

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
AUGUST 13, 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

- July 9 Public Hearing
- July 23 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of Arbor Acres United Methodist Retirement Community, Inc. from RM8-S to C-S (Life Care Community and Nursing Care Institution): property is located south of Arbor Road, across from Arbor Place Court (Zoning Docket W-3447).

CONTINUANCE HISTORY: July 9, 2020 to August 13, 2020.

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
2. Zoning petition of White Oak Vista, LLC from LB-L to GB-S (Arts and Crafts Studio; Banking and Financial Services; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Storage Services, Retail; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; and Child Day Care Center): property is located on the north side of Country Club Road, across from Tucker Avenue (Zoning Docket W-3449).
- a. Zoning Recommendation.
 - b. Site Plan Recommendation.

3. Zoning petition of D-2/Dairio, LLC from HB-S to HB-S (Offices; Parking, Commercial; Restaurant (with drive-through service); School, Vocational or Professional; Services, A; and Services, B): property is located at the northwest corner of the intersection of Orchard View Road and West Clemmonsville Road (Zoning Docket W-3450).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

4. Zoning petition of CVR Properties, LLC from LI to GB-L (Building Contractors, General; Building Materials Supply; Car Wash; Combined Use; Convenience Store Fuel Dealer; Furniture and Home Furnishings Store; Institutional Vocational Training Facility; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Services, A; Services, B; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Urban Agriculture; Utilities; Warehousing; Wholesale Trade A): property is located on the southeast side of North Glenn Avenue, south of Akron Drive (Zoning Docket W-3451).
 - a. Zoning Recommendation.

5. Zoning petition of The Commons of Forsyth County, Inc. from MU-S and RS9 to MU-S (Two-Phase) (Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Planned Residential Development; Life Care Community; Offices; Services, A; School, Vocational or Professional; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; and Family Group Home A): property is located on the west side of Old Greensboro Road at its intersection with US 158/ Reidsville Road (Zoning Docket W-3452).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

6. Zoning petition of Jamais Arriere, LLC from RS9 to RM8-S (Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse): property is located on the west side of University Parkway, north of Sun View Road (Zoning Docket W-3453).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

7. An ordinance amendment proposed by Planning and Development Services staff amending Chapter 5 and Chapter 11 of the Unified Development Ordinances to revise uses allowed in the Limited Industrial (LI) and General Industrial (GI) zoning districts; to revise the outdoor storage area requirements of the use Manufacturing B; and to revise the definitions of Manufacturing A and Manufacturing B for Winston-Salem and Forsyth County (UDO-CC4).
8. An ordinance amendment proposed by Planning and Development Services staff amending Section 3.2.2 of the Unified Development Ordinances, pertaining to Certificates of Appropriateness (UDO-CC5).
9. Public Hearing for the *Downtown Winston-Salem Streetscape Master Plan*.

C. PLANNING BOARD REVIEWS

1. PBR 2020-04, Duke Energy Carolinas, LLC (Duke Energy-Kerwin Circle), east of Kerwin Circle and northwest of intersection of Stanley Farm Road and West Mountain Street, construction of utility substation, Forsyth County, 13.27 acres.
2. PBR 2020-05, MLK Properties, LLC (9th Cube), southwest corner of intersection of East Ninth Street and Angelo Brothers Avenue, 10 single-family residential housing units, Winston-Salem, 1.18 acres.
3. PBR 2020-06, Forsyth County (Kaleideum), southeast corner of intersection of West Third Street and Town Run Lane, Alternative Compliance request for Winston Overlay requirements, Winston-Salem, 1.18 acres.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER