

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
OCTOBER 8, 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

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- September 10 Public Hearing
- September 24 Work Session

B. PUBLIC HEARING ITEMS

1. Zoning petition of E.M. Leight Heirs from AG to RS40-S (Residential Building, Single Family and Planned Residential Development): property is located north of Van Hoy Road and west of Happy Hill Road (Zoning Docket F-1597).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

2. Zoning petition of Nizam Humayun from RS9 to LB-L (Food or Drug Store; Retail Store; Offices; Services, A; and Combined Use) property is located north of the intersection of Old Greensboro Road and Harvest Drive (Zoning Docket W-3448).

This is automatically continued to November 12, 2020, for the petitioner to meet the obligation for neighborhood outreach.

3. Site Plan Amendment of Wachovia Bank, N.A. for changes related to secure access 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-3455).

This is automatically continued to November 12, 2020, for the petitioner to meet the obligation for neighborhood outreach.

4. An ordinance amendment proposed by Planning and Development Services staff to modify Section 12.2 of the *Unified Development Ordinances*, pertaining to traffic impact study standards (UDO-CC6).

This is automatically continued to November 12, 2020, per staff request and the Planning Board's By-Laws.

5. An ordinance amendment proposed by Planning and Development Services staff to modify Section 4.1.6 of the *Unified Development Ordinances*, pertaining to bonus density for affordable housing, and Section 6.1.5, pertaining to alternative parking compliance for multifamily development near transit (UDO-CC7).

C. PLANNING BOARD REVIEWS

1. PBR 2020-07; Jones Estates, LLC (Three R Mobile Home Park); Northwest of cul-de-sac of Rainwood Court; 37 lot expansion of a Manufactured Housing Development; Winston-Salem; 22.27 acres.
2. PBR 2020-08; Randy Sides, Ricky Sides, and Robin Sides (Harper Glen); West of intersection of Ebert Road and Farm Bell Court; 108-lot Planned Residential Development in RS9; Forsyth County; 33 acres.
3. PBR 2020-09; Duarte and Castro, LLC (Duarte and Castro); East of Peddycord Park Road and west of Peddycord Road; Paired parcel averaged density development; Forsyth County; 5.94 acres.

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER