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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR PETERS CREEK PARKWAY  
GROWTH CORRIDOR PLAN  
JUNE 13, 2019**

Marco Andrade presented the *Peters Creek Parkway Growth Corridor Plan*.

**PUBLIC HEARING**

FOR: None

AGAINST:

David Mount, 1238 West Fourth Street, Winston-Salem, NC 27101

- I am here to say what I am against as far as the potential development of the West Fourth Street area. This area is bound by Business 40 on the north, Peters Creek Parkway on the east, and Peters Creek on the south.
- I live slightly above the Fourth Street bridge; the people that live in this area, and the West End Association, of which I am a member, are against this development because of several things: It will eliminate a lot of affordable housing, and it has also been determined to be eligible for the National Register of Historic Places.
- There have been discussions at our association meetings and with neighbors about how horrendous the traffic is in this area. We are definitely against this redevelopment plan for this part of Peters Creek Parkway.

**WORK SESSION**

Melynda Dunigan asked if any of the recommendations presented would change the current zoning recommendations from what is in the existing area plans. Marco Andrade stated that there would be no changes to the recommendations in the existing area plans – rather, this plan would refine existing plan recommendations.

Melynda asked if there were any transportation plans for the northern section of Peters Creek Parkway. Marco stated that the City did hire a consultant, NCDOT did get involved, and they were okay with the concept, but Business 40 needed to be completed first.

Melynda asked the same question with regard to the multi-use path, whether it was a recommendation for the future, or if there was a funding stream for it now. Marco stated that the

only section that is funded is from the Washington Park Greenway and the southern creek extending towards Forsyth Tech.

Melynda inquired as to the availability of pedestrian walkways and whether the vision was to be able to cross over Peters Creek Parkway. Marco stated that crosswalks would have to be placed where a traffic light is located. Aaron King pointed the Board to pages 34 and 37 that reflected where crosswalks would be placed.

Melynda inquired as to what the green dotted lines were in the handout. Marco stated that the green lines indicated a greenway.

Aaron made the Board aware of an email from Carolyn Highsmith that was placed at their seats regarding the *Peters Creek Parkway Growth Corridor Plan*.

Aaron clarified that there is no plan or request on the table to change the zoning of the area that Mr. Mount described, and staff was not proposing to change the zoning, nor the recommendations of the area plan for the land use of this area. Aaron referred the Board to Page 20 of the handout and mentioned the two zoning requests that have come through in this area, and that this was a sensitive area. As Marco reiterated, staff did not embark on these growth corridor plans to change the zoning that has already been established through long area plan processes. This plan does not give any additional development rights to anybody that they didn't have before the plan. It fleshes out design concepts, and it was specifically stated to leave the adopted area plan recommendations in place for this area. As has been stated, if Planning Board or City Council wanted to consider something else, it should be done through a charrette that would involve an extensive amount of input from the neighborhoods.

George Bryan stated that the Peters Creek Parkway corridor is the most exciting area in Winston-Salem because of the diversity of home ownership and income levels in the area; a good transportation system for people who do not have cars; and the variety of restaurants and retail in the area. There are ideas to make this area even better. With intense residential on both sides of the corridor, it could feed a lot more retail and businesses. Mayor Allen Joines' initiatives on affordable housing and poverty are being addressed in this corridor. George and Melynda raised concerns about the language in the second paragraph of Page 20. There was discussion of Page 20 among the Board members, and it was ultimately decided by the Board to take up this issue at work session so that some additional language could be discussed.

MOTION: Clarence Lambe recommended that the *Peters Creek Growth Corridor Plan* be continued to the June Work Session.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services