

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.

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Two-Way Communication Devices.**

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AGENDA
CITY-COUNTY PLANNING BOARD
JANUARY 9, 2020
4:30 P.M.
FIFTH FLOOR
BRYCE STUART MUNICIPAL BUILDING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- December 12, 2019 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of NDTCO Trustee, FBO Marcus McKoy IRA and Marcus McKoy from RS9 to NB-L (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Retail Store; Services, A; Utilities; and Bed and Breakfast): property is located on the east side of Stockton Street, south of East Lemly Street (Zoning Docket W-3428).
 - a. Zoning Recommendation.

2. Zoning petition of Khaled Ahmed Mijalli from HB-S to GB-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Car Wash; Church or Religious Institution, Neighborhood; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Shopping Center, Small; Storage Services, Retail; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; and Child Day Care Center): property is located on the east side of Indiana Avenue, south of Perimeter Point Boulevard (Zoning Docket W-3429).
 - a. Zoning Recommendation.

3. Zoning petition of Paul Ivy from AG to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located on the south side of Center Grove Church Road, west of Lasater Road (Zoning Docket F-1589).

This is automatically continued to February 13, 2020, per the applicant's request and as per Planning Board's By-Laws.

4. Zoning petition of Eberlee Farms, LLC; Bill Ebert; and Janet Ebert from RS9 to RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home): property is located on the northeast corner of Ebert Street and Silas Creek Parkway (Zoning Docket W-3430).

- a. Zoning Recommendation.
- b. Site Plan Recommendation.

5. Zoning petition of Dayton Hudson Corporation from HB-S to HB-S (Restaurant (with drive through service); Restaurant (without drive through service); Retail Store; Wholesale Trade A; Offices; Food or Drug Store; Furniture and Home Furnishings Store; Banking and Financial Services; and Services, A): property is located on the west side of University Parkway, south of Laura Avenue (Zoning Docket W-3431).

- a. Zoning Recommendation.
- b. Site Plan Recommendation.

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2020-001, Hubbard Realty of Winston-Salem (Sherwood Forest Section 19 Revised), western terminus of Surrey Path Trail, west of Surrey Path Court, 22-Lot Single-Family Subdivision zoned RS9, City of Winston-Salem, 19.33 acres.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER