

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
MARCH 11, 2021
4:30 P.M.
VIRTUAL**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

A. ACTION ON MINUTES

- February 11 Public Hearing
- February 25 Work Session

B. PUBLIC HEARING ITEMS

1. 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).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

CONTINUANCE HISTORY: February 11, 2021 to March 11, 2021

2. Zoning petition of Carole L. Long from RS9 to RM18-S (Residential Building, Single-Family; Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; and Planned Residential Development): property is located on the north side of Stafford Village Boulevard, across from Stafford Place Boulevard (Zoning Docket W-3461).

This is automatically continued to April 8, 2021, per the Planning Board's By-Laws.

3. Zoning petition of James Strader and James W. Strader Revocable Trust from HB-S to HB-S (Restaurant (with drive-through service); Retail Store; Furniture and Home Furnishings Store; Offices; and Storage Services, Retail): property is located on the southeast corner of Peters Creek Parkway and Brewer Road (Zoning Docket W-3462).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

4. Zoning petition of National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem from RM18 and RMU to PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home): property is generally bounded by East Third Street, Woodland Avenue, East Fifth Street, and Metropolitan Drive (Zoning Docket W-3463).
 - a. Zoning Recommendation.
 - b. Site Plan Recommendation.

5. Final Development Plan of BHR Land Holdings, LLC for single-family development in a MU-S (Two Phase) zoning district: property is located south of Mizpah Church Road, across from Ridge Bluff Drive (Zoning Docket F-1309).
 - a. Final Development Plan Action.

6. Zoning petition of Dennis Weavil and Edna C. Edwards from AG to LI-L (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Material Supply; Child Care, Drop-in; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Manufacturing A; Manufacturing B; Micro-Brewery or Micro Distillery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Transmission Tower; Warehousing; Wholesale Trade A; Wholesale Trade B; Adult Day Care; Child Care, Sick Children; and Child Day Care Center): property is located on the west side of Union Cross Road between Carl L. Clarke Road and Axle Drive (Zoning Docket F-1599).
 - a. Zoning Recommendation.

7. An ordinance amendment proposed by Planning and Development Services staff, in consultation with the City and County Attorney offices, to modify numerous sections of the *Unified Development Ordinances* (UDO) to align with the North Carolina General Assembly's combination of the Planning and Development statutes in NCGS 153A and NCGS 160A into NCGS 160D. (UDO-CC10).

C. PLANNING BOARD REVIEWS

1. PBR 2021-05; Elam Investments, LLC (Gatehouse Manor); north of Pope Road and west of Glovenia Drive; 46-lot Planned Residential Development; Winston-Salem; 14.09 acres

D. STAFF REPORT

E. FOR THE GOOD OF THE ORDER