

## **PLANNING BOARD MINUTES JUNE 8, 2017**

Public hearing on the *Northeast Suburban Area Plan Update*. The plan is generally bounded on the north by Old Hollow Road (NC 66); on the east by the Winston-Salem city limits; on the south by Business 40/US 421; and on the west by Germanton Road. The majority of the planning area is in the City of Winston-Salem, with a large concentration of the total area in the Northeast Ward and a small portion in the East Ward.

Walter Farabee presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Allan Younger moved approval of the area plan update with this additional wording based on a recently approved zoning case in this area:

\*k. Carver School Road and Lansing Drive

This site includes approximately 1.3 acres of undeveloped, wooded land that is currently zoned Single-Family Residential (RS-9). The site is located at the northwest corner of the intersection of Carver School Road and Lansing Drive. Single-family residential uses exist to the west, north and east of the site. South of the site are institutional uses, including the Mazie Woodruff Center (Carver School Road branch library and Forsyth Technical Community College campus), Carver Road Church of Christ, and the Quality Education Academy. Recommendations for this site include:

- The properties at this site may be rezoned and redeveloped as office or low-intensity commercial uses. Given the character of the existing area, the preferable zoning district would be PB (Pedestrian Business) or NB (Neighborhood Business), as either Special or Limited Use zoning. Auto-related uses and convenience stores are discouraged at this location.
- Future development of nonresidential structures should consist of exterior façade materials that are consistent with the materials used on neighboring institutional buildings to maintain neighborhood character.
- Expansion of nonresidential zoning beyond the existing boundaries of the site onto adjacent residential parcels is not recommended."

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King,  
Chris Leak, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP

Director of Planning and Development Services