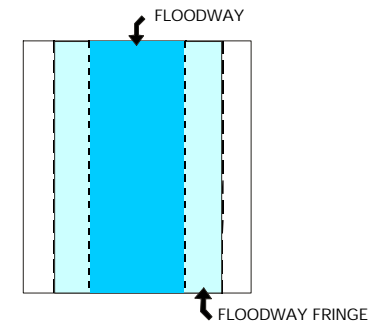


**DOCKET #:** F1318

**PROPOSED ZONING:**  
RS15-S (PRD)

**EXISTING ZONING:**  
AG

**PETITIONER:**  
Kavanaugh Associates  
for property owned by others



**SCALE:** 1" represents 600'

**STAFF:** G. Simmons

**GMA:** 4B

**ACRE(S):** 99.7

**MAP(S):** 660842, 660848

July 19, 2000

Kavanagh Associates  
1810 Pembroke Road  
Greensboro, NC 27408

RE: ZONING MAP AMENDMENT F-1318

Dear Sirs:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office  
Tom Terrell, 300 N. Greene Street, Greensboro, NC 27420  
William York Tucker, Jr., 3210 Temple School Road, Winston-Salem, NC 27107-3628  
Gertrude L. Parnell, 4244 Glenn Hi Road, Winston-Salem, NC 27107  
Gary O. Parnell and Geraldine A. Parnell 139 Oak Grove Road, Winston-Salem, NC  
27107  
Linley L. Parnell and Loretta H. Parnell, 4279 Wyndham Lane, Winston-Salem, NC  
27107  
David Southern, 4222 Glenn Hi Road, Winston-Salem, NC 27107  
William Lavinder, 4217 Glenn Hi Road, Winston-Salem, NC 27107  
Ben McIntyre, 4200 Glenn Hi Road, Winston-Salem, NC 27107

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:**

**SUBJECT:-**

Zoning map amendment of Kavanaugh Associates for property owned by others

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning map amendment of Kavanaugh Associates for property owned by others from AG to RS-15-S (Planned Residential Development): property is located on the south side of Glenn Hi Road across from New Garden Road (Zoning Docket F-1318).

After consideration, the Planning Board recommended approval of the zoning map amendment if the third connection (Wyndham Lane) is made, City street standards are met, and conditions e & f are moved from "Prior to Occupancy Permits" to "Prior to the Signing of Final Plats", certified that the site plan meets all code requirements and recommended staff conditions with the conditions indicated in this motion.

**ATTACHMENTS:-**     YES             NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

—

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Kavanaugh Associates for property owned by others, Docket F-1318

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE COUNTY OF FORSYTH,  
NORTH CAROLINA

---

BE IT ORDAINED by the Board of County Commissioners of the County of

Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from AG to RS-15-S (Planned Residential Development) the zoning classification of the following described property:

A parcel of land located in Forsyth County, Abbotts Creek Township, Winston-Salem, North Carolina being more particularly described as follows:

Beginning at the northwest corner of the Charles K. Sapp property as described in Deed Book 892 at Page 298 of the Forsyth County Register of Deeds Office, said corner being a point on the southerly right-of-way line of Glen Hi Road (S.R. #2678); thence departing said southerly right-of-way line along the westerly property line of said Sapp, S 03° 19' 19" W a distance of 379.01 feet to the southwest corner of said Sapp; thence along the southerly property line of said Sapp and the southerly property line of Michael York and Valarie W. York as described in Deed Book 1976 - Page 2272, S 81° 03' 46" E a distance of 190.09 feet to the point of intersection with the westerly property line of Glen Acres Subdivision - Section 2 as shown in Plat Book 22 at Page 157; thence along said westerly property line S 04° 40' 00" W a distance of 740.39 feet to the northeast corner of the Perry Tony Fowler and wife Bonnie Sparks Fowler property as described in Deed Book 1978 at Page 1894; thence departing said Glen Acres Subdivision property along the northerly property line of said Fowler the following three (3) courses:

- 1) N 85° 22' 13" W a distance of 200.50 feet;
- 2) S 04° 23' 05" W a distance of 199.68 feet;
- 3) S 85° 22' 55" E a distance of 199.99 feet

to the point of intersection with said westerly property line of Glen Acres Subdivision, said point being on the north margin of Valjean Lane; thence along said westerly property line S 04° 43' 08" W a distance of 60.03 feet to the point of intersection of the south margin of said Valjean Lane, said point being the northeast corner of the Kevin H. Parnell and wife Judy D. Parnell property as described in Deed Book 1755 at Page 1811; thence departing said Glen Acres Subdivision property along the northerly property line of said Parnell the following two (2) courses:

- 1) N 85° 24' 48" W a distance of 302.00 feet;
- 2) S 11° 10' 11" E a distance of 273.37 feet

to the point of intersection with the northerly property line of the Robert E. and Willie H. Heathershaw property as described in Deed Book 1973 at Page 3326; thence along said northerly property line the following eight (8) courses:

- 1) S 79° 04' 22" W a distance of 67.09 feet;
- 2) S 05° 39' 07" W a distance of 22.44 feet;
- 3) S 45° 16' 39" W a distance of 23.37 feet;
- 4) S 46° 21' 53" E a distance of 67.35 feet;
- 5) S 26° 22' 23" E a distance of 62.07 feet;
- 6) S 17° 31' 54" E a distance of 56.14 feet;
- 7) N 78° 12' 29" E a distance of 200.01 feet;
- 8) S 89° 15' 40" E a distance of 11.02 feet

to the point of intersection with the westerly property line of Glen Acres Subdivision - Section 1 as shown in Plat Book 22 at Page 77, said point being on the north margin of Wyndham Lane; thence along said westerly property line S 05° 35' 37" W a distance of 60.76 feet to the point of intersection of the south margin of said Wyndham Lane, said point being the northeast corner of the Linley L. Parnell property as described in Deed Book 1032 at Page 884; thence departing said Glen Acres Subdivision - Section 1 along the northerly property line of said Parnell the following two (2) courses:

- 1) S 78° 14' 47" W a distance of 171.30 feet;
- 2) S 09° 51' 13" E a distance of 226.50 feet

to the point of intersection with the northerly property line of the William York Tucker Jr. and Nancy Tucker property as described in Deed Book 631 at Page 392; thence along said northerly property line and the centerline of Swain Creek the following seven (7) courses:

- 1) S 55° 11' 11" W a distance of 89.71 feet;
- 2) S 34° 20' 57" W a distance of 57.19 feet;
- 3) S 54° 17' 19" W a distance of 103.47 feet;
- 4) S 63° 17' 02" W a distance of 205.82 feet;

- 5) S 65° 52' 51" W a distance of 183.49 feet;
- 6) S 59° 36' 13" W a distance of 120.41 feet;
- 7) S 59° 33' 56" W a distance of 249.45 feet

to a point; thence departing said Swain Creek centerline and continuing along said northerly property line S 20° 24' 50" E a distance of 233.51 feet to the point of intersection with the northerly property line of William York Tucker Jr. and Nancy Tucker property as described in Deed Book 1437 at Page 0107; thence along said northerly property line the following two (2) courses:

- 1) S 71° 45' 00" W a distance of 647.00 feet;
- 2) S 84° 00' 00" W a distance of 594.93 feet

to the point of intersection with the easterly property line of the Hazel Hester Smith property as described in Deed Book 564 at Page 247; thence N 05° 49' 16" E along said easterly property line and the easterly property line of Yeaton Glen Subdivision as described in Plat Book 36 at Page 172 & 173, a distance of 1780.22 feet to the southeast corner of the Gertrude L. Parnell property as described in Deed Book 2104 at Page 3471; thence along said easterly property line N 03° 38' 00" E a distance of 596.10 feet to the point of intersection with the southerly property line of the Jack H. Hones and Betty E. Jones property as described in Deed Book 660 at Page 215; thence S 85° 05' 56" E along said southerly property line, and the southerly property line of the Jerry R. and Samuel F. Ellis property as described in Deed Book 2111 at Page 1369, and the southerly property line of the Ben Austin McIntyre property as described in Deed Book 756 at Page 103, and the southerly property line of the Curtis B. & Anita M. Rowell property as described in Deed Book 1777 at Page 1469 a distance of 601.14 feet to the southeast corner of said Rowell; thence along the easterly property line of said Rowell, N 04° 38' 53" E a distance of 481.95 feet to the point of intersection with said southerly right-of-way line of Glen Hi Road; thence along said southerly right-of-way line N 74° 04' 07" E a distance of 217.33 feet to the northwest corner of the David W. Southern and wife Fay C. Southern property as described in Deed Book 1999 at Page 787; thence along the westerly property line of said Southern S 03° 25' 00" W a distance of 559.49 feet to the southwest corner of said Southern; thence S 85° 04' 48" E along the southerly property line of said Southern, and the southerly property line of the Donald E. Bailey property as described in Deed Book 875 at Page 33 a distance of 201.18 feet to the southeast corner of said Bailey; thence along the easterly property line of said Bailey N 03° 26' 01" E a distance of 635.05 feet to the point of intersection with said southerly right-of-way line of Glen Hi Road; thence along said southerly right-of-way line N 74° 47' 07" E a distance of 507.95 feet to the northwest corner of the Velma C. Wood property as described in Deed Book 1202 at Page 207; thence along the westerly property line of said Wood, S 03° 37' 56" W a distance of 182.70 feet to the southwest corner of said Wood; thence N 79° 03' 54" E along the southerly property line of said Wood, and the southerly property line of the Michael K. Stratton and wife Suzonne Stratton property as described in Deed Book 1772 at Page 797 a distance of 233.39 feet to the southeast corner of said Stratton; thence along the easterly property line of said Stratton N 08° 44' 47" E a distance of 209.21 feet to the point of intersection with said southerly right-of-way line of Glen Hi Road; thence N 74° 23' 14" E along said southerly right-of-way line a distance of 59.83 feet to the True Point of Beginning, containing 99.7 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Brookstone Ridge, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to Kavanaugh Associates for property owned by others.

Section 3. The Board of Commissioners 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 Brookstone Ridge. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County  
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Kavanaugh Associates for property owned by others (Zoning Docket F-1318). 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 RS-15-S (Planned Residential Development), approved by the Forsyth County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RS-15-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access easements and public utilities.
  
- **PRIOR TO THE SIGNING OF FINAL PLATS**
  - a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
  - b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
  - c. Developer must dedicate fifty (50) feet of right-of-way from the south side of the existing centerline of Glenn Hi Road to the North Carolina Department of Transportation.
  - d. Developer shall dedicate, and record on the final plat, a forty (40) foot wide greenway easement along the entire frontage of the property along the Swaim Creek floodplain.
  - e. Developer must build all public streets internal to the project to City of Winston-



Salem standards.

- f. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Glenn Hi Road.

- **PRIOR TO OCCUPANCY PERMITS**

- a. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
- b. Fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
- c. A minimum type II bufferyard must be installed on each lot where lot sizes within the PRD are less than the minimum lot size permitted in the adjoining residential zoning district.
- d. Developer shall install left and right turn lanes on Glenn Hi Road at both entrances to the project and shall provide a full center turn lane between the two entrances in accordance with North Carolina Department of Transportation specifications.

- **OTHER REQUIREMENTS**

- a. Developer may have one entrance sign at each entrance location on Glenn Hi Road. Said signs shall be a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

## **ZONING STAFF REPORT**

**DOCKET #** F-1318  
**STAFF:** Glenn Simmons

Petitioner(s): Kavanaugh Associates  
Ownership: William York Tucker, Jr., Gertrude L. Parnell, Gary O. Parnell, Geraldine A. Parnell, Linley L. Parnell, and Loretta H. Parnell

### **REQUEST**

From: AG Agricultural District  
To: RS-15-S Residential Single Family District; minimum lot size 15,000 sf (Planned Residential Development)

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

Acreage: 99.7 acres

### **LOCATION**

Street: South side of Glenn Hi Road across from Oak Grove Church Road.  
Jurisdiction: Forsyth County.

### **SITE PLAN**

Proposed Use: Planned Residential Development.  
Square Footage: n/a  
Building Height: n/a  
Density: 2.77 units per acre.  
Parking: Two spaces per unit.  
Bufferyard Requirements: Peripheral thirty foot wide type II bufferyard required where lots internal to the PRD are smaller than the minimum lot size allowed on adjacent residential properties.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: One existing home and associated outbuildings to be removed.  
Adjacent Uses:  
North -Developed residential subdivisions on RS-9 zoned properties on north side of Glenn Hi Road.

East - Glen Acres residential subdivision, zoned RS-20, and other developed residential properties zoned RS-20 and AG. Glenn High School and Union Cross Road located approximately one mile east.  
South - Undeveloped and sparsely developed rural residential properties zoned AG.  
West - Developed residential subdivision Yeaton Glen subdivision, zoned RS-20.

## **GENERAL AREA**

Character/Maintenance: Generally well maintained single family homes located on north, east and west of the property accessing off Glenn Hi Road.  
Development Pace: Moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Existing structures to be removed. Some undeveloped areas to remain as open space under the PRD development concept.  
Topography: Site slopes gently downward toward Swaim Creek, a tributary to south Fork Creek.  
Streams: Swaim Creek forms the southern boundary of the petitioner's tract.  
Vegetation/habitat: Mostly open pasture interspersed with wooded areas.  
Constraints: No major constraints.  
Floodplains: Yes. A portion of the Swaim Creek floodplain is located along the southern boarder of the property.  
Is the project in a water supply watershed? No.

## **TRANSPORTATION**

Direct Access to Site: Glenn Hi Road.  
Street Classification: Glenn Hi Road - minor thoroughfare; Oak Grove Road - minor thoroughfare.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Glenn Hi Road west of Oak Grove Road - 2,100/8,500  
Glenn Hi Road east of Oak Grove Road - 4,700/8,500  
Trip Generation/Existing Zoning: AG 99.7 ac/40,000sf lots = 108 lots x 9.55 (trip rate) = 1,031 trips  
Trip Generation/Proposed Zoning: RS-15-S (PRD) 276 units x 9.55 = 2,636 trips  
Planned Road Improvements: Northern Beltway Eastern Extension is west of this site, just west of Yeaton Glenn Drive.  
Sight Distance: Good.  
Interior Streets: Proposed to be private. Staff recommends at least one public east-west connector street internal to the property.  
Connectivity of street network: Private Streets are proposed with no connection to existing stub streets.  
Sidewalks: Needed along Glenn Hi Road.

## **HISTORY**

Relevant Zoning Case:

1. F-1294; AG to RS-20; approved May 8, 2000; southeast side of Glenn Hi Road east of Yeaton Glenn Drive (contiguous to current site); 1.26 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 4B: Long-Range Growth.

Relevant Comprehensive Plan Recommendation(s): Staging of development with the provision of roads, sewers, and other services.

Area Plan/Development Guide: None.

## **ANALYSIS**

The current request proposes to rezone approximately one hundred acres of land from AG to RS-15-S PRD. The project consists of 271 lots at a density of 2.71 units per acre. Under UDO provisions for Planned Residential Development (PRD), the developer proposes to cluster home sites on substantially smaller lots than the standard 15,000 square feet for conventional RS-15 zoned property in exchange for 44.1 acres of land reserved for common open space. Although some of the open space is located along Glenn Hi Road on the north side of the property, and along Swaim Creek on the southern edge of the property, most of the open space is located internal to the site. In this context, all lots proposed in the PRD adjoin common open space areas with direct access to a large network of pedestrian trails and sidewalks. The developer has agreed to provide a forty foot wide greenway easement along Swaim Creek for the future extension of a public greenway system.

Generally this proposal is consistent with other developments along Glenn Hi Road which have developed at higher densities with the extension of sewer service up Swaim Creek. The proposed development would utilize this sewer as well. Staff notes that the area contiguous to the property and north of Glenn Hi Road was mapped to RS-9 zoning with the adoption of the UDO in 1995 while most large, undeveloped properties south of Glenn Hi Road were mapped to AG.

As one of several recent requests to rezone AG land to more intensive residential zoning classifications, staff cites several key factors which influence our zoning recommendations. AG land was originally designated with the adoption of the UDO as a way to generally acknowledge large tracts of arable land which either participated in various farmland tax benefits, or lands which were otherwise proximate to such properties. Two primary objectives of the AG designation were to discourage the premature development of viable farmland, and to serve as a notice to the purchasers of residential properties in such areas that farming activities, and associated nuisances, may be present. However, as conditions in the county may change with the extension of sewer service, roadway improvements, annexations, and other land use factors, staff is mindful of the need to incorporate such findings into our zoning analyses and zoning recommendations. In this context staff continues to support the AG zoning classification, but as

circumstances warrant, staff may also support the conversion of AG land in appropriate locations to other uses.

While staff is generally supportive of the proposed RS-15-S PRD, staff strongly believes that the petitioner must agree to several key conditions to warrant staff support of the project. Specifically, east/west connection with the adjacent subdivisions is essential. Staff believes that the current project, as well as adjacent residential subdivisions, would be better served if at least one public street were connected through the property between the eastern and western property boundaries. Especially given that several stub public street connections already exist at the property lines, staff believes a public street connection is vital to the future vehicular functioning of the area. In this way emergency and other service delivery vehicles could better access contiguous neighborhoods, and individuals wishing to visit area neighbors would not always be required to first access Glenn Hi Road to go between subdivisions. While this need is relevant today, cross access connections between neighborhoods will, in staff's opinion, become increasingly important in the future as additional growth inevitably comes to this popular area of the county.

Provided that the petitioner agrees to the public road connection as well as other site plan conditions, staff is supportive of the plan and generally believes that the project achieves the objectives of the Planned Residential Development alternative to conventional residentially subdivided properties.

## **FINDINGS**

1. The property consists of approximately one hundred acres of land proposed to be developed at RS-15 densities under the provisions of the PRD option.
2. Lots are clustered on substantially smaller lots than conventional RS-15 in exchange for approximately 44 acres of common open space.
3. The property incorporates several miles of pedestrian sidewalks and trails which link the project both internally and to a proposed greenway along Swaim Creek.
4. The petitioner originally submitted a site plan with all private streets and no public street connections to existing public street stubs along adjacent property lines, and has since changed the proposal to all public streets.
5. Staff believes that good east-west public street connections with adjacent subdivisions are essential to our recommendation in favor of the project.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL, if recommendations concerning street interconnectivity are followed** (i.e., connections through Wyndham Lane in addition to the other two streets shown.)

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

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, private access easements and public utilities.
  
- **PRIOR TO THE SIGNING OF FINAL PLATS**
  - a. Negative access easements shall be recorded for all lots (including common areas) contiguous to Glenn Hi Road.
  - b. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
  - c. Developer must dedicate fifty (50) feet of right-of-way from the south side of the existing centerline of Glenn Hi Road to the North Carolina Department of Transportation.
  - d. Developer shall dedicate, and record on the final plat, a forty (40) foot wide greenway easement along the entire frontage of the property along the Swaim Creek floodplain.
  - e. Developer must build all public streets internal to the project to City of Winston-Salem standards.
  - f. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Glenn Hi Road.
  
- **PRIOR TO OCCUPANCY PERMITS**
  - a. Public water and sewer shall be installed in accordance with the City-County Utilities Commission.
  - b. Fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
  - c. A minimum type II bufferyard must be installed on each lot where lot sizes within the PRD are less than the minimum lot size permitted in the adjoining residential zoning district.
  - d. Developer shall install left and right turn lanes on Glenn Hi Road at both entrances to the project and shall provide a full center turn lane between the two entrances in accordance with North Carolina Department of Transportation specifications.

- **OTHER REQUIREMENTS**

- a. Developer may have one entrance sign at each entrance location on Glenn Hi Road. Said signs shall be a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

[For information purposes only: Draft *Legacy* Comprehensive Plan: The petitioner's site is designated as Future Growth Area on *Legacy's* growth management plan map. The *Legacy* plan calls for development in these areas to be discouraged until the municipal services area of the growth management plan is more fully developed. Development in these areas should be staged with the provision of sewer, roads and other public services. Future Growth Areas can expect to become urban in character over time.

Glenn Simmons presented the staff report.

### **PUBLIC HEARING**

FOR:

Tom Terrell, 300 North Green Street, P. O. Box 21927, Greensboro, NC 27420

I represent Kavanaugh Associates and Fortis Homes. Ansel Brown is with me.

There are several subdivisions along Glenn Hi Road.

We met with neighbors to discuss what was proposed. The two primary issues that seemed to be of concern were buffer and transportation. We've put in a 30-foot buffer.

We initially considered a residential area for older citizens, but changed our plans after discussions with the Planning staff.

We disagree with the sidewalk condition, but are willing to put the sidewalk in. We simply don't see it as necessary or as useful.

This subdivision is connected to the subdivisions to the east and west. Interconnectivity does exist. Staff has suggested one extra connection on the east side. We can't.

They had us write in a contract that we could only buy the land if we had a continuous buffer in this area. We don't feel we can betray that commitment.

Neighbors will tell you they don't want any interconnectivity.

Glenn Acres is low density and there just won't be that many cars to increase traffic.

We are giving up some walkways and common natural area and don't want to lose that with this condition of a third connection.

UDO does not require that we connect everywhere there is a possible stub.

Please understand that we have gotten 95% of the way to agree with what your staff has suggested, but the last 5% is something we can't agree with. There is no harm.

Public policy is met.

AGAINST:

David Southern, 4222 Glenn Hi Road, Winston-Salem, NC 27107

What are they going to do with the buffer around lots 519 and 579?

William Lavinder, 4217 Glenn Hi Road, Winston-Salem, NC 27107

I live directly across from this site's main entrance.

I have a number of questions which haven't been answered to my satisfaction.

What type and size of houses will these be? Will they fit the neighborhood?

When we attended the meeting at the church, we were told they would be houses for retired people.

Traffic is a problem already on Glenn Hi Road. Why add more?

Sewage will be coming into the area at some time. There's already sewage close by.

When will we get sewage?

If the City of Winston-Salem annexes us into the City, we are going to pay much higher taxes and the only benefit we will get is sewer. We already have garbage services and fire and police protection.

We just want to know what we can expect.

We want somebody to put up something like this and show us what will be done.

Ben McIntyre, 4200 Glenn Hi Road, Winston-Salem, NC 27107

I'm opposed to this zoning because we're talking about adding a large number of houses and therefore a large number of cars.

I'm concerned about how much traffic a two-mile, two-lane road can handle.

We have averaged a wreck a week on this road for the past five years. What can we expect with this many more vehicles using this road?

Congestion is my main concern.

**WORK SESSION**

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

1. DOT has asked for protected left-turn tapers. The developer has agreed.
2. Nothing in a zoning decision can guarantee the size, value or type of home to be built.
3. A resident said that people in the Glenn Hi area were not given enough time to oppose this. We didn't learn about it until about 30 days ago.
4. Sellers tried to obstruct public's right to safe and effective neighborhoods by blocking the connection for Wyndham Lane when the easement is already there.



MOTION: Kem Schroeder moved denial of the zoning map amendment.  
SECOND: Terry Powell

After discussion indicating that staff would support this request if the third connection at Wyndham Lane were made, the following revised motion was made:

MOTION: Kem Schroeder moved approval of the zoning map amendment if the third connection (Wyndham Lane) is made, City street standards are met, and conditions e & f are moved from "Prior to Occupancy Permits" to "Prior to the Signing of Final Plats", certified that the site plan meets all code requirements and recommended staff conditions with the conditions indicated in this motion.

SECOND: Terry Powell

VOTE:

FOR: Bost, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of William York Tucker, Jr.; Gertrude L. Parnell; Gary O. Parnell; Geraldine A. Parnell; Linley L. Parnell; and Loretta H. Parnell as of May 16, 2000.

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A. Paul Norby, AICP  
Director of Planning