instead of driving two and a half miles to it.

Matthew R. Warman, 2861 Beckwood Drive, Winston-Salem, NC 27103

I am in favor of the rezoning as it was submitted. I do not favor any additional traffic through the neighborhood. Any encroachment on that buffer would be of significant loss to us.

Pete Roscana, 341 Auburndale Street, Winston-Salem, NC 27104

President of Vestview Association. We only learned of this at the end of this process. Richard Redding came to our meeting.

We were there before Atwood Acres was and we feel we have more of a stake in it than they do.

Reviewed possible plan for the area, including a major road extending south from Hanes Mall Boulevard through the project site and residential area to Stratford Road to the south, and a mixed use development south of the project site encompassing much of the current residential area.

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment without the proposed pedestrian connection to Eddystone Lane, certifies that the site plan meets all code requirements and recommends staff conditions.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Johnson, King, Williams

AGAINST: Powell, Schroeder, Snelgrove

EXCUSED: None

A. Paul Norby, AICP
Director of Planning