

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3555		
<b>Staff</b>	<a href="#">Marc Allred</a>		
<b>Petitioner(s)</b>	4870 Robinhood TRTORV, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 5896-94-2132		
<b>Address</b>	4870 Robinhood Road		
<b>Type of Request</b>	Special Use Zoning		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential Single Family-9,000 square foot minimum lot size) <b>to</b> RM8-S (Residential Multifamily – 8 units per acre). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Life Care Community; and Planned Residential Development.</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</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 Growth Management Areas 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.		
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is in GMA 3 and is in a suitable location for the proposed residential uses. The request proposes a density of eight units per acre and has access to public water along Castle Drive and public sewer along Muddy Creek.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of Robinhood Road, at the southern terminus of Castle Drive.		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	West		
<b>Ward(s) July 2023</b>	West		
<b>Site Acreage</b>	± 43.61 acres		
<b>Current Land Use</b>	Transmission Towers		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RM8-S	Multifamily condominiums and single-family homes

	East	RS20-S	Muddy Creek and undeveloped property			
	South	RS9	Single-family homes			
	West	RM8-S	Multifamily apartments			
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, the uses that are proposed are allowed in the RM8 zoning districts that are adjacent to the subject property to the north and west. The proposed density of eight units per acre is consistent with other multifamily development adjacent to the site.					
<b>Physical Characteristics</b>	<p>The site contains challenging topography, with three ridges and three valleys located on the property. The highest points on the site are located where the property abuts the Wild Dogwood Lane street stub and in the middle of the property. The lowest point is along Muddy Creek on the eastern edge of the property.</p> <p>Two creeks run through the western portion of the property and Muddy Creek serves as the eastern property line. The National Wetlands Inventory Map identified an approximately two-acre freshwater emergent wetland on the eastern portion of the site near Muddy Creek, where no development is proposed.</p>					
<b>Proximity to Water and Sewer</b>	Public water lines are located along Castle Drive. Public sewer lines are located along Muddy Creek.					
<b>Stormwater/ Drainage</b>	There are two unnamed streams that flow to the northeast in the western portion of the property. Muddy Creek runs along the eastern boundary of the property. Runoff from the development will be treated by a large stormwater management device located in the southeast portion of the property. Three smaller stormwater management devices will manage runoff from the remainder of the site. One proposed pond is located near the confluence of the two unnamed western streams; one is west of the proposed townhomes, and one will be north of the northern stream.					
<b>Analysis of General Site Information</b>	The subject property contains various development constraints including wetlands, streams, and challenging topography. The site plan indicates that the entire perimeter will remain wooded, with multifamily buildings proposed in the west and central portion of the property. An independent living facility is proposed in the northeastern portion of the site. Due to the unfavorable topography, several retaining walls will be needed to accommodate the proposed development.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3546	RS9 to RM12-S	Withdrawn (current request)	Current Site	43.61	N/A	N/A

W-3536	RS20-S to RS9	Approved 8/2/2022	Directly east	54.00	Approval	Approval
F-1497	RS9 to RM8-S	Approved 5/12/2008	Directly north	9.00	Approval	Approval
F-1220	RS9 to RM8-S	Approved 2/9/98	Directly west	26.33	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Robinhood Road	Major Thoroughfare	38 feet	9,500	27,500		
Castle Drive	Local Street	313 feet	N/A	N/A		
<b>Proposed Access Point(s)</b>	The site plan proposes continuing Castle Drive from its intersection with Robinhood Road through the site and intersecting with the Century Oaks Lane street stub off-site in the southeast portion of the site.					
<b>Proposed Road Improvements</b>	The existing portion of Castle Drive will need to be inspected by City of Winston-Salem DOT. If the existing street does not meet City engineering standards, it will need to be brought up to current requirements. No improvements are required of the Robinhood Road access point.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u> 214 potential single-family homes x 9.57 (single-family trip rate) = 2,048 trips per day</p> <p><u>Proposed Zoning: RM8-S</u> A Transportation Impact Analysis (TIA) was submitted for the prior zoning case, W-3546. The prior case was withdrawn and then resubmitted as the current request. The TIA submitted for W-3546 included 234 multifamily housing units and 140 senior adult housing units for a total of 374 units. The estimated trip generation from the TIA was 2,005 trips per day.</p> <p><u>Revised plan (W-3555) (net reduction of 26 units)</u> 156 x 6.65 (apartment trip rate) + 14 x 5.81 (residential condominium/townhouse trip rate) + 178 x 3.48 (elderly housing-attached) = 1,738 trips per day</p> <p>NOTE: The revised development proposal would generate less traffic than the original proposal (W-3546) and therefore a new TIA was not required by WSDOT.</p>					
<b>Sidewalks</b>	Sidewalks are provided along all proposed internal streets. In addition, the site plan depicts sidewalks on both sides of Castle Drive and internal parking areas at specific locations to facilitate additional pedestrian connectivity within the site.					
<b>Transit</b>	No public transit services are available in this area. There may be opportunities in the future to expand public transit to this location to					

	<p>serve the immediate area and provide transit opportunities to nearby activity centers.</p>
<p><b>Connectivity</b></p>	<p>There are two proposed street connections to the site at Castle Drive and Century Oaks Lane. There is also a proposed pedestrian connection to the Muddy Creek Greenway. The pedestrian connection begins where the proposed Castle Drive extension joins Century Oaks Lane in the southeast portion of the site. The connection continues east to the Muddy Creek Greenway.</p>
<p><b>Transportation Impact Analysis (TIA)</b></p>	<p>The proposed development is located at the southern terminus of Castle Drive, south of Robinhood Road. The submitted TIA anticipated 234 multifamily housing units (Low-Rise) and 140 senior adult housing units (attached). The anticipated average daily traffic from the development was expected to be 2,005 vehicles per day.</p> <p>The currently proposed site plan contains 156 multifamily housing units, 178 Senior Housing Units, and 14 twin homes and is estimated to generate 1,738 trips per day. Because the revised site plan generates less traffic than the original proposal of W-3546, a new TIA was not required.</p> <p>The proposed development is not expected to have a significant impact on the operation of the intersection at Robinhood Road and Castle Drive. With the addition of the projected traffic generation, minimal delay increases are expected at the intersection. Simulations provided in the TIA illustrates that maximum queues within the study area are not expected to exceed the number of vehicles that can be accommodated by existing storage lane capacity.</p> <p>Based on the TIA, Robinhood Road has sufficient capacity to accommodate anticipated traffic that would be generated by the proposed development.</p>
<p><b>Analysis of Site Access and Transportation Information</b></p>	<p>The site plan proposes two street connections, one at Robinhood Road, and the other at Century Oaks Lane. Robinhood Road has ample capacity to handle the traffic from this development. Meadowlark Drive is currently nearing capacity. Based on the TIA analysis, it is anticipated that more motor vehicles from the adjacent single-family subdivision will use the Castle Drive through street to access Robinhood Road than residents from the proposed development would utilize this access to reach Meadowlark Drive.</p> <p>Staff explored a possible connection to the street stub at Wild Dogwood Lane, but the change in elevation made such a connection impractical.</p> <p>As the population of Winston-Salem ages and senior living facilities become a more common development type, additional transit services should be expanded to accommodate such development. With the addition of the proposed development, this location would be an optimal</p>

transit stop for residents seeking to access goods and services located at the Village at Robinhood and Harper Hill Commons shopping centers near the site.

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>
	<ul style="list-style-type: none"> <li>• Building A, B, F, G, and H– 36,465 SF each</li> <li>• Building C – 22,940 SF</li> <li>• Building D – 21,517 SF</li> <li>• Building I – 14,345 SF</li> <li>• Twin Homes – 5,225 SF each</li> <li>• Independent Living Facility – 41,663 SF</li> <li>• Proposed Clubhouse – 4,250 SF</li> </ul>	Various locations

**Units (by type) and Density** 156 multifamily units, 14 twin home units, and 178 independent living units at an overall density of 8.0 dwelling units per acre

<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	Vehicle-458 Bicycle-20	Vehicle-480 Bicycle-20	Vehicle-90-degree head-in (Various locations) Bicycle stalls (various locations)

<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	45'	45'

<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	75%	27.84%

**UDO Sections Relevant to Subject Request**

- Section 4.5.12: RM-8 Residential Multifamily District
- Section 5.2.71: Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home (W) (use-specific standards)
- Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements

<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes.
	<b>(B) Environmental Ord.</b>	N/A
	<b>(C) Subdivision Regulations</b>	Yes

**Analysis of Site Plan Compliance with UDO Requirements**

The site plan proposes a public road with a mix of multifamily units, twin homes, and a life care facility. The proposed site plan illustrates a total of 348 units distributed among 15 buildings. The proposed buildings will range in height from two to three stories.

Tree save areas will be located along the entire perimeter of the site and along both streams that cross the western portion of the property. A large section of the eastern portion of the property will be left undisturbed as it is within the 100-year flood zone of Muddy Creek.

	<p>The site will be developed with one public through street, Castle Drive, continuing through the site and connecting Robinhood Road to Century Oaks Lane. Private streets will connect the parking areas of the multifamily facilities with Castle Drive.</p> <p>The petitioner has proposed twin homes in the southern portion of the site along with one additional two-story condominium building. The site plan indicates that the southern portion of the site will be screened by three rows of added plantings and approximately 50 feet of existing deciduous trees that will be retained. The petitioner is proposing a six-foot opaque wood fence between the proposed club house area and the tree save area bordering the southern property line. Staff has worked with the developer to adequately screen the southern property line to minimize visual and noise-related impacts near the adjacent single-family homes.</p>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Plan Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Facilitate land use patterns that offer a variety of housing choices with convenient access to neighborhood shopping, schools, parks, and other services.</li> <li>• Promote quality design so that infill does not negatively impact surrounding development.</li> <li>• Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan Update (2018)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The area plan recommends utilities land uses for this site.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Comprehensive Transportation Plan Information</b>	The draft <i>2045 Comprehensive Transportation Plan</i> recommends the section of Robinhood Road between Meadowlark Road and Shattalon Drive be modernized to current design standards. Some examples of current standards include lane and shoulder width improvements, turn lanes at intersections, and/or realignment of existing right-of-way for safety and complete streets where needed.

<b>Greenway Plan Information</b>	The Muddy Creek Greenway runs along the eastern side of the property. The petitioner proposes providing a connection to the greenway where Castle Drive connects to Century Oaks Lane. This will provide a needed pedestrian connection for the development and surrounding residents.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No.
	<b>Is the requested action in conformance with <i>Legacy 2030</i>?</b>
<b>Analysis of Conformity to Plans and Planning Issues</b>	Yes. The site plan promotes quality design that is sensitive to adjacent single-family neighborhoods while also providing needed housing variety. The site has proximity to multiple commercial centers and provides additional connectivity in an area that has experienced significant development pressure.
	<p>The petitioner has requested to rezone approximately 43.61 acres from RS9 to RM8-S. The proposed development would contain 348 total units with 178 of those units within an independent living facility and the remainder being spread between multiple condominium and twin home buildings.</p> <p>The petitioner proposes to minimize any visual and noise-related impacts at the development by locating twin homes on the southeastern portion of the site, closest to Century Oaks Lane. The petitioner is preserving an approximately 50 foot wide area of trees along the southern property boundary and is proposing additional plantings along the retaining walls between the twin homes and the Castle Drive extension. A six-foot opaque wooden privacy fence is also being proposed between the clubhouse area and the Century Oaks subdivision to the south.</p>
	<p>The proposed three-story condominiums will be concentrated in the center and western portions of the site. An independent living facility is proposed in the northeast portion of the site. This facility would serve a critical need by providing additional housing choices for the 24 percent of Forsyth County’s residents that are at least 60 years in age (approximately 92,500 residents according to the 2020 census).</p>
	<p>There are four proposed stormwater management devices on site with a large stormwater pond directly south of the proposed independent living facility. A greenway connection is proposed to the Muddy Creek greenway, accessible to both the residents of Sunshine Village and adjacent properties.</p>
	<p>The proposed through-street connection to the south is both a UDO and WSDOT minimum connectivity requirement. It would provide needed interconnectivity in an area that is already experiencing significant traffic issues. Additionally, this connection provides an additional</p>

emergency services connection should the entrance to the property from Robinhood Road be blocked.

*Legacy 2030* recognizes that to be a vibrant and growing community that serves a diverse population, Forsyth County needs a large variety of housing types which accommodate an aging population. *Legacy* also recommends that housing be located with convenient access to neighborhood shopping, schools, parks, and other services.

The proposed development is sensitive to the neighboring single-family land uses and provides buffering in excess of minimum UDO requirements to minimize impacts on existing residents. The development also includes smaller-scale buildings adjacent to single-family zoning. Staff is supportive of this rezoning request.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed development would meet a critical need for additional housing choices for an aging population.	There are no public transit options in the immediate area.
The proposed plan is sensitive to adjacent land use patterns and incorporates appropriate design techniques to minimize impacts on adjacent residents.	The proposed development would generate additional traffic in the area.
The proposed development meets many recommendations of <i>Legacy 2030</i> .	
The proposed through-street connection would provide additional connectivity in an area that is experiencing development pressure.	

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from the City of Winston-Salem. Required improvements may include, but are not limited to:
    - Should the existing part of Castle Drive be submitted for maintenance by Winston-Salem DOT, that section shall be inspected by the developer and any substandard portions shall be improved to City of Winston-Salem DOT standards.
  - b. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment



c. The developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

- **PRIOR TO THE SIGNING OF PLATS:**

- a. The Developer must build public streets to City of Winston-Salem public street standards.
- 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. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
- b. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

- a. The developer shall complete all requirements of the driveway permit(s).
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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-3555  
DECEMBER 8, 2022**

Marc Allred presented the staff report.

**PUBLIC HEARING**

FOR:

Luke Dickey, Stimmel Associates, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

Mr. Dickey gave a presentation summarizing the details of the proposed development and public outreach efforts.

AGAINST:

Cliff Orgnon, 4950 Shady Maple Lane, Winston-Salem, NC 27106

- I'm in the Century Oaks neighborhood and am here on behalf of the majority of the residents, as well as the homeowner's associations for Century Oaks, Ashton Place and Brooks Landing.
- We've had multiple meetings as Mr. Dickey has alluded to. I wanted to thank Mr. Dickey and the property owner Mr. DeNeui. They have been fruitful meetings and you will actually see some consistencies between the two presentations. One is in favor and the other one is opposed to the rezoning. We've been working towards some compromise here, and basically what I'm going to point to today are some concerns that we still have, which we want to make sure are addressed as this whole process goes through.
- There's a map which you have already seen that points out the different neighborhoods near the property. Brooks Landing is to the north with 61 homes. Ashton Place is near the entrance to Century Oaks. It's a separate HOA with 25 homes. To the south is Century Oaks itself, with 134 homes. These are well-established neighborhoods. I think Century Oaks is pushing 25 years old.
- Muddy Creek is on the back side of the property and our neighborhood. There is a loop trail behind our pool and I can tell you that this floodplain area will often flood our loop. As we develop properties that are adjacent to Muddy Creek within the City, these floodplains will change.
- I will show a few photos of the neighborhood. This is the entrance to Century Oaks, and you can see the width we talked about. Here's Shady Maple, which is a side street. The side streets within the neighborhood are quite narrower. This photo demonstrates that Shady

Maple is basically a one lane road for about four months of the year because we do not get leaf pickup or brush pickup until after January 1<sup>st</sup>. If we are going to promote this type of growth and development, the least the City could do is honor the services that they have promised to the residents. The next photo is Ashton Place, and the other photo is Brooks Landing. Brooks Landing comes off of Robinhood and is basically a circle.

- This photo is taken standing at the bottom of the site looking back up to the top, which is about a 60-to-70 foot elevation change. The developer will have to do a significant amount of earth moving to level this site out. That will be a challenge and could have an impact on runoff and flooding.
- We certainly respect the property owner's right to develop their property, and this is about continuing the work that we have been doing with them. We want to keep that process going. I think some of the concerns have certainly been addressed and there's still some concerns that might need some additional consideration. We conducted a survey amongst the residents of all three neighborhoods. We took those survey responses and organized them according to the priority of the residents. Our number one concern is traffic calming. Ideally, this site would not include that connector to Century Oaks, but that does not seem feasible because of the home count. We are concerned about the transition from this proposed development to Century Oaks in terms of having a sidewalk for pedestrians - Century Oaks doesn't have that. Kids play in our streets and cyclists use them, so any type of mitigation that we can do to ensure traffic calming going from the new development into Century Oaks would be appreciated. We absolutely agree with the need for a four-way stop. That would be at the intersection of Castle Drive where it connects with Century Oaks and then Shady Maple. Traffic islands are something that we proposed, and it looks like they will be included, which is great news to hear. I have also heard that there may be consideration for adding a traffic signal at Castle Drive and Robinhood. That section of Robinhood is NCDOT maintained, so they would have to approve that, but if that is something that is funded there is a likelihood that the state would approve that. We would be all for that because it would draw the traffic away from Century Oaks toward Robinhood. I did hear a comment that maybe the proposed connection helps ease Meadowlark traffic, but the exact opposite will be true. Residents who want to take a left on Meadowlark may decide to cut through Century Oaks and then try to make a left on Meadowlark, rather than using the light at Meadowlark. We are open to any other means of accommodating traffic through the neighborhoods.
- Our second major issue is screening. The impact of the large retaining walls and potential sight lines to the buildings are something that all the neighbors are concerned with. We want to make sure that new evergreens are planted because there aren't many existing trees along that property line. You can see through the property line pretty easy right now at this time of year. I did hear a few concerns from neighbors regarding Leyland Cypress trees. I know that is a common tree to use, but some folks have told us that they sometimes don't do so well in the environment here, and I think that's because of the amount of rainfall we get and being planted too closely together. Obviously, development appearance is something that's quite important to us. We want to make sure property values are maintained not only at Brooks Landing but Century Oaks as well. We want to have some assurances on the types of buildings that are being built and any architectural elements and finishes that promote the value of the property. We want a harmonious transition from these established neighborhoods to this new property.

- Greenway access was a big issue, particularly for the homeowners that are just to this side of the retention pond. The site plan has been updated and they've moved the greenway access point, so that's good news. We would like to make sure that's maintained.
- I heard some discussion about rental units versus ownership, and that is not something of consideration to the Planning Board or City Council, and we understand that, but any elements that we can add to the site plan or to the architectural requirements of the buildings that promote more of an ownership model would be something we would encourage. What might help that is some further work that we'll probably do with the developer to see if they'll set up an HOA with restrictive covenants that prohibit rentals. That's something we have within the Century Oaks restrictive covenants.
- We are concerned about lighting where the grade is higher than the adjacent neighborhoods, and I did not know if there were any limitations on how far from property lines the nearest light fixture could be. I do not think any of that is on the current site plan.
- Runoff and flooding is actually a pretty large concern, but the developer has done a nice job of accommodating some of the concerns that Brooks Landing has in this area. There are still some concerns, however, because of the elevations that we are dealing with.

## **WORK SESSION**

Mo McRae left the meeting prior to the case being discussed.

Walter Farabee mentioned that he appreciated the developers working closely with the neighborhoods.

George Bryan asked Mr. Orgnon "If the City would agree to put sidewalks through the neighborhood, would the residents feel good about that? Mr. Orgnon responded that was not part of the survey. He stated that some people feel like streets that have multiple uses without dedicated sidewalks actually slow traffic down better.

Jeff Fansler gave a briefing on the traffic impact study for the development.

Chris Murphy asked Mr. Fansler to explain the City sidewalk participation policy. Jeff responded that there are two ways sidewalks are built: one is through capital outlay, where there is a capital outlay request for a sidewalk project. The second is allocating money with NCDOT federal allocation dollars to build federally funded sidewalk projects.

Jack Steelman asked Jeff about his thoughts on traffic islands within the new development. Jeff stated that staff will need to review the actual proposed site plan, but in theory, if proper turning movements can be maintained, WSDOT would be supportive of these islands.

Chris Leak stated that one of the things the neighborhood was mentioning was architectural design, the number of rental units versus home ownership. Chris Murphy stated that because these buildings are residential, multifamily, the developer has included elevations as part of their proposal. The elevations become part of the record and the project will be held to that. There is actually a condition of approval related to that. The proposed building plan shall be in substantial conformance with the submitted elevations as verified by Planning staff prior to issuance of building permit. The Board is not able to address price points or whether these are rental units or

for-sale condominiums. We can't get into that from a land use perspective. Land use looks at the type of use and does not care if someone owns or leases the property. Private covenants, such as those in Century Oaks, Ashton Place, or some other neighborhood could address this, but that is outside of our purview. We can't enforce those covenants.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Walter Farabee, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP/CZO  
Director of Planning and Development Services