

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
May 28, 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

- March 12, 2020 Public Hearing

B. PUBLIC HEARING ITEMS

1. Zoning petition of John L. Dyson Sr., Phyllis Dyson, and Nancy S Wall from AG and RS20 to RS20-S (Residential Building, Single Family and Planned Residential Development): property is located north of Patsy Drive, east of Glenn Landing Drive (Zoning Docket W-3436).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

2. Zoning petition of William Luther Dixon from RS9 to RM12-S (Residential Building, Multifamily and Life Care Community): property is located on the east side of Old Salisbury Road and south side of Jay Avenue (Zoning Docket W-3437).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

3. Zoning petition of James N. Howard and Kerry E. Howard from RS9 to RM12-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development): property is located on the east side of Stafford Place Boulevard, south of Stafford Village Boulevard (Zoning Docket W-3438).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

4. Zoning petition of Forsyth County from IP to GB-S (Group Care Facility C): property is located on the south side of Union Cross Road, west of Wallburg Road (Zoning Docket W-3439).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

5. Site Plan Amendment of Wachovia Bank N.A. for additional accessory structures on a site previously approved for Services, A in a GO-S zoning district: property is located at the northwest corner of the intersection of Sunnynoll Court and Silas Creek Parkway (Zoning Docket W-3440).
 - a. Site Plan Recommendation.

6. Zoning petition of W.R. Vernon Produce Company, IH-850 Trade LLC, and Industry Hill Properties LLC from LI to PB-L (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site): property is located on the west side of North Trade Street between West Eighth Street and West Tenth Street (Zoning Docket W-3441).
 - a. Zoning Recommendation.

7. Zoning petition of Zinat Management, LLC from RS9 to RM5-S (Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Duplex; and Residential Building, Townhome): property is located on the west side of Ebert Road across from Truelove Lane (Zoning Docket W-3442).

- a. Zoning Recommendation.
 - b. Site Plan Recommendation.
8. Zoning petition of Piedmont Natural Gas Company, Inc. from LB-S to LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery): property is located on the north side of Robinhood Road east of Meadowlark Drive (Zoning Docket F-1594).
 9. An ordinance amendment proposed by Planning and Development Services staff amending Sections 3.2.13 and 5.1.5 of the *Unified Development Ordinances* to clarify approval procedures for Special Use Permits (UDO-CC2).

C. SPECIAL USE PERMITS

1. Special Use Permit petition of Camel City Commercial, LLC for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2: property is located on the southeastern portion of the intersection of Reynolda Road and West End Boulevard (Zoning Docket W-3443).

D. PLANNING BOARD REVIEWS

1. PBR 2020-02; Ralph Ketchie, Eugene Ketchie, Robert Lee Hire (Ketchie Park); East and west sides of South Peacehaven Road, north of Wexham Road and south of Foxdale Drive; 180-lot Planned Residential Development; Winston-Salem, 45.70 acres.
2. PBR 2020-03; Robert Weidl (Crescent Hill); East side of intersection of Caradco Road and Monarch Way; 53-lot Planned Residential Development; Forsyth County; 25.49 acres.

E. STAFF REPORT

F. FOR THE GOOD OF THE ORDER