

## **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  
FEBRUARY 11, 2021  
4:30 P.M.  
VIRTUAL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**A. ACTION ON MINUTES**

- January 14 Public Hearing
- January 28 Work Session

**B. PUBLIC HEARING ITEMS**

1. An amendment to the *Unified Development Ordinances* proposed by Planning and Development Services staff modifying Section 4.8.3, pertaining to the Mixed Use-Special Use (MU-S) District; modifying Table 5.1.1: Principal Use Table to add Cottage Court as a use; adding Section 5.2.26.1, pertaining to Cottage Courts; amending Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements to add standards for the Cottage Court use; and modifying Table 11.2.2: Definitions to include definitions for Planned Unit Development and Cottage Court (UDO-CC8). Continued from January 14, 2021 meeting.

CONTINUANCE HISTORY: January 14, 2021 to February 11, 2021.

2. Zoning petition of CNKS, LLC from RS30 to RS20-S (Residential Building, Single Family): property is located on the east side of Twin Creek Road, north of Bunker Hill-Sandy Ridge Road (Zoning Docket F-1598).

**This is automatically continued to March 11, 2021, per the applicant's request and the Planning Board's By-Laws.**

**C. PLANNING BOARD REVIEWS**

1. PBR 2020-11; Myrtle Sink, George Sink, and Barbra Lawrence (Fiddlers Landing); south side of Thomasville Road, between Baden Road and Teague Road; 119-lot Planned Residential Development; Winston-Salem; 47.98 acres

**This is automatically withdrawn per the applicant's request and the Planning Board's By-Laws.**

2. PBR 2021-03; Charles C. Bolton (Gatehouse Terrace); west side of Old Salisbury Road, north of Guilford Drive; 29-lot Planned Residential Development; Winston-Salem; 8.89 acres
3. PBR 2021-04; Colleen Q. Blevins (Bell West); east side of Bell West Drive, north of Linville Road; 108-lot Planned Residential Development; Winston-Salem; 38.86 acres

**D. STAFF REPORT**

**E. FOR THE GOOD OF THE ORDER**