

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
JUNE 11, 2020
4:30 P.M.**

Virtual Meeting

**Citizens wishing to participate will find information on the following website:
<https://www.cityofws.org/278/Planning-Development-Services>**

CALL TO ORDER

A. ACTION ON MINUTES

- May 28 Virtual Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of Industry Hill Properties, LLC and IH850 Trade, LLC from LI to E-L (Arts and Crafts Studio; Banking and Financial Services; Club or Lodge; Combined Use; Convenience Store; Entertainment Facility, Large; Food or Drug Store; Furniture and Home Furnishings Store; Hotel or Motel; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Services, A; Shopping Center; Special Events Center; Storage Services, Retail; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex): property is located on the north side of West Eighth Street between North Trade Street and Oak Street (Zoning Docket W-3444).
 - a. Zoning Recommendation.
2. Zoning petition of Woodland Properties, LLC; Roberts Hall, LLC; 19 Boo 27 Bldg, LLC; Robert and Lluvia Henneberg; Industry Hill Properties; and Industry Hill Properties, LLC from GB to E-L (Arts and Crafts Studio; Banking and Financial Services; Club or Lodge; Combined Use; Convenience Store; Entertainment Facility, Large; Food or Drug Store; Furniture and Home Furnishings Store; Hotel or Motel; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Repair and Maintenance; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Services, A; Shopping Center; Special Events Center; Storage Services, Retail; Theater, Indoor; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin

Home; and Residential Building, Duplex): property is located on the north side of North Liberty Street, between North Patterson Avenue and North Chestnut Street (Zoning Docket W-3445).

a. Zoning Recommendation.

3. An ordinance amendment proposed by Planning and Development Services staff introducing graphics to the UDO to illustrate certain dimensional requirements. (UDO-CC3).

C. PRELIMINARY SUBDIVISION APPROVALS

1. #2020056; Simon D & Denise D. Shaw (Petticoat Junction); west side of Brewer Road, south of Ethel Drive; 13-lot Single Family Residential; Winston-Salem; 3.78 acres
2. #2020057; Ronnie Parker, Sr. (Cliffdale Woods); west side of North Cliffdale Drive, south of Guinevere Lane; 29-lot Single Family Residential; Winston-Salem; 14.91 acres
3. #198019; PHR, LLC (Lochurst Phase 4, Sec.3); remove lots 1-6 from subdivision; Forsyth County; 3.82 acres

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER