

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3363
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Eberlee Farms, LLC
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN# 6824-37-1113 and a portion of PIN# 6824-27-7176
<b>Address</b>	1451 Ebert Street
<b>Type of Request</b>	Special use rezoning from RS9 to RM8-S and LO-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> RM8-S (Residential, Multifamily – 8 units per acre maximum density) and LO-S (Limited Office – special use). The petitioner is requesting the following uses:</p> <p><u>Tract 1 – RM8-S</u> (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development)</p> <p><u>Tract 2 - LO-S</u> (Offices)</p>
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s neighborhood outreach.
<b>Zoning District Purpose Statement</b>	<p><b>RM8:</b> The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.</p> <p><b>LO:</b> The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.</p>
<b>Applicable Rezoning Consideration from Chapter B, Article VI,</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>The request is consistent with the RM8 purpose statement in that the residential portion of the site is for townhomes at a density of less than eight units per acre and the site fronts along a minor thoroughfare located</p>

<b>Section 6-2.1(R)</b>	<p>within GMA 2.</p> <p>The Tract 2 portion of the request is consistent with the LO district purpose statement in that the two proposed office buildings are of a relatively small scale and this portion of the site serves as a transitional area between the existing multifamily and other office zoned properties and low density (RS9) zoned properties.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northeast corner of Silas Creek Parkway and Ebert Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southwest		
<b>Site Acreage</b>	± 7.67 acres		
<b>Current Land Use</b>	The site is primarily undeveloped with the exception of a single family home and associated accessory buildings.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Single family home and the Twin City Bible Church
	East	RS9 & RM18	Large lot single family homes and apartments
	South	RS9 & LO	Single family home, office, and the SECU
West	RS9	Single family homes across Ebert Street	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Yes, considering the scale of both the proposed townhomes and office buildings and that two public streets provide additional separation between the subject property and most of the adjacent uses, the proposed uses are compatible with the residential, institutional, and office uses permitted on the adjacent properties.		
<b>Physical Characteristics</b>	The site contains some mature trees and has a gentle to moderate slope downward toward the eastern central portion of the site where a small pond is located.		
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.		
<b>Stormwater/ Drainage</b>	The site plan shows a stormwater management facility to be located along the central eastern portion of the site. A stormwater study will be required.		
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.		
<b>Analysis of General Site Information</b>	The site is the former location of a farm which has remained undeveloped with the exception of a home and accessory buildings. The site has favorable topography and it includes no regulatory floodplains or designated watersheds.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3347	RS9 Special Use Permit (Transmission Tower)	Approved 12-18-2017	Directly north	7.14	Approval	N/A
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Silas Creek Parkway	Expressway	468'	22,000	49,000		
Ebert Street	Minor Thoroughfare	520'	5,000	13,800		
<b>Proposed Access Point(s)</b>	The site will have one new full access public street connection and one full access driveway connection onto Ebert Street.					
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a four lane cross section for Silas Creek Parkway with a raised center median, wide outside lanes, and sidewalks on both sides.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u> 7.67 acres / 9,000sf = 37 homes x 9.57 (SFR Trip Rate) = 354 Trips per Day</p> <p><u>Proposed Zoning: RM8-S and LO-S</u> RM8-S - 32 units x 5.81 (Townhome/Condo Trip Rate) = 186 Trips per Day</p> <p>LO-S - 30,125 sf / 1,000 x 36.13 (General Office/Medical Office Building Trip Rate) = 1,088 Trips per Day</p> <p>Total Trips per Day: 186 (RM8-S) + 1,088 (LO-S) = 1,274</p> <p><u>Anticipated Trip Generation per the Area Plan Recommendation:</u> An average of 10 units per acre on 7.67 acres = 76 units x 5.81 = 441 Trips per Day</p>					
<b>Sidewalks</b>	A recently installed sidewalk is located along the Ebert Street frontage of the site. A sidewalk is proposed along the frontage of Silas Creek Parkway and along the internal streets.					
<b>Transit</b>	Routes 82 and 99 run along Silas Creek Parkway.					
<b>Connectivity</b>	The site plan illustrates good internal connectivity between the proposed townhomes and offices.					
<b>Transportation Impact Analysis (TIA)</b>	The submitted Traffic Impact Analysis does not require any additional modifications or improvements to the existing streets in order to accommodate the proposed development. The Level of Service (LOS) letter grade is not anticipated to change based on the proposed development. Additional delay will be experienced in the AM and PM					

	peaks, signal timing will be reevaluated post build.		
<b>Analysis of Site Access and Transportation Information</b>	<p>The proposed development will have two access points from Ebert Street. No access onto Silas Creek Parkway is proposed. The site plan demonstrates good internal connectivity and a sidewalk would be installed along Silas Creek Parkway. Multiple lateral sidewalk connections to said new sidewalk and to the recently installed sidewalk along Ebert Street are proposed.</p> <p>While the proposed vehicular trip generation for the request is greater than what could be anticipated under the current RS9 zoning, both Silas Creek Parkway and Ebert Street have ample capacity and the TIA does not recommend any new roadway improvements. Staff also notes that two transit routes serve the site and a bus shelter along Silas Creek Parkway will be required.</p>		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Tract 1 – RM8-S Units (by type) and Density</b>	32 Townhouse units on 4.55 acres = 7.03 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	62 spaces	92 spaces	Mixture of on-street parallel and 90° head-end
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	45'		Two Story
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	70%		47.2%
<b>Tract 2 – LO-S Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	30,125 sf		Pulled up to Ebert Street and Silas Creek Parkway
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	100 spaces	150 spaces	90° head-end
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	40'		One and Two Story
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	75%		63.8%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.2 (L) RM8 District</li> <li>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions</li> <li>Chapter B, Article II, Section 2-1.3 (B) LO District</li> </ul>		
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	NA	
	<b>(C) Subdivision Regulations</b>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan includes a northern section (Tract 1) where the 32 townhouses are proposed and a southern section (Tract 2) where the two office buildings are proposed. Both the residential and the office buildings are generally placed along or front onto the existing public streets in a		

	<p>pedestrian friendly manner.</p> <p>The parking areas are generally internalized and do not visually dominate the site. A 15' Type II bufferyard is shown along the borders of the site which abut RS9 zoned properties. The stormwater management facility would be located at the central eastern portion of the site and some of the required tree save area would be located on an adjacent lot located directly to the east.</p>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 2 - Urban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Promote a mixture of office, retail and housing along growth corridors that do not contribute to strip development.</li> <li>• Facilitate land use patterns that offer a variety of housing choices.</li> <li>• Minimize the number of driveways along thoroughfares and arterials to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity.</li> <li>• What constitutes “protection” of a neighborhood from development or redevelopment varies greatly through our community. Some residents express concern over nonresidential development near housing; others perceive increased residential densities or attached housing to be negative.</li> <li>• Encourage quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the neighborhood’s existing character and scale.</li> <li>• Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.</li> <li>• Neighborhoods that embrace a variety of housing choices and well-designed nonresidential uses as an important and vital part of their community should be the new paradigm for future development and redevelopment.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southwest Winston-Salem Area Plan Update (2016)</i>
<b>Area Plan Recommendations</b>	<p><u>Site 5 - Silas Creek Parkway and Ebert Street</u></p> <p>This 7.5-acre site is located at the intersection of Silas Creek Parkway and Ebert Street. There have been different development proposals for this site through the years with a general consensus that the site should be developed for residential use. The plan recommends:</p> <ul style="list-style-type: none"> <li>• Redevelopment of the site with compatible multifamily or townhouse structures at an intermediate density of up to 12 dwelling units per acre along Silas Creek Parkway. The 12 dwelling unit acre density should not extend beyond the current RM18 zoning line found on the north end of the apartment complex to the east of the site. Buildings should be located facing Silas Creek Parkway rather than being located perpendicular as is the case with the existing multifamily development to the east. The buildings should have a presence on the</li> </ul>

	<p>road unit entrances and attractive architectural detailing. Parking areas should be broken into several small lots, screened from view, and located behind the buildings fronting Silas Creek Parkway or buffered from Silas Creek Parkway with a low wall or a berm.</p> <ul style="list-style-type: none"> <li>• Locate compatible duplex, quadraplex, and/or small footprint townhouse development or clustered single-family structures at a moderate-density, up to 8 dwelling units per acre, along Ebert Street and on the back of the property closer to existing single-family residential uses.</li> <li>• Provide adequate buffers and screening where new development abuts single-family residential areas.</li> <li>• Protect the small stream running along the eastern portion of this tract and any wetlands associated with it.</li> </ul> <p><u>Silas Creek Parkway Specific Growth Corridor Guidelines:</u></p> <ul style="list-style-type: none"> <li>• Develop new commercial, <i>office</i>, and multifamily uses with a suburban form between Peters Creek and Ebert Street.</li> <li>• Height: Buildings should generally be no more than 4 stories in height on larger sites; 1 to 2 stories on smaller sites.</li> <li>• Building Setback: Buildings may be located a reasonable distance behind required street yards.</li> <li>• Building Style: When abutting low-density residential uses, commercial or office buildings 4,000 square feet or less should follow the Guidelines for Converting Existing Homes to Office or Commercial Uses.</li> <li>• Multifamily: Develop multifamily sites in a manner that preserves the integrity of any directly adjacent low-density residential development.</li> <li>• Driveways: Minimize driveway cuts and connect adjacent parcels wherever possible.</li> <li>• Office uses typically have few negative impacts on adjacent land uses and can provide services to area residents, making them an appropriate transitional use between residential and more intense uses.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located along the Silas Creek Parkway growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Addressing</b>	The proposed new internal street names of Ella Jane Drive and Caprine Court are approved for use. Building floor plans for the office buildings will need to be submitted prior to permitting for addresses to be issued. Addresses for the residential dwellings will be issued during the subdivision review process.
<b>Applicable Rezoning</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>

<b>Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	No
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>Yes</p> <p>The request is to rezone a 7.67 acre tract which is predominately undeveloped from RS9 to RM8-S and LO-S. The site plan consists of a comprehensively designed mixture of townhouses along with two modest scale office buildings. The one and two story office buildings are proposed along Silas Creek Parkway and the two story townhomes would be located on the northern half of the site adjacent to RS9 zoning.</p> <p>The <i>Southwest Winston-Salem Area Plan Update</i> recommends a residential development scenario with densities ranging from 8 to 12 dwelling units per acre. For general discussion purposes, if an overall density of 10 units per acre was used, this would net approximately 76 multifamily residential units on the site. The proposed 32 townhomes within the northern RM8-S portion of the site are consistent with this recommendation and actually at a lower density.</p> <p>It is staff's opinion that the LO-S (Tract 2) portion of the site would serve as an appropriate and sensitively designed transitional area between Silas Creek Parkway and the existing multifamily and office development along it, and the nearby single family homes. The two proposed office buildings are of a relatively small scale. The area plan also notes that because Silas Creek Parkway is a designated growth corridor there is the potential for new commercial, <i>office</i>, and multifamily uses to take place with a suburban form between Peters Creek and Ebert Street. Staff does acknowledge some degree of difficulty in developing the entire site for residential use given the intense nature of the Silas Creek Parkway/Ebert Street intersection.</p> <p>The site is located within the Urban Neighborhoods Growth Management Area where <i>Legacy 2030</i> recommends pedestrian-friendly building orientation and the reduction of visually dominating parking areas. As noted previously, the proposed site plan is consistent with both of these recommendations and the proposed building elevations are attractive with residential scale detailing and pitched roofs.</p> <p>In order to further minimize impacts of the proposed development onto the nearby homes, the petitioner has agreed to a signage condition whereby no electronic message board signs or any internally illuminated signage shall be permitted along Ebert Street. The request also includes a lighting condition.</p> <p>Planning staff sees the subject request as a comprehensively designed, mixed use development with coordinated access, good interconnectivity, pedestrian oriented building placement, and attractive building architecture. While the LO-S portion of the site does not entirely conform</p>

with some of the site-specific recommendations of the area plan, staff is supportive of the proposal at this location. Staff believes that a well designed, residential-scale office building located at the intersection of two thoroughfares is a suitable use that allows for a reasonable transition to residential land use within the site and on further into the neighborhood. Staff recommends approval.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The proposed RM8-S portion of the site is consistent with the recommendations of the area plan, and the LO-S portion is consistent with the Growth Corridor recommendations of the plan.	The proposed land use map for the area plan does not recommend office on the subject property.
Silas Creek Parkway is a growth corridor.	
The proposed development would not necessitate any additional improvements to the adjacent street network.	
The height and massing of the proposed office buildings are generally compatible with the surrounding development pattern in the area.	
The proposed mixed use development is comprehensively designed with coordinated access and good interconnectivity.	
The site will not have access onto Silas Creek Parkway.	

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  - b. Developer shall permit staff to photo document existing structures on site.
  - c. Developer shall record a Tree Save easement on adjacent Lot 3.
  - d. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
    - Negative access easement along Silas Creek Parkway.
    - Installation of a bus shelter along Silas Creek Parkway.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Elevation A” as verified by Planning staff.
  - b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Developer shall complete all requirements of the driveway permit.
  - c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
  - d. No electronic message board signage or internally illuminated signage shall be permitted along Ebert Street.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3363  
APRIL 12, 2018**

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR:

Don Nielsen, 100 North Cherry Street, Winston-Salem, NC 27101

- I represent the Petitioner. We agree with the staff report and rely on that extensively.
- Mr. Nielsen showed a short PowerPoint presentation.
- There is one last remaining undeveloped tract in this area that has been vacant and on the market for a long time. The neighbors do not want intense development and we're not proposing intense development.
- Residential along the Silas Creek Parkway frontage is a difficult proposition. The answer to the difficulty there is in the area plan, it's in *Legacy* and it's in the UDO; the answer is using Limited Office as a transition, as a buffer.
- The majority of neighbors who support this were shown the site plan.
- Mr. Nielsen went over the site plan and the Purpose Statement of the LO District.
- Some folks we talked to didn't have real concerns about the project, but their real concern was that this might set a precedent somewhere else in Ardmore.
- We contend that this is a unique, vacant, former farm at the very edge of Ardmore bordering Silas Creek Parkway. I don't believe there are any other similar sites like that in Ardmore. This rezoning is no precedent. Quality residential is being added, not destroyed, in an area that has serious developmental challenges.
- This project adds residential to Ardmore, it protects existing residential in Ardmore.
- Low intensity residentially compatible Limited Office makes this project work for the neighborhood. It's attractive infill development that works here, meeting the goals and purposes of *Legacy*, the UDO and the area plan.
- Very importantly, the nearby neighbors support this project.

Barret Hagan, 3859 Battleground Avenue, Suite 300, Greensboro, NC 27410

- I started working on this project back in the fall, met with staff and shared my ideas, then I went straight to the Ardmore Neighborhood Association and shared my ideas; based on those two meetings I changed my plan to add a significant portion of it to be residential.

- I continue to keep the Association informed and have met with them several times over the last few months and have been readily available to meet and talk with them any time they like.
- Ten people showed up for our meeting out of 207 letters. They all signed in support. We went door to door for outreach. One hundred and three parcels signed in support, five say they were neutral, three people were against the development. The remaining properties shown in white on the map depicted folks we couldn't get in contact with. Some was where a husband or wife wanted to talk to their significant other before they signed.

Nancy Manning, 1425 Ebert Street, Winston-Salem, NC 27103

- Me and my husband have lived there 60 years. Our property joins the Ebert property on the south and Twin City Baptist Church on the north. We have no objection to the development of this property. We will approve that development. The neighbors on Ebert Street approve it also.

Anne Walker, 1407 Eldorada Road, Winston-Salem, NC 27103

- I live on the second block down. I grew up three miles down the road from there. I'm familiar with this area and I think this is a good thing for our neighborhood. I'm not opposed at all.

Barret Hagan read a letter from Denise and Jane Henderson (Ardmore neighbors that could not attend the Planning Board meeting) into the record.

Mr. Hagan stated that Ebert Street right now sees about 5,000 cars per day and with our development adding 1,270 daily trips - that's something that happens continuously, not at a peak time - would still leave Ebert Street at only about 45 percent capacity, because it's designed to handle 13,800 cars per day.

We can answer any questions you may have.

AGAINST:

Bonnie Crouse, 2001 Boone Avenue, Winston-Salem, NC 27103

- The neighborhood association definitely opposes this plan.
- We had robust participation in the area plans. We did make some concessions; we did not hold out on every single thing we wanted.
- We began seeing proposals and exceptions being made in the area plan.
- This goes to the core of preserving a residential area from commercial or institutional intrusion. This was a site specific understanding that this was to remain residential. This plan would take it from 72 or 76 residences down to 30-something and yet it would increase the traffic trips because of the commercial use of it. In about 19 different ways this really does go against what the Ardmore Neighborhood Association has fought for and what we would strenuously advocate.

Julie Magness, 630 Fenimore Street, Winston-Salem, NC 27103

- There is nothing but residential up and down Silas Creek Parkway.
- We have concerns about density and traffic patterns. At the Hawthorne/Ebert stoplight, or lack of stoplight, the 3-way stop, I seriously doubt it could handle 13,000 trips per

day. Multiple times there's been a request to have that location looked at for a stoplight because it is so hard to make a turn there.

- Once Business 40 is closed, Miller Street will be heavily impacted. Peak times have been mentioned as a.m. and p.m. times, but some of the heaviest traffic times are when classes change at Forsyth Tech. So there are multiple peak times impacted.
- We also have concerns about a street being put through this cut-through area. We don't have a stormwater plan we feel comfortable with. We don't feel stormwater has been addressed enough.
- I think it's incredibly sad that we have all this green space and tree save area that nobody is going to get to enjoy, if my assessment is correct.
- We object to the density. We do not think it is in keeping with the neighborhood. We are opposed to anything not residential in this area. We have not agreed to this plan.

### **WORK SESSION**

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

- The question was posed to Ms. Crouse: In trying to understand specifically what the neighborhood objections are exactly, and in looking at the area plan, the area plan along Ebert shows 8 dwellings per acre; is your objection around that, or is it around the office on Silas Creek?
- Ms. Crouse responded: The objection is overwhelmingly due to the commercial, office units, medical clinics, whatever is going to be there. We have resisted this all over the edges of Ardmore. The first meeting of the Ardmore Neighborhood Association in regards to the area plan was held in the largest conference room provided and a break-out room was provided because of the overwhelming support of the neighbors attending the meeting. There is no objection to multifamily, just commercial invasion. The big concern is once it has been office space, you cannot go back to residential.
- The proposed plan is in keeping with Tract 1, but if you look at the entire site, it is not in keeping. The area plan process should be respected.
- There are two components to the area plan – the neighborhood and then facing Silas Creek Parkway. It meets the specifics for what's facing Silas Creek Parkway.
- Neighbors closest to the site plan were overwhelmingly supportive of the proposal.

MOTION: Clarence Lambe moved approval of the rezoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services