

Rules and Procedures

- Persons supporting the zoning request have up to 12 minutes total.
- Persons opposing the rezoning request have up to 12 minutes total.
- There are no rebuttals.
- During the work session, no one is permitted to speak unless the Planning Board asks them a specific question.
- For general use zoning requests, the Planning Board must consider the full range of uses allowed in the zoning district being requested. The petitioner may not refer to a specific intended use of the property.
- For special use district zoning requests, the petitioner must identify the intended use or uses of the site and give specific details on how the site will be developed.
- Most requests listed under agenda item “B” require final action by an elected body (the City Council for cases within the City of Winston-Salem zoning jurisdiction and the Board of Commissioners for cases within Forsyth County zoning jurisdiction). As such, votes taken by the Planning Board concerning these items are recommendations which are considered by the elected bodies during their review of the requests.

**Please Turn Off All Cell Phones and
Two-Way Communication Devices.**

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AGENDA
CITY-COUNTY PLANNING BOARD
MARCH 9, 2023
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- February 9 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of John Vlahos and Zoe Vlahos from RS9 to HB-L (Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Institutional Vocational Training Facility; Library, Public; Motor Vehicle, Repair and Maintenance; Nursery, Lawn and Garden Supply Store, Retail; Offices; Parks and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Special Events Center; Storage Services, Retail; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site); property is located on the north side of Old Walkertown Road, east of Davis Road (Zoning Docket W-3557).

This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.

2. Zoning petition of Forsyth Economic Ventures, Inc. and Housing Authority of City of Winston-Salem from RSQ to RM18; property is located at the west side of North Cleveland Avenue between North Hope Lane and East Seventeenth Street (Zoning Docket W-3564).
 - a. Zoning Recommendation.

3. Zoning petition of Group 4 Investments, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Planned Residential Development; Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Child Care, Sick Children; Swimming Pool, Private; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses; and Utilities) property is located at west side of Styers Ferry Road, south of Woodcove Drive (Zoning Docket W-3565).

This is automatically continued to the April 13, 2023 meeting, per the Planning Board's By-Laws.

4. Zoning petition of Agnes G. Fishel from RS9 to RM8-S (Residential Building, Single- Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development); property is located at east side of Peters Creek Parkway, between Sina Avenue and Kesteven Road (Zoning Docket W-3566).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation.
5. Zoning petition of WR Hutchings Construction, LLC from City of Winston-Salem RS9 and Forsyth County RS9 to City of Winston-Salem RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development.) property is located at Northeast corner of the intersection of Old Walkertown Road and Dippen Road (Zoning Docket W-3567).
 - a. Zoning Recommendation.
 - b. Site Plan recommendation.
6. Zoning petition of Salem Bottling, LLC from PB and RSQ to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Services, Indoor; Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhome; Cottage Court; Restaurant Without Drive-Through Service; Retail Store; Services, A; Special Events Center; Swimming Pool, Private; Theater, Indoor; Urban Agriculture; and Utilities;); property is located on the north side of West Walnut Street, between South Broad Street and South Poplar Street (Zoning Docket W-3568).
 - a. Zoning Recommendation.

7. Zoning petition of New Hope Presbyterian Church from RS40 to LB-L (Recreation Services, Indoor); property is located on the west side of Harper Road, south of Bullard Road (Zoning Docket F-1626).

CONTINUANCE HISTORY: February 9, 2023 to March 9, 2023

8. Zoning petition of Clay Pigeon Properties, LLC from RS20 to RS9; property is located at north side of Union Cross Road at its intersection with Thomasville Road (Zoning Docket F-1628).
 - a. Zoning Recommendation.
9. Zoning petition of Sandra N. Roberts from LB to HB-L (Storage Services, Retail); property is located at south side of North Main Street between Cedarwood Trail and Rich Fork Creek Drive (Zoning Docket F-1629).
 - a. Zoning Recommendation.
10. An ordinance amendment proposed by the Planning and Development Services Department amending Chapter 10 of the Unified Development Ordinances (UDO) to revise the membership structure of the Forsyth County Historic Resources Commission (UDO-CC22).

C. PRELIMINARY SUBDIVISION APPROVALS

1. # 2022140; Billy Joe Woosley Heirs (Rocklyn West); Western terminus of Quartz Avenue; 8-lot subdivision in RS9; Forsyth County; 4.02 acres.

CONTINUANCE HISTORY: December 8, 2022 to March 9, 2023

This is automatically continued to April 13, 2023, per the Planning Board's By-Laws.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER